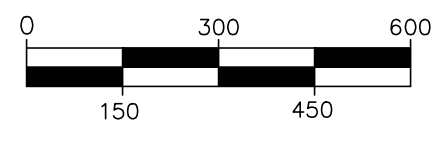


GRID
* LEGEND *

- FOUND 1/2" I.R.
- FOUND FENCE CORNER AS NOTED
- FOUND TREE AS NOTED
- UNMARKED POINT
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PP ○ UTILITY POLE
- PROPERTY LINE
- - - EASEMENT LINE
- - - APPROX. PATENT LINE
- - - EDGE OF PAVEMENT
- - - DIRT/UNIMPROVED ROAD
- X BARBED WIRE FENCE
- EX-OHE OVERHEAD ELECTRIC LINE
- ▭ BUILDING
- ▨ F.E.M.A. 100 YEAR "ZONE A"
- ▩ F.E.M.A. 500 YEAR "ZONE X"



SCALE: 1"=300'

VICINITY MAP
1"=5000'
SOURCE: KERR C.A.D.

655-AC TRACT
WARRANTY DEED
WAGER, VIRGIE
TO
BASS, WILLARD O.
VOL. 104, PG. 264
O.P.R.K.C.T.

153.55 ACRE TRACT
SECOND TRACT
(CALLED 154.4 ACRES)
VOL. 169, PG. 615
O.P.R.K.C.T.

R.R. MERRITT SURVEY
SURVEY NO. 1886
ABSTRACT NO. 1293

T.C. RR Co. SURVEY
SURVEY NO. 1566
ABSTRACT NO. 1742

133.8-AC TRACT
PARTITION DEED
MERRITT, ROBERT & CELIA
TO
MERRITT, JACKY
VOL. 1653, PG. 301
O.P.R.K.C.T.

195.03-AC TRACT
EXECUTOR'S DEED
DONNELLY, FRANK E. III
TO
BUFFALO HUMP RANCH LLC
FILE NO. 20-09874
O.P.R.K.C.T.

137.2-AC TRACT
GIFT DEED
MERRITT, LOYD J. JR.
TO
HOOKER, CELIA
VOL. 819, PG. 612
O.P.R.K.C.T.

* NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.0001419529
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0425F EFFECTIVE 03/03/2011. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL. 169, PG. 615 P.R.K.C.T.)
5. THIS SURVEY WAS PREPARED FOR KERR COUNTY ABSTRACT AND TITLE Co. 712 EARL GARRETT STREET KERRVILLE, TX 78028 AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE.
6. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
7. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

EASEMENT/EXCEPTION NOTE
10.b - Vol. 80, Pg. 441 - Not plottable
10.c - Vol. 1, Pg. 170 - Not plottable
10.d - Vol. 169, Pg. 615 - Amended
Vol. 401, Pg. 218 - Shown hereon
10.e - Vol. 846, Pg. 623 - Shown hereon
10.f - Vol. 1212, Pg. 223 - Does not affect this Survey

LAND TITLE SURVEY

153.55 ACRE

SECOND TRACT (CALLED 154.4 ACRE) TRACT WITHIN THE SR MERRITT SURVEY No. 636, ABSTRACT 257; THE H.E. & W.T. RR Co. SURVEY No. 1329, ABSTRACT No. 574; THE RR MERRITT SURVEY No. 1896, ABSTRACT No. 1293; AND THE T.C. RR Co. SURVEY No. 1566, ABSTRACT No. 1742, KERR COUNTY, TEXAS ACCORDING TO THE CONVEYING DEED RECORDED IN VOLUME 169, PAGE 615 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

* SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: NOVEMBER 22, 2024

Gary Max Brandenburg
Gary Max Brandenburg, R.P.L.S.
Registration No. 5164

THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILE NUMBER OF 49505 EFFECTIVE 10/29/2024.

BUYER(S): BANBURY INTERESTS, LLC
BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND NOVEMBER 11, 2024



631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
PROJECT: WES: 24-173	SCALE: 1" = 300'	FIELD: CM/SP	CHECKED: BM GMB
LAST FIELD VISIT: 11.20.2024		SHEET NO. 1 of 1	
LAST DRAFT REVISION: 11.22.2024			