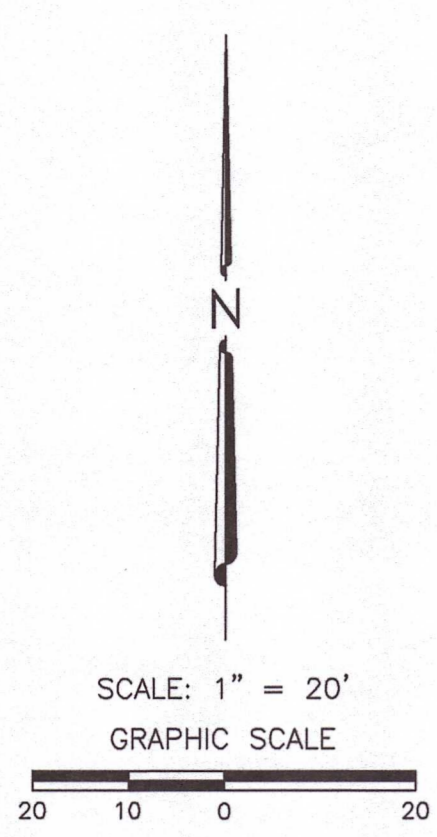
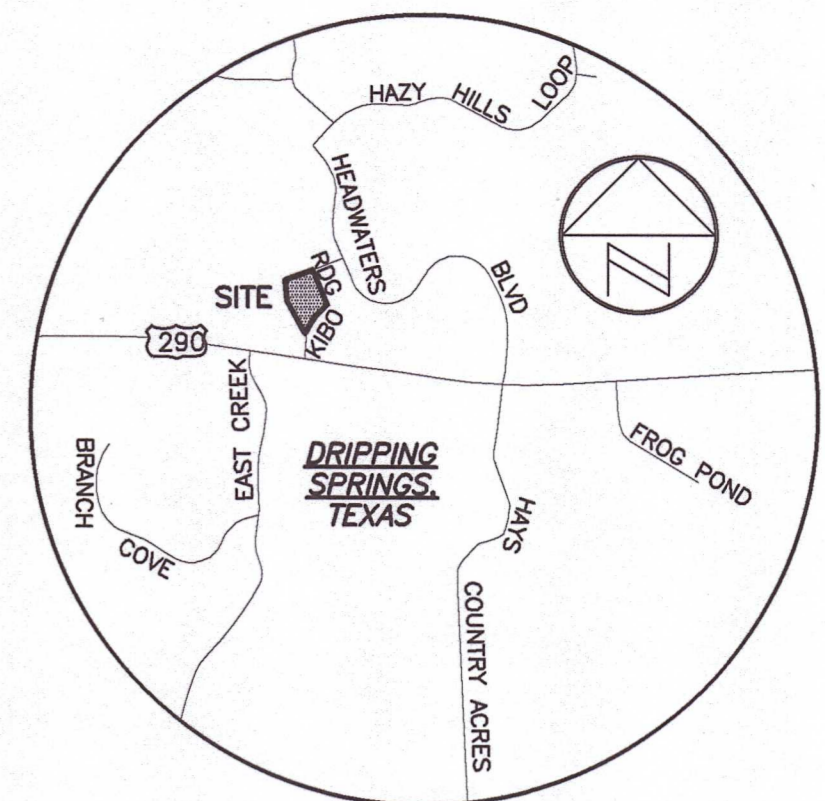
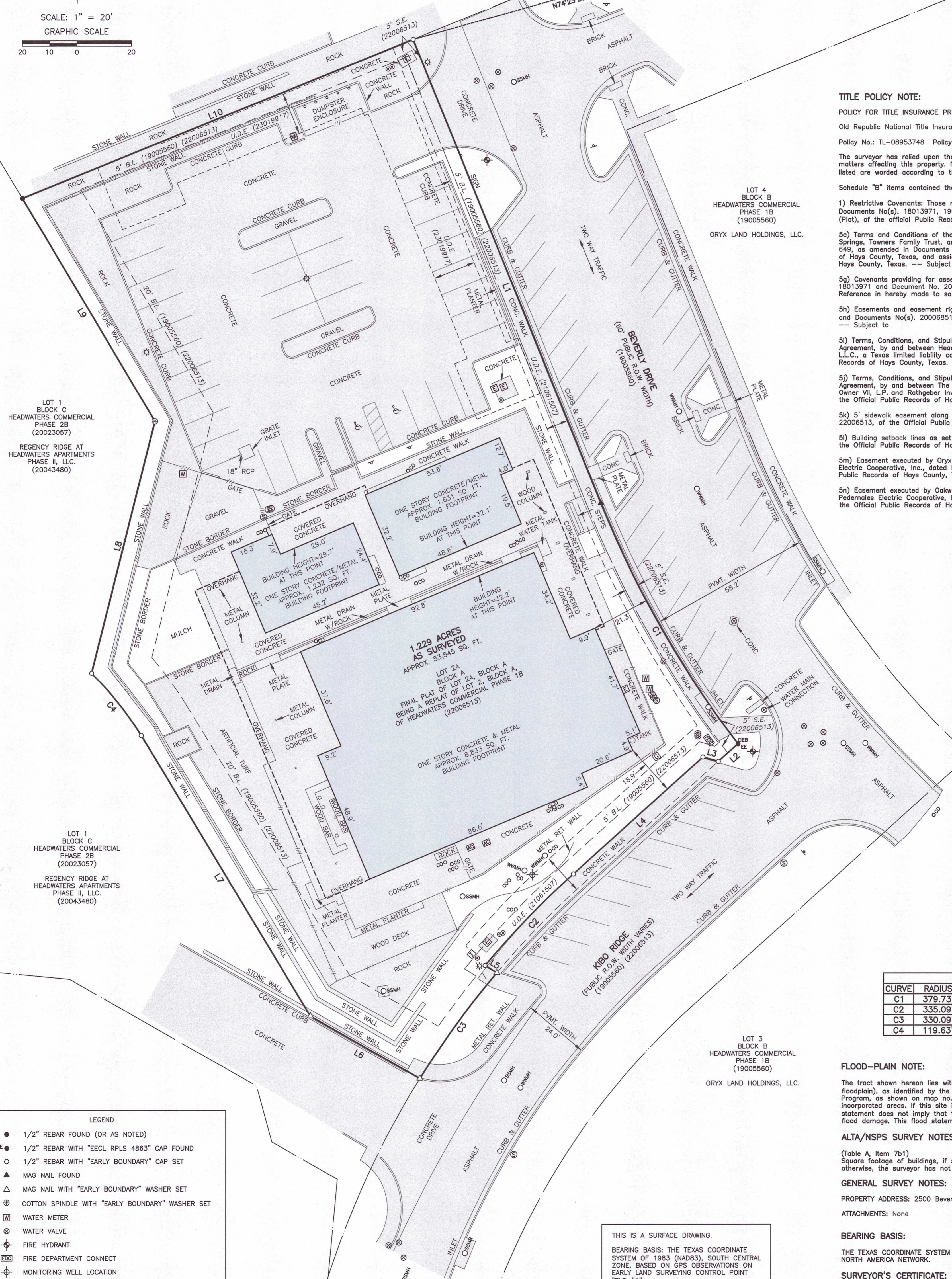


AN ALTA/NSPS LAND TITLE SURVEY OF 1.229 ACRES (APPROXIMATELY 53,545 SQ. FT.), BEING ALL OF LOT 2A, BLOCK A, FINAL PLAT OF LOT 2A, BLOCK A, BEING A REPLAT OF LOT 2, BLOCK A, OF HEADWATERS COMMERCIAL PHASE 1B, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 22006513, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO OAKWOOD LAND HOLDINGS, LLC., IN A SPECIAL WARRANTY DEED DATED FEBRUARY 10, 2023, RECORDED IN DOCUMENT NO. 23004546 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LOT 3-A
BLOCK A
REPLAT OF LOT 2, BLOCK A,
HEADWATERS COMMERCIAL
PHASE 1B
REGENCY RIDGE AT
HEADWATERS APARTMENTS
PHASE II, LLC.
(20043530)

SCALE: 1" = 20'
GRAPHIC SCALE



TITLE POLICY NOTE:

POLICY FOR TITLE INSURANCE PREPARED BY:
Old Republic National Title Insurance Company
Policy No.: TL-08953748 Policy Date: 5/30/25
The surveyor has relied upon the referenced title policy regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the policy, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: Those recorded in Volume 2475, Page 402, Volume 2644, Page 559, and Documents No(s). 18013971, 19005560 (Plat), 2006851, 20006960, 21010233, 2206513 (Plat), of the official Public Records of Hays County, Texas. --- Subject to
5c) Terms and Conditions of that certain Development Agreement, by and between, the City of Dripping Springs, Towners Family Trust, and Headwaters Development Co., as recorded in Volume 2575, Page 649, as amended in Documents No. 16028055, Volume 5349, Page 598, of the Official Public Records of Hays County, Texas, and assigned in Volume 5336, Page 321, of the Official Public Records of Hays County, Texas. --- Subject to
5g) Covenants providing for assessments as set out in Instruments recorded in Document No. 18013971 and Document No. 20006851, of the Official Public Records of Hays County, Texas. Reference in hereby made to said document for full particulars. --- Subject to
5h) Easements and easement rights as set out in instrument recorded in Document No. 18013971, and Documents No(s). 20006851 and 21010233, of the Official Public Records of Hays County, Texas. --- Subject to
5i) Terms, Conditions, and Stipulations in that certain Non-Standard Construction and Service Agreement, by and between Headwaters Municipal Utility District of Hays County and Oryx Development L.L.C., a Texas limited liability company, as recorded in Document No. 18025982, of the Official Public Records of Hays County, Texas. --- Subject to
5j) Terms, Conditions, and Stipulations in that certain Headwaters at Barton Creek Development Agreement, by and between The City of Dripping Springs, Oryx Development, LLC, WFC Headwaters Owner VII, L.P. and Rathgeber Investment Company, Ltd., as recorded in Document No. 20021129, of the Official Public Records of Hays County, Texas. --- Subject to
5k) 5' sidewalk easement along the east property line as set forth on plat recorded in Document No. 22006513, of the Official Public Records of Hays County, Texas. --- Subject to, as shown
5l) Building setback lines as set forth on plat recorded in Document No. 19005560 and 22006513, of the Official Public Records of Hays County, Texas. --- Subject to, as shown
5m) Easement executed by Oryx Land Holdings, LLC, a Texas limited liability company, to Pedernales Electric Cooperative, Inc., dated March 1, 2021, recorded in Document No. 21061507, of the Official Public Records of Hays County, Texas. --- Subject to, as shown
5n) Easement executed by Oakwood Land Holdings, LLC, a Texas limited liability company, to Pedernales Electric Cooperative, Inc., dated March 23, 2023, recorded in Document No. 23019917, of the Official Public Records of Hays County, Texas. --- Subject to, as shown

LINE	BEARING	DISTANCE
L1	S22°08'16"E	182.75'
L2	S47°59'49"W	9.66'
L3	N73°41'22"W	5.88'
L4	S47°59'49"W	63.79'
L5	S58°27'23"E	5.06'
L6	N60°24'00"W	46.16'
L7	N31°17'45"W	119.79'
L8	N14°02'55"E	94.93'
L9	N30°52'43"W	94.70'
L10	N67°52'00"E	154.62'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	379.73'	15°20'50"	101.72'	S29°48'30"E	101.41'
C2	335.09'	7°57'14"	46.52'	S44°01'12"W	46.48'
C3	330.09'	8°18'53"	47.90'	S36°00'54"W	47.86'
C4	119.63'	14°00'20"	29.24'	N38°41'15"W	29.17'

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48209C01085, dated January 17, 2025 for Hays County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

ALTA/NSPS SURVEY NOTES:

(Table A, Item 7b1)
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 2500 Beverly Drive, Dripping Springs, TX 78620
ATTACHMENTS: None

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

SURVEYOR'S CERTIFICATE:

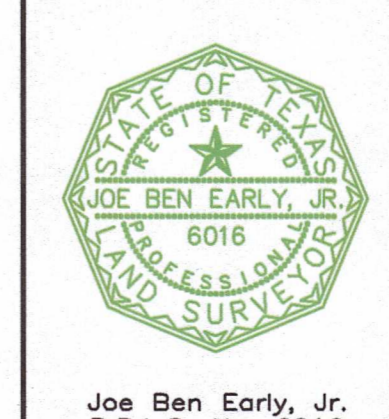
CERTIFIED TO:
• Oakwood Land Holdings, LLC
• First State Bank of Uvalde
• Corridor Title
• Old Republic National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b1, 7c, 8, 9, 13 and 14 of Table A thereof.
The field work was completed on October 8, 2025.

10/9/2025
Joe Ben Early, Jr.
Date
Registered Professional Land Surveyor
State of Texas No. 6016
joe@earlysurveying.com

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"
MAG NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF CONCRETE UTILITY VAULT ALONG THE NORTH SIDE OF FLATHEAD DRIVE APPROX. 77' NORTHEAST OF A STORM SEWER MANHOLE LOCATED IN THE INTERSECTION OF FLATHEAD DRIVE AND BEVERLY DRIVE.
SURFACE COORDINATES:
N 13985674.74
E 2269596.70
TEXAS STATE PLANE COORDINATES:
N 13983856.84
E 2269301.69
ELEVATION = 1270.60'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
COMBINED SCALE FACTOR = 0.999870017 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 0°27'59"

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- EE ● 1/2" REBAR WITH "EECL RPLS 4863" CAP FOUND
- ▲ 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- MAG NAIL FOUND
- △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
- ⊕ COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET
- ⊞ WATER METER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊞ FIRE DEPARTMENT CONNECT
- ⊕ MONITORING WELL LOCATION
- ⊗ SPRINKLER CONTROL VALVE
- PVC STUBOUT
- BOLLARD
- ⊞ ELECTRIC UTILITY
- ⊞ ELECTRIC PULL BOX
- ⊕ LIGHT POLE
- ⊞ TELEPHONE RISER
- ⊞ GAS METER
- ⊞ AC PAD
- ⊞ CLEANOUT
- SSMH STORM SEWER MANHOLE
- WWMH WASTEWATER MANHOLE
- ♿ HANDICAP PARKING
- ⊞ SIGN
- ⊞ MAILBOX
- WIRE FENCE
- WOOD FENCE
- B.L. BUILDING SETBACK LINE
- S.E. SIDEWALK EASEMENT
- U.D.E. UNDERGROUND ELECTRIC DISTRIBUTION LINE EASEMENT
- () RECORD INFORMATION



EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8831
TBPELS FIRM NO. 10194487

PROJECT NO.: 1133-003
DRAWING NO.: 1133-003-BASE
PLOT DATE: 10/9/25
PLOT SCALE: 1" = 20'
DRAWN BY: SAN-MAW-JBE
SHEET 01 OF 01