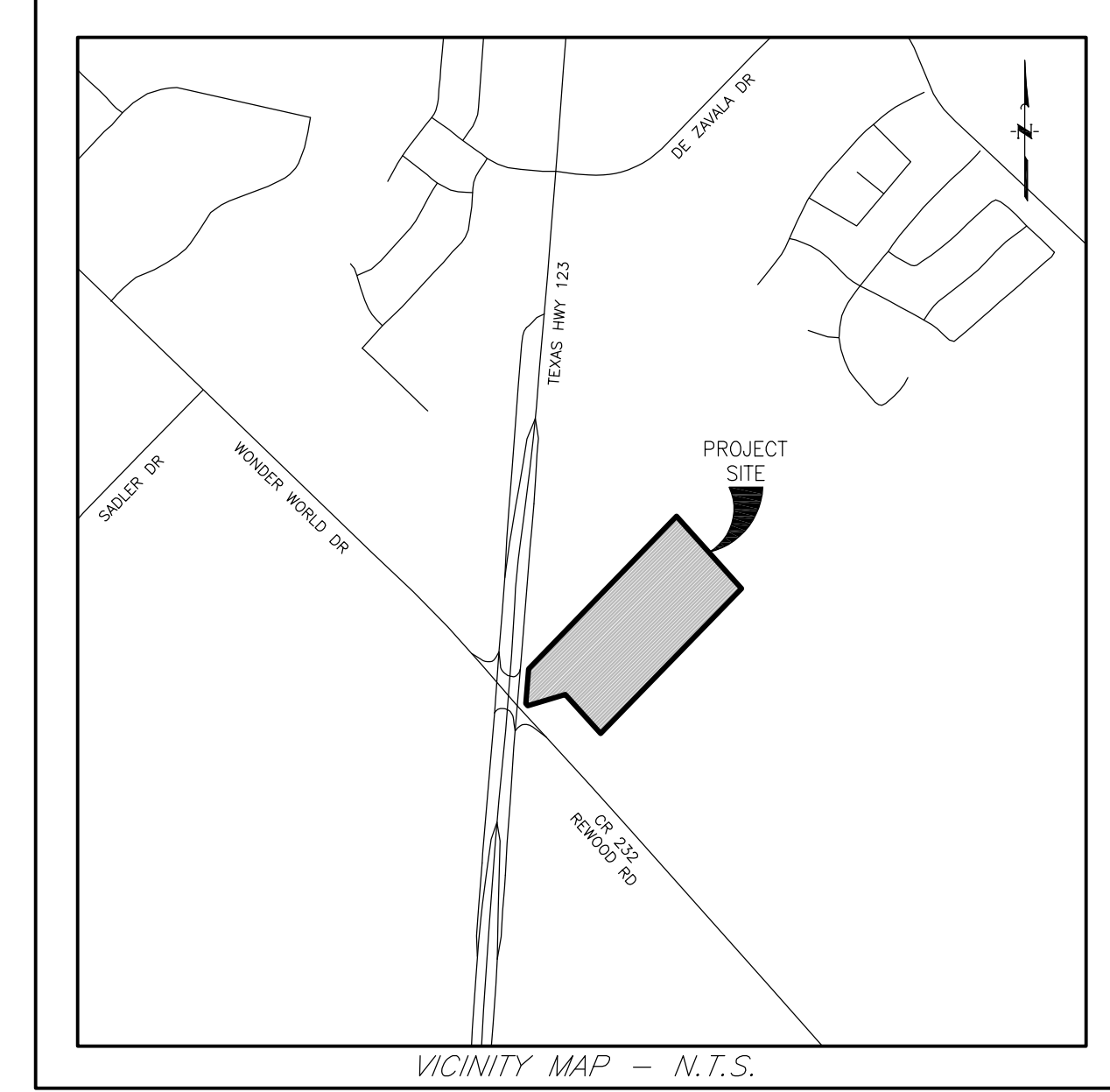


LOT 1, BLOCK A, LA VISTA FOUNDATION SUBDIVISION VOL. 8, PG. 277 P.R.H.C.T.



LA VISTA FOUNDATION I WARRANTY DEED WITH VENDOR'S LIEN 50.000 ACRES VOL. 1355, PG. 460 O.P.R.H.C.T.

SCALE 1" = 20'



- NOTES:
- The survey shown hereon has been prepared as the result of an on the ground survey completed on September 29, 2022.
 - The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.0001242045.
 - The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, countersigned by Republic Title GF No. 1002-370109-RTT, effective date July 29, 2022, issue date August 30, 2022. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
 - The following restrictive covenants of record itemized below: Item 1 of Schedule B is hereby deleted in its entirety.
 - By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48209C0477F, effective date September 1, 2005, and (FIRM) No. 48209C0481F, effective date September 1, 2005, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.
 - The utility appearances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
 - The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
 - Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
 - The Surveyor has not abstracted the subject property, nor made any independent investigation or search for easements of record, restrictive covenants or any other encumbrances that may affect the subject property.
 - There was not observed evidence of recent earth moving, building construction or building additions.
 - Per the Hays County Transportation Projects website proposed changes to street right of way lines are evident on SH 123.

17.937 ACRES

JOHN HABERER ASSUMPTION DEED 17.4379 ACRES VOL. 738, PG. 577 R.P.R.H.C.T. (VOL. 3079, PG. 589)

TRACT ONE

TRACT TWO

LOT 1, BLOCK A, LA VISTA FOUNDATION SUBDIVISION VOL. 8, PG. 277 P.R.H.C.T.

- SCHEDULE B ITEMS:
- 10a. Easement: Crystal Clear Water Supply Corporation Recorded: in Volume 205, Page 198, of the Deed Records, Hays County, Texas. DOES NOT AFFECT the subject tract as shown hereon.
 - 10f. Easement: Hope Engineering and Supply Company Recorded: February 11, 1926 in Volume 95, Page 96, of the Deed Records, Hays County, Texas. MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION
 - 10g. Easement: Southwestern Bell Telephone Company Recorded: February 20, 1942 in Volume 123, Page 607, of the Deed Records, Hays County, Texas. MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION
 - 10h. Easement: United Gas Pipe Line Company Recorded: May 24, 1951 in Volume 150, Page 74, of the Deed Records, Hays County, Texas. MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION. Appears to be a blanket easement.
 - 10i. Easement: United Gas Pipe Line Company Recorded: in Volume 182, Page 203, of the Deed Records, Hays County, Texas. DOES AFFECT the subject tract as shown hereon.
 - 10j. Easement: United Gas Pipeline Company Recorded: in Volume 230, Page 104, of the Deed Records, Hays County, Texas. DOES AFFECT the subject tract as shown hereon.
 - 10k. Terms, conditions, and stipulations in Memorandum of Option and Ground Lease Agreement: Lessor: John Haberer and Pamela Iltis Lessee: Crown Castle Towers 06-2 LLC, a Delaware limited liability company Recorded: July 20, 2020 in County Clerk's File No. 20029514 of the Official Public Records of Hays County, Texas. DOES AFFECT the subject tract.
 - 10l. The Land is located within the York Creek Improvement District.

LEGEND

●	IRON ROD FOUND
○	NAIL FOUND
⊕	DISK MONUMENT FOUND
○	5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER"
+	NAIL SET
+	BENCHMARK
+	TRAFFIC SIGNAL BOX
+	WATER VALVE
+	WATER METER
+	GRATE INLET
+	N. GAS PIPELINE MARKER
+	TELEPHONE PEDESTAL
+	TELEPHONE CABLE MARKER
+	TELEPHONE HAND HOLE
+	ELECTRIC PEDESTAL
+	UTILITY POLE
+	GUY ANCHOR
+	OVERHEAD UTILITIES
+	BARBED WIRE FENCE
+	WOOD FENCE
+	CHAIN LINK FENCE
+	EDGE OF ASPHALT
+	AREA OF CONCRETE
+	AREA OF WALLS
+	SCHEDULE B ITEM NO. 10a.
+	R.P.R.H.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
+	P.L.R.H.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
+	O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF

CERTIFICATION
To: Ascent Land Ventures, LLC, a Texas limited liability company, and its affiliates, First American Title Insurance Company, Republic Title:

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, 8, 11 (observed evidence only), 13, 16, and 17 of Table A thereof. The field work was completed on September 29, 2022.

Drawing Date: October 6, 2022

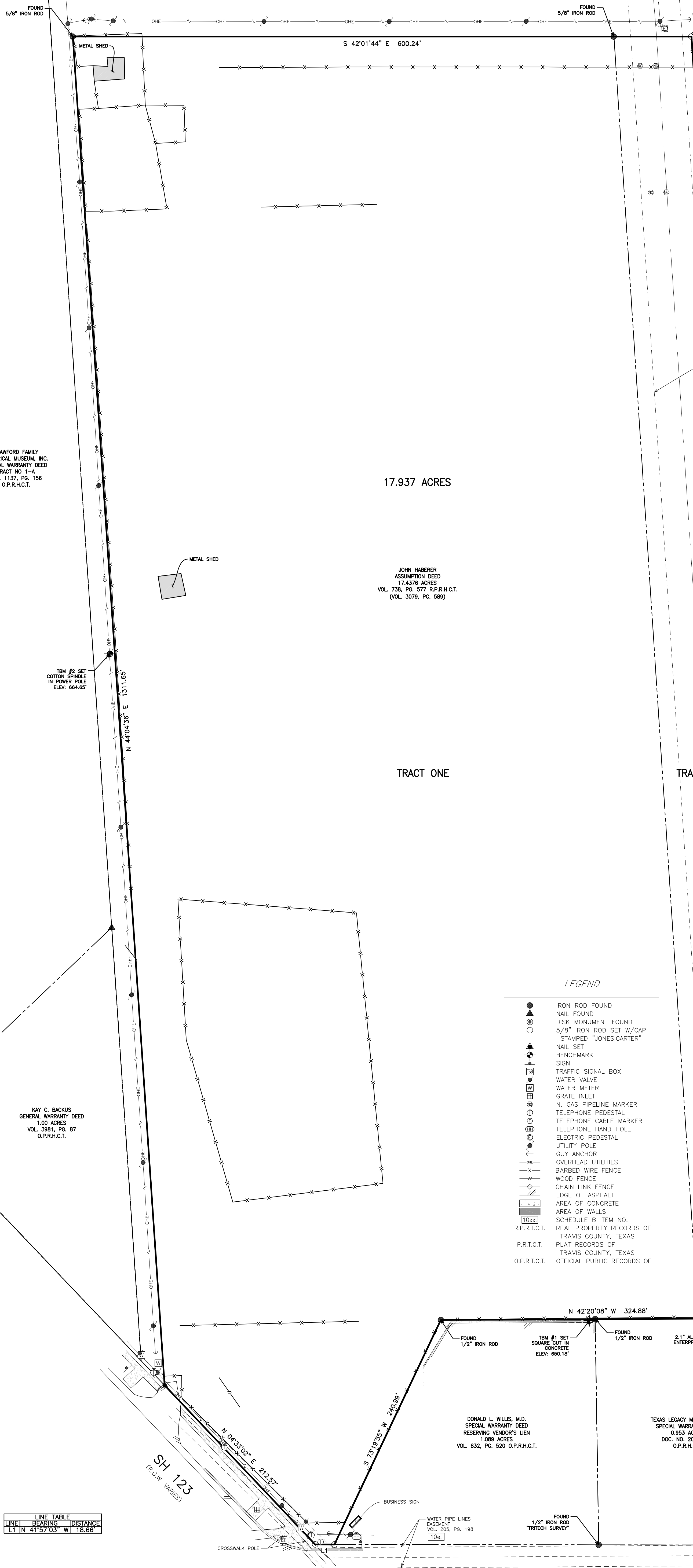
Rex L. Hockett
Registered Professional Land Surveyor No. 5573
email: rrockett@quiddity.com



ALTA/NSPS LAND TITLE SURVEY
BEING
17.937 ACRES
OUT OF THE
BARNETT O. KANE SURVEY, A-281
HAYS COUNTY, TEXAS
OCTOBER 2022



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin DeVane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493



CRAWFORD FAMILY HISTORICAL MUSEUM, INC. SPECIAL WARRANTY DEED TRACT NO 1-A VOL. 1137, PG. 156 O.P.R.H.C.T.

KAY C. BACKUS GENERAL WARRANTY DEED 1.00 ACRES VOL. 3981, PG. 87 O.P.R.H.C.T.

DONALD L. WILLIS, M.D. SPECIAL WARRANTY DEED RESERVING VENDOR'S LIEN 1.089 ACRES VOL. 832, PG. 520 O.P.R.H.C.T.

TEXAS LEGACY MASTERS, LLC SPECIAL WARRANTY DEED 0.953 ACRES DOC. NO. 20051082 O.P.R.H.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
1	N 41°57'03\"/>	

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001242045 SCALED FROM 0, 0, 0.