

**FLOOD ZONE:**  
 By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain), partially in Zone X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and partially in Zone AE (Special Flood Hazard Area: Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Hays, State of Texas, Community Panel No. 48209C0393F & Community Panel No. 48209C0391F Effective Date September 2, 2005.

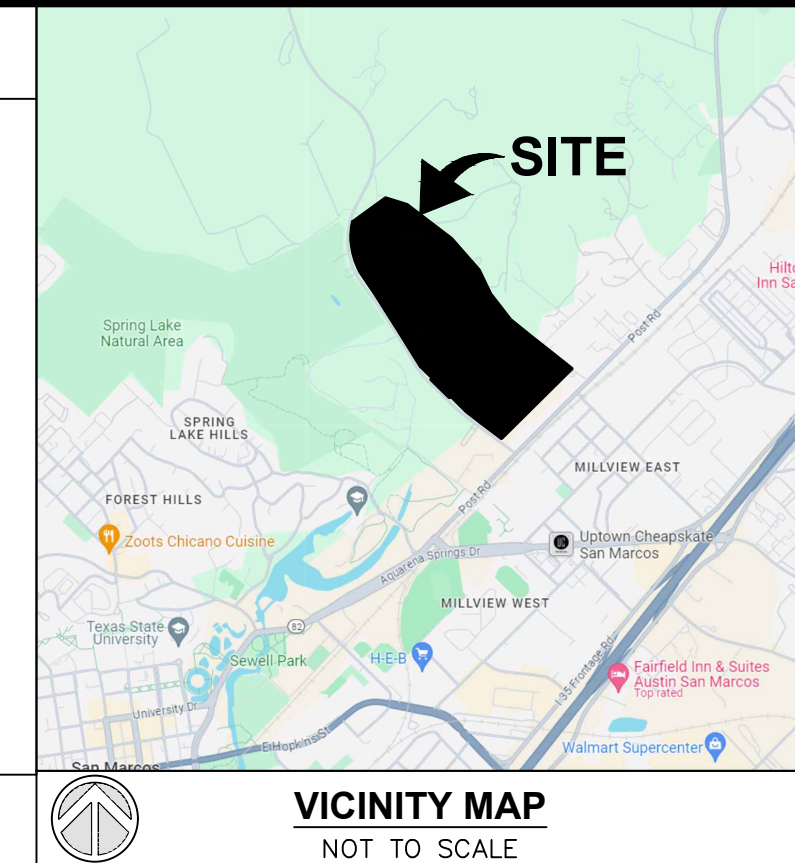
**BASIS OF BEARING:**  
 The basis for all bearings shown hereon is the northeast right-of-way of Lime Kiln Road, known as being South 53°56'18" East, per Instrument No. 19013301 of the Hays County Records.

**BEING PART OF THOMAS JEFFERSON CHAMBERS SURVEY, ABSTRACT 2 AND JUAN MARTIN VERAMENDI SURVEY, ABSTRACT 17, HAYS COUNTY, TEXAS**

**MATCH LINE - SEE SHEET 2**

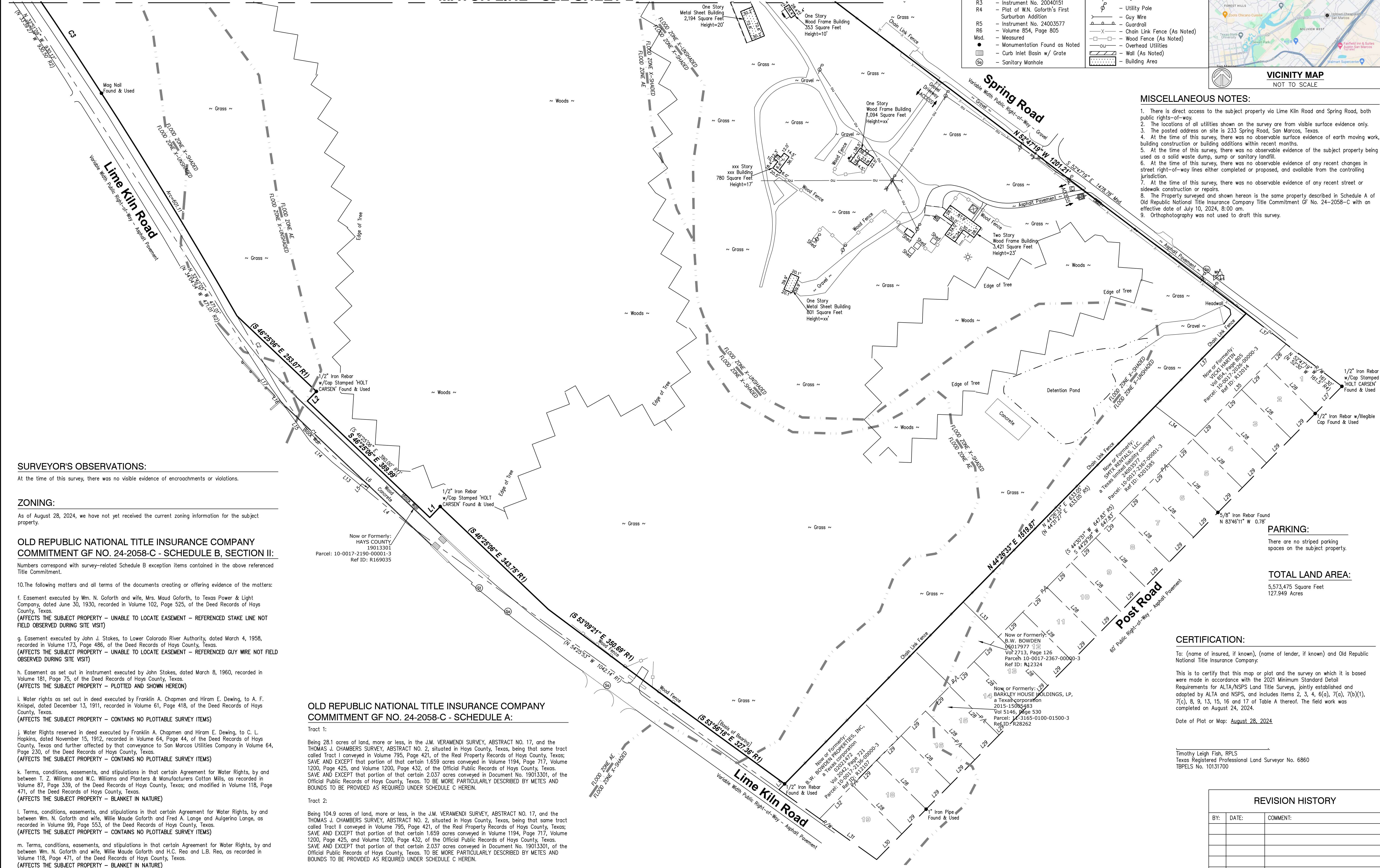
**SYMBOL LEGEND**

|      |  |                             |                               |
|------|--|-----------------------------|-------------------------------|
| R/W  | - Right-of-Way                                   | Fire Hydrant                | - Fire Hydrant                |
| P/L  | - Adjoiner Property Line                         | Water Valve                 | - Water Valve                 |
| ⊖    | - Centerline                                     | Electric Meter              | - Electric Meter              |
| ⊗    | - Schedule B-Section II Item                     | Electric Transformer        | - Electric Transformer        |
| Rod  | - Radius   | Air Condition Unit          | - Air Condition Unit          |
| Arc  | - Arc Length                                     | Sign                        | - Sign                        |
| Δ    | - Delta Angle                                    | Mail Box                    | - Mail Box                    |
| ChL  | - Chord Length                                   | Canopy Support Post         | - Canopy Support Post         |
| ChB  | - Chord Bearing                                  | Arm Box (Gate Arm Motor)    | - Arm Box (Gate Arm Motor)    |
| R1   | - Instrument No. 19013301                        | Light Pole                  | - Light Pole                  |
| R2   | - Document #392978                               | Utility Pole                | - Utility Pole                |
| R3   | - Instrument No. 20040151                        | Guy Wire                    | - Guy Wire                    |
| R4   | - Plat of W.N. Goforth's First Suburban Addition | Guardrail                   | - Guardrail                   |
| R5   | - Instrument No. 24003577                        | Chain Link Fence (As Noted) | - Chain Link Fence (As Noted) |
| R6   | - Volume 854, Page 805                           | Wood Fence (As Noted)       | - Wood Fence (As Noted)       |
| Msd. | - Measured                                       | Overhead Utilities          | - Overhead Utilities          |
| ●    | - Monumentation Found as Noted                   | Wall (As Noted)             | - Wall (As Noted)             |
| ⊠    | - Curb Inlet Basin w/ Grate                      | Building Area               | - Building Area               |
| ⊙    | - Sanitary Manhole                               |                             |                               |



**MISCELLANEOUS NOTES:**

- There is direct access to the subject property via Lime Kiln Road and Spring Road, both public rights-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 233 Spring Road, San Marcos, Texas.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Old Republic National Title Insurance Company Title Commitment GF No. 24-2058-C with an effective date of July 10, 2024, 8:00 am.
- Orthophotography was not used to draft this survey.



**SURVEYOR'S OBSERVATIONS:**  
 At the time of this survey, there was no visible evidence of encroachments or violations.

**ZONING:**  
 As of August 28, 2024, we have not yet received the current zoning information for the subject property.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT GF NO. 24-2058-C - SCHEDULE B, SECTION II:**  
 Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- The following matters and all terms of the documents creating or offering evidence of the matters:
  - Easement executed by Wm. N. Goforth and wife, Mrs. Maud Goforth, to Texas Power & Light Company, dated June 30, 1930, recorded in Volume 102, Page 525, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - UNABLE TO LOCATE EASEMENT - REFERENCED STAKE LINE NOT FIELD OBSERVED DURING SITE VISIT)
  - Easement executed by John J. Stokes, to Lower Colorado River Authority, dated March 4, 1958, recorded in Volume 173, Page 486, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - UNABLE TO LOCATE EASEMENT - REFERENCED GUY WIRE NOT FIELD OBSERVED DURING SITE VISIT)
  - Easement as set out in instrument executed by John Stokes, dated March 8, 1960, recorded in Volume 181, Page 75, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
  - Water rights as set out in deed executed by Franklin A. Chapman and Hiram E. Dewing, to A. F. Knispel, dated December 13, 1911, recorded in Volume 61, Page 418, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)
  - Water Rights reserved in deed executed by Franklin A. Chapman and Hiram E. Dewing, to C. L. Hopkins, dated November 15, 1912, recorded in Volume 64, Page 44, of the Deed Records of Hays County, Texas and further affected by that conveyance to San Marcos Utilities Company in Volume 64, Page 230, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)
  - Terms, conditions, easements, and stipulations in that certain Agreement for Water Rights, by and between W. Z. Williams and W.C. Williams and Planters & Manufacturers Cotton Mills, as recorded in Volume 87, Page 339, of the Deed Records of Hays County, Texas; and modified in Volume 118, Page 471, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
  - Terms, conditions, easements, and stipulations in that certain Agreement for Water Rights, by and between Wm. N. Goforth and wife, Willie Maude Goforth and Fred A. Lange and Augerina Lange, as recorded in Volume 99, Page 553, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)
  - Terms, conditions, easements, and stipulations in that certain Agreement for Water Rights, by and between Wm. N. Goforth and wife, Willie Maude Goforth and H.C. Rea and L.B. Rea, as recorded in Volume 118, Page 471, of the Deed Records of Hays County, Texas. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT GF NO. 24-2058-C - SCHEDULE A:**

**Tract 1:**  
 Being 28.1 acres of land, more or less, in the J.M. VERAMENDI SURVEY, ABSTRACT NO. 17, and the THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 2, situated in Hays County, Texas, being that same tract called Tract 1 conveyed in Volume 795, Page 421, of the Real Property Records of Hays County, Texas; SAVE AND EXCEPT that portion of that certain 1.659 acres conveyed in Volume 1194, Page 717, Volume 1200, Page 425, and Volume 1200, Page 432, of the Official Public Records of Hays County, Texas. SAVE AND EXCEPT that portion of that certain 2.037 acres conveyed in Document No. 19013301, of the Official Public Records of Hays County, Texas. TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO BE PROVIDED AS REQUIRED UNDER SCHEDULE C HEREIN.

**Tract 2:**  
 Being 104.9 acres of land, more or less, in the J.M. VERAMENDI SURVEY, ABSTRACT NO. 17, and the THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 2, situated in Hays County, Texas, being that same tract called Tract 1 conveyed in Volume 795, Page 421, of the Real Property Records of Hays County, Texas; SAVE AND EXCEPT that portion of that certain 1.659 acres conveyed in Volume 1194, Page 717, Volume 1200, Page 425, and Volume 1200, Page 432, of the Official Public Records of Hays County, Texas. SAVE AND EXCEPT that portion of that certain 2.037 acres conveyed in Document No. 19013301, of the Official Public Records of Hays County, Texas. TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO BE PROVIDED AS REQUIRED UNDER SCHEDULE C HEREIN.

**PARKING:**  
 There are no striped parking spaces on the subject property.

**TOTAL LAND AREA:**  
 5,573,475 Square Feet  
 127.949 Acres

**CERTIFICATION:**  
 To: (name of insured, if known), (name of lender, if known) and 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 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16 and 17 of Table A thereof. The field work was completed on August 24, 2024.

Date of Plat or Map: August 28, 2024

Timothy Leigh Fish, RPLS  
 Texas Registered Professional Land Surveyor No. 6860  
 TBPLS No. 10131700

**REVISION HISTORY**

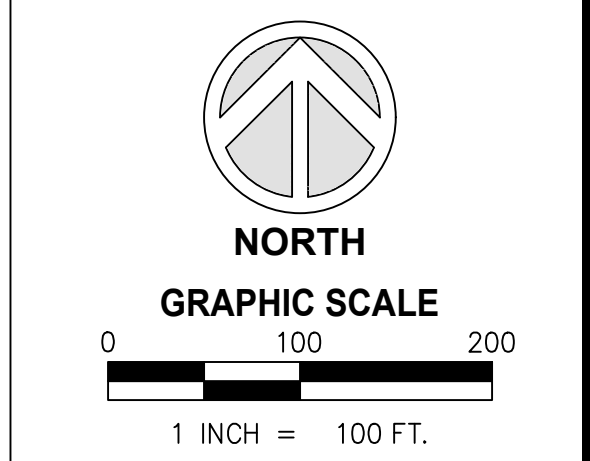
| BY: | DATE: | COMMENT: |
|-----|-------|----------|
|     |       |          |
|     |       |          |
|     |       |          |

**CBRE**  
 Transforming the Industry  
 Land Surveys  
 Zoning Compliance  
 Environmental Consulting  
 Property Condition Assessment  
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Millman Surveying, Inc.  
 d.b.a CBRE Land Surveying  
 Corporate Headquarters  
 4111 Bradley Circle NW  
 Canton, OH 44718  
 Phone: 800-520-1010  
 Fax: 330-342-0834  
 www.millmanland.com  
 landsurveyors@cbre.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:  
**WELLS FARGO WEALTH & INVESTMENT MANAGEMENT**  
 8115 Preston Road  
 Suite 300  
 Dallas, Texas 75225

223 Spring Road  
 City of San Marcos  
 County of Hays  
 State of Texas



**PRELIMINARY FOR REVIEW ONLY**

Surveyor's Seal  
 Date Signed:

Sheet No. **1** of **1**

MSI Project No. 59301  
 PC: PMM  
 PM: TAR Drafter: BLA



**BEING PART OF THOMAS JEFFERSON CHAMBERS  
SURVEY, ABSTRACT 2 AND JUAN MARTIN VERAMENDI  
SURVEY, ABSTRACT 17, HAYS COUNTY, TEXAS**

**SYMBOL LEGEND**

|      |  |
|------|--|
| R/W  | - Right-of-Way                                   |
| P/L  | - Adjoiner Property Line                         |
| ⊕    | - Centerline                                     |
| (X)  | - Schedule B-Section II Item                     |
| Rad  | - Radius   |
| Arc  | - Arc Length                                     |
| Δ    | - Delta Angle                                    |
| ChL  | - Chord Length                                   |
| ChB  | - Chord Bearing                                  |
| R1   | - Instrument No. 19013301                        |
| R2   | - Document #392978                               |
| R3   | - Instrument No. 20040151                        |
| R4   | - Plot of W.N. Goforth's First Suburban Addition |
| R5   | - Instrument No. 24003577                        |
| R6   | - Volume 854, Page 805                           |
| Msd. | - Measured                                       |
| ●    | - Monumentation Found as Noted                   |
| ⊠    | - Curb Inlet Basin w/ Grate                      |
| ⊙    | - Sanitary Manhole                               |
| ⊕    | - Fire Hydrant                                   |
| ⊕    | - Water Valve                                    |
| ⊕    | - Electric Meter                                 |
| ⊕    | - Electric Transformer                           |
| ⊕    | - Air Condition Unit                             |
| ⊕    | - Sign   |
| ⊕    | - Mail Box                                       |
| ⊕    | - Canopy Support Post                            |
| ⊕    | - Arm Box (Gate Arm Motor)                       |
| ⊕    | - Light Pole                                     |
| ⊕    | - Utility Pole                                   |
| ⊕    | - Guy Wire                                       |
| ⊕    | - Guardrail                                      |
| ⊕    | - Chain Link Fence (As Noted)                    |
| ⊕    | - Wood Fence (As Noted)                          |
| ⊕    | - Overhead Utilities                             |
| ⊕    | - Wall (As Noted)                                |
| ⊕    | - Building Area                                  |

**CBRE**

Transforming the Industry  
Land Surveys  
Zoning Compliance  
Environmental Consulting  
Property Condition Assessment  
Seismic Risk Analysis  
Appraisal

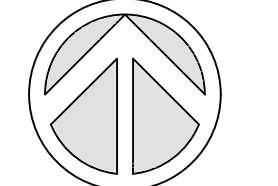
Millman Surveying, Inc.  
d.b.a CBRE Land Surveying  
Corporate Headquarters  
4111 Bradley Circle NW  
Canton, OH 44718  
Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmanland.com  
landsurveyors@cbre.com

ALTA/NSPS LAND TITLE  
SURVEY PREPARED FOR:

**WELLS FARGO  
WEALTH &  
INVESTMENT  
MANAGEMENT**

8115 Preston Road  
Suite 300  
Dallas, Texas 75225

223 Spring Road  
City of San Marcos  
County of Hays  
State of Texas

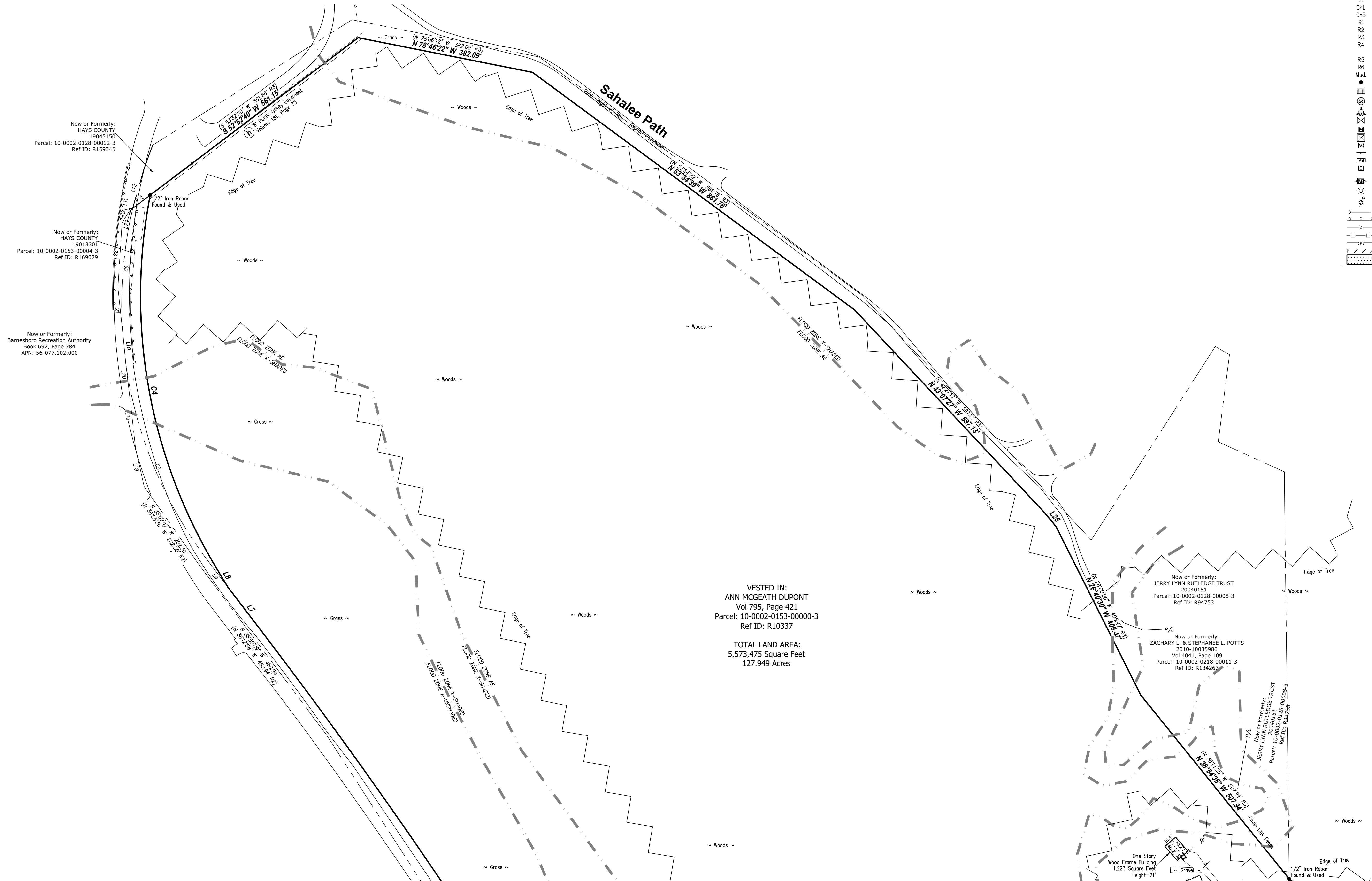
  
**NORTH**  
**GRAPHIC SCALE**  
0 100 200  
1 INCH = 100 FT.

**PRELIMINARY  
FOR REVIEW ONLY**

Surveyor's Seal  
Date Signed: \_\_\_\_\_

Sheet No. **2** of **2**

MSI Project No. 59301  
PC: PMM  
PM: TAR Drafter: BLA



**MATCH LINE - SEE SHEET 1**

VESTED IN:  
ANN MCGEATH DUPONT  
Vol 795, Page 421  
Parcel: 10-0002-0153-00000-3  
Ref ID: R10337

TOTAL LAND AREA:  
5,573,475 Square Feet  
127.949 Acres

Now or Formerly:  
HAYS COUNTY  
19045150  
Parcel: 10-0002-0128-00012-3  
Ref ID: R169345

Now or Formerly:  
HAYS COUNTY  
19013301  
Parcel: 10-0002-0153-00004-3  
Ref ID: R169029

Now or Formerly:  
Barnesboro Recreation Authority  
Book 692, Page 784  
APN: 56-077.102.000