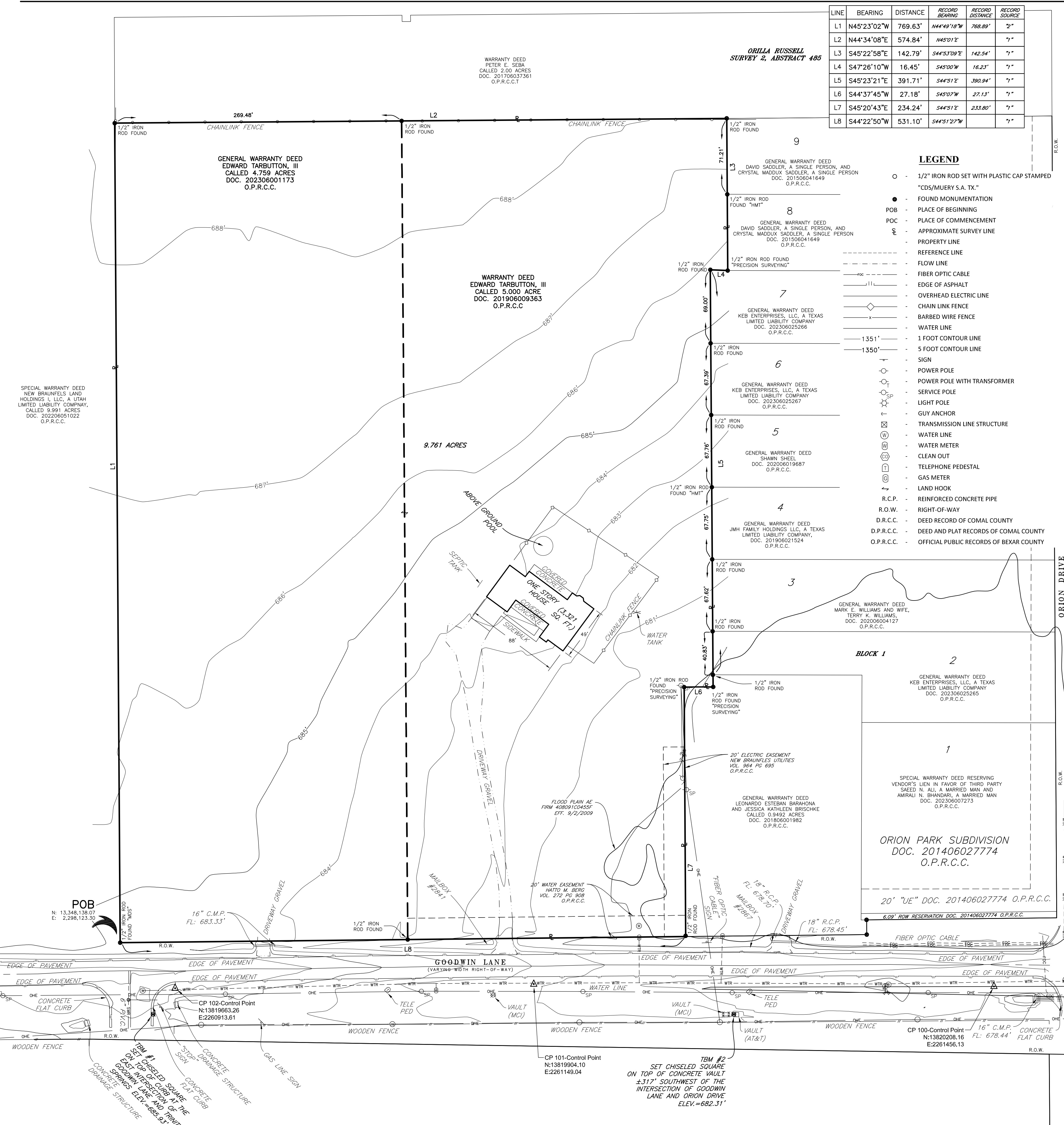


LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	N45°23'02"W	769.63'	N44°49'18"W	768.89'	"2"
L2	N44°34'08"E	574.84'	N45°01'E		"1"
L3	S45°22'58"E	142.79'	S44°53'09"E	142.84'	"1"
L4	S47°26'10"W	16.45'	S45°00'W	16.23'	"1"
L5	S45°23'21"E	391.71'	S44°51'E	390.94'	"1"
L6	S44°37'45"W	27.18'	S45°07'W	27.13'	"1"
L7	S45°20'43"E	234.24'	S44°51'E	233.80'	"1"
L8	S44°22'50"W	531.10'	S44°51'27"W		"1"

ORILLA RUSSELL SURVEY 2, ABSTRACT 485



LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- FOUND MONUMENTATION
- POB - PLACE OF BEGINNING
- POC - PLACE OF COMMENCEMENT
- § APPROXIMATE SURVEY LINE
- PROPERTY LINE
- - - REFERENCE LINE
- FLOW LINE
- - - FIBER OPTIC CABLE
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WATER LINE
- 1 FOOT CONTOUR LINE
- 1350'
- 1350'
- 5 FOOT CONTOUR LINE
- SIGN
- POWER POLE
- POWER POLE WITH TRANSFORMER
- SERVICE POLE
- LIGHT POLE
- GUY ANCHOR
- TRANSMISSION LINE STRUCTURE
- WATER LINE
- WATER METER
- CLEAN OUT
- TELEPHONE PEDESTAL
- GAS METER
- LAND HOOK
- R.C.P.
- REINFORCED CONCRETE PIPE
- R.O.W. - RIGHT-OF-WAY
- D.R.C.C. - DEED RECORD OF COMAL COUNTY
- D.P.R.C.C. - DEED AND PLAT RECORDS OF COMAL COUNTY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF BEAR COUNTY

ALTA/NSPS TABLE A ITEM NOTES:

- All major boundary corner monuments are marked as shown.
- The following address was provided to CDS Muery at the time of this survey: No address was given.
- This property lies mostly within Zone "X" (unshaded), partially within Zone "AE" (shaded) as shown on FIRM Map Number 48091C0455F, Panel 455 of 505, effective: September 2, 2009. No flood plain study or analysis was performed by CDS Muery.

FLOOD ZONE EXPLANATION:
 ZONE "X" (unshaded) - Areas are determined to be outside the 0.2% annual chance floodplain.
 ZONE "AE" (shaded) - Special Flood Hazard area, subject to inundation by the 1% annual chance flood (no base flood elevations determined)
- The property land size is 9.761 acres, or 425,228.08 sq. ft.
- State if any have been provided or not. Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements provided - none provided at the time of this survey.
- Exterior dimensions of buildings at ground level are shown hereon.
- State if substantial features were observed or not. Substantial features observed while conducting field work. - No substantial features observed during field work.
- Number and type of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures shown hereon. - None
- As-built plans were provided by the utility companies.
 - The utility locations shown on this survey were determined by evidence that was observed and markings provided by Tx811. Reference: Texas 811 Ticket No. 2371597912, 2371598089, and 2371598339.
- Governmental Agency survey related requirements (HUD, Bureau of Land Management). - None provided at time of survey.
- Names of adjoining owners, according to current tax records, are shown hereon.
- The distance to the nearest intersecting street is: 375' to Goodwin Lane and Orion Drive.
- State if any recent earth moving work, building construction, or building additions were observed or not on the date the fieldwork was completed this survey. - None observed at time of this survey.
- CDS Muery has no knowledge of any proposed changes in the street right-of-way lines; and there was no evidence of recent street or sidewalk construction, or repairs observed in the process of conducting the fieldwork. There was no planned expansion to Goodwin Lane or Orion Drive on the date fieldwork was completed that the surveyor was aware of.
- Offsite easements of record are shown on this map.

FIELD NOTE DESCRIPTION 9.761 ACRES

COMAL COUNTY, TEXAS

BEING a 9.761 acre tract of land lying in the Orilla Russell Survey 2, Abstract 485, Comal County, Texas, same being all of a called 4.759 acre tract of land described in deed to Edward Tarbutton, III, a married person, recorded in document number 202306001173, Official Public Records, Comal County, Texas, and all of a called 5.000 acre tract of land described in deed to Edward Tarbutton, III, recorded in document number 20190609363, Official Public Records, Comal County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found, in the northwest right-of-way line of Goodwin Lane (variable width right-of-way), for the southwest corner of the aforementioned 4.759 acre tract, the southeast corner of a called 9.991 acre tract of land described in deed to New Braunfels Land Holdings I, LLC, a Utah limited liability company, recorded in document number 202206051022, Official Public Records of Comal County, Texas, and the southwest corner of the herein described 9.761 acre tract, said point having Texas State Plane Coordinates of N: 13,348,138.07, E: 2,298,123.30;

THENCE leaving the northwest right-of-way line of the aforementioned Goodwin Lane, along the west line of the aforementioned 4.759 acre tract, same being the east line of the aforementioned 9.991 acre tract, N45°23'02"W a distance of 769.63 feet (Record - N44°49'18"W a distance of 768.89 feet) to a 1/2" iron rod found, for the northwest corner of said 4.759 acre tract, an angle corner of said 9.991 acre tract, the southwest corner of a called 2.00 acre tract of land described in deed to Peter E. Seba, recorded in document number 201706037361, Official Public Records, Comal County, Texas, and the northwest corner of the herein described 9.761 acre tract;

THENCE leaving the east line of the aforementioned 9.991 acre tract, along the north line of the aforementioned 4.759 acre tract, same being the south line of the aforementioned 2.00 acre tract, N44°34'08"E (Record - N45°01'E) at a distance of 268.48 feet passing a 1/2" iron rod found for the northeast corner of said 4.759 acre tract, same being the northeast corner of the aforementioned 5.000 acre tract, continuing for a total distance of 574.84 feet to a 1/2" iron rod found for the northeast corner of said 5.000 acre tract, the northwest corner of the Orion Park Subdivision, recorded in document number 201406027774, Official Public Records, Comal County, Texas, and the northwest corner of the herein described 9.761 acre tract;

THENCE leaving the south line of the aforementioned 2.00 acre tract, along an east line of the aforementioned 5.000 acre tract, same being a west line of the aforementioned Orion Park Subdivision, S45°22'58"E (Record - S44°53'09"E) at a distance of 71.21 feet passing a 1/2" iron rod found with plastic cap stamped "HMT" for the southwest corner of Lot 9, same being the northwest corner of Lot 8, of said Orion Park Subdivision, continuing for a total distance of 142.79 feet to a 1/2" iron rod found with plastic cap stamped "PRECISION SURVEYING" for an angle corner of said 5.000 acre tract, the southwest corner of Lot 7, of said Orion Park Subdivision, and an angle corner of the herein described 9.761 acre tract;

THENCE along a northeast line of the aforementioned 5.000 acre tract, same being a northwest line of the aforementioned Orion Park Subdivision, N47°26'10"W (Record - N45°00'W) a distance of 18.45 feet to a 1/2" iron rod found, for an angle corner of said 5.000 acre tract, the northwest corner of Lot 7, of said Orion Park Subdivision, and an angle corner of the herein described 9.761 acre tract;

THENCE along an east line of the aforementioned 5.000 acre tract, same being a west line of the aforementioned Orion Park Subdivision, S45°23'21"E (Record - S44°51'E) at a distance of 69.00 feet passing a 1/2" iron rod found for the southwest corner of Lot 7, same being the northwest corner of Lot 6, of said Orion Park Subdivision, continuing at a distance of 136.39 feet passing a 1/2" iron rod found for the southwest corner of Lot 6, same being the northwest corner of Lot 5, of said Orion Park Subdivision, continuing at a distance of 204.15 feet passing a 1/2" iron rod found with plastic cap stamped "HMT" for the southwest corner of Lot 5, same being the northwest corner of Lot 4, of the Orion Park Subdivision, continuing at a distance of 271.90 feet passing a 1/2" iron rod found for the southwest corner of Lot 4, same being the northwest corner of Lot 3, of said Orion Park Subdivision, continuing at a distance of 339.52 feet passing a 1/2" iron rod found for the southwest corner of Lot 3, same being the northwest corner of Lot 2, of said Orion Park Subdivision, continuing at a distance of 380.35 feet passing a 1/2" iron rod found for an angle corner of Lot 2, of said Orion Park Subdivision, an angle corner of a called 0.9492 of an acre tract of land described in deed to Leonardo Esteban Barahona, and Jessica Kathleen Brischke, recorded in document number 201806001982, Official Public Records, Comal County, Texas, continuing for a total distance of 391.71 feet to a 1/2" iron rod found with plastic cap stamped "PRECISION SURVEYING" for an angle corner of said 5.000 acre tract, an angle corner of said 0.9492 of an acre tract, and an angle corner of the herein described 9.761 acre tract;

THENCE leaving the west line of the aforementioned Orion Park Subdivision, along a southeast line of the aforementioned 5.000 acre tract, same being a northwest line of the aforementioned 0.9492 of an acre tract, S44°37'45"W (Record - S45°07'W) a distance of 27.18 feet to a 1/2" iron rod set with plastic cap stamped "PRECISION SURVEYING" for an angle corner of said 5.000 acre tract, the western most northwest corner of said 0.9492 of an acre tract, and an angle corner of the herein described 9.761 acre tract;

THENCE along an east line of the aforementioned 5.000 acre tract, same being a west line of the aforementioned 0.9492 of an acre tract, S45°20'43"E (Record - S44°51'E) a distance of 234.24 feet to a 1/2" iron rod found, in the northwest right-of-way line of the aforementioned Goodwin Lane, for the southeast corner of said 5.000 acre tract, the southwest corner of an acre tract, and the southwest corner of the herein described 9.761 acre tract;

THENCE along a northwest line of the aforementioned Goodwin Lane, S44°22'50"W (Record - S44°51'27"W) a distance of 531.10 feet to the PLACE OF BEGINNING and containing 9.761 acres of land.

9.761 ACRES TITLE COMMITMENT NOTES (SCHEDULE B ITEM # 10):

- CDS Muery has no knowledge of any rights of parties in possession.
- CDS Muery has no knowledge of and rights of lessees, under the terms of any unrecorded leases.
- CDS Muery has no knowledge of and encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- CDS Muery has no knowledge of any leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- CDS Muery has no knowledge of any rights of tenants, as tenants only, under existing lease agreements affecting the land.
- Southwestern Bell Telephone Company Vol. 152, Pg. 148 D.R.C.C. Does not affect this tract-Not shown
- 10' Water Easement Vol. 235, Pg. 181 D.R.C.C. Insufficient information-Location of description cannot be determined
- 20' Water Easement Vol. 272, Pg. 908 D.R.C.C. Affects this tract-Shown hereon
- 20' Electric Easement Vol. 964, Pg. 695 D.R.C.C. Affects this tract-Shown hereon

SURVEYOR'S NOTES

- This survey was performed with the benefit of a Title Commitment by Chicago Title Insurance Company, Commitment GF No. NBT-4002-2023, Effective Date: July 25, 2023, 8:00 AM.
- The bearing basis for this survey is Grid, Texas State Plane Coordinate System, NAD 1983 (2011) epoch 2010, South Central Zone (4204). Distances shown hereon are surface distances. Surface Adjustment Factor: Surface = GRID X 1.00014.
- Vertical Datum: North American Vertical Datum 1988.
- The property abuts Goodwin Lane.
- The property descriptions described and shown on this survey are the same as described in the Title Commitment provided by Chicago Title Insurance Company, Commitment GF No. NBT-4002-2023, Effective Date: July 25, 2023, 8:00 AM.

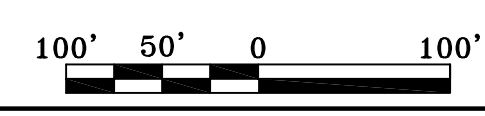
SURVEYOR'S CERTIFICATION

To KR CAPITAL VENTURES LLC, a Texas Limited Liability Company and Chicago 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, 2, 3, 4, 6, 7, 8, 9, 10, 11b, 12, 13, 14, 16, 17, and 18, of Table A thereof. The field work was completed in August of 2023.

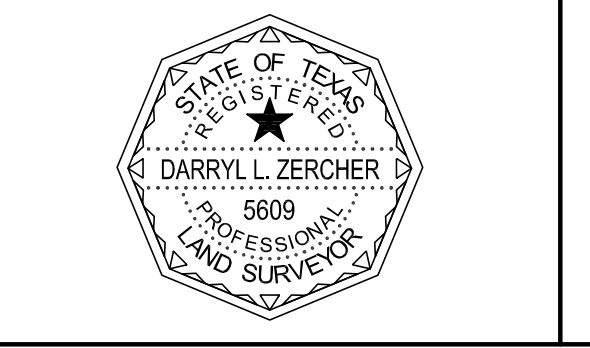
Executed this 23 day of August 2023.

Darryl Zercher
 Darryl Zercher
 Registered Professional Land Surveyor
 Registration No. 5609
 Darryl.Zercher@CDSmuery.com



NO	DATE	REVISION	BY

DESIGNED BY	J.R.F.
DRAWN BY	J.R.F.
CHECKED BY	
REVIEWED BY	
DATE	08/23/2023



CDS muery
 ENGINEERS | SURVEYORS
 100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
 (210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

9.761 ACRES
ALTA/NSPS LAND TITLE SURVEY
KR CAPITAL VENTURES, LLC
 COMAL COUNTY, TEXAS

SHEET NO.	1
OF	1 SHEET
FILE NO.	Job No. 123191
Ink Civil -	Goodwin Lane ALTA.dwg