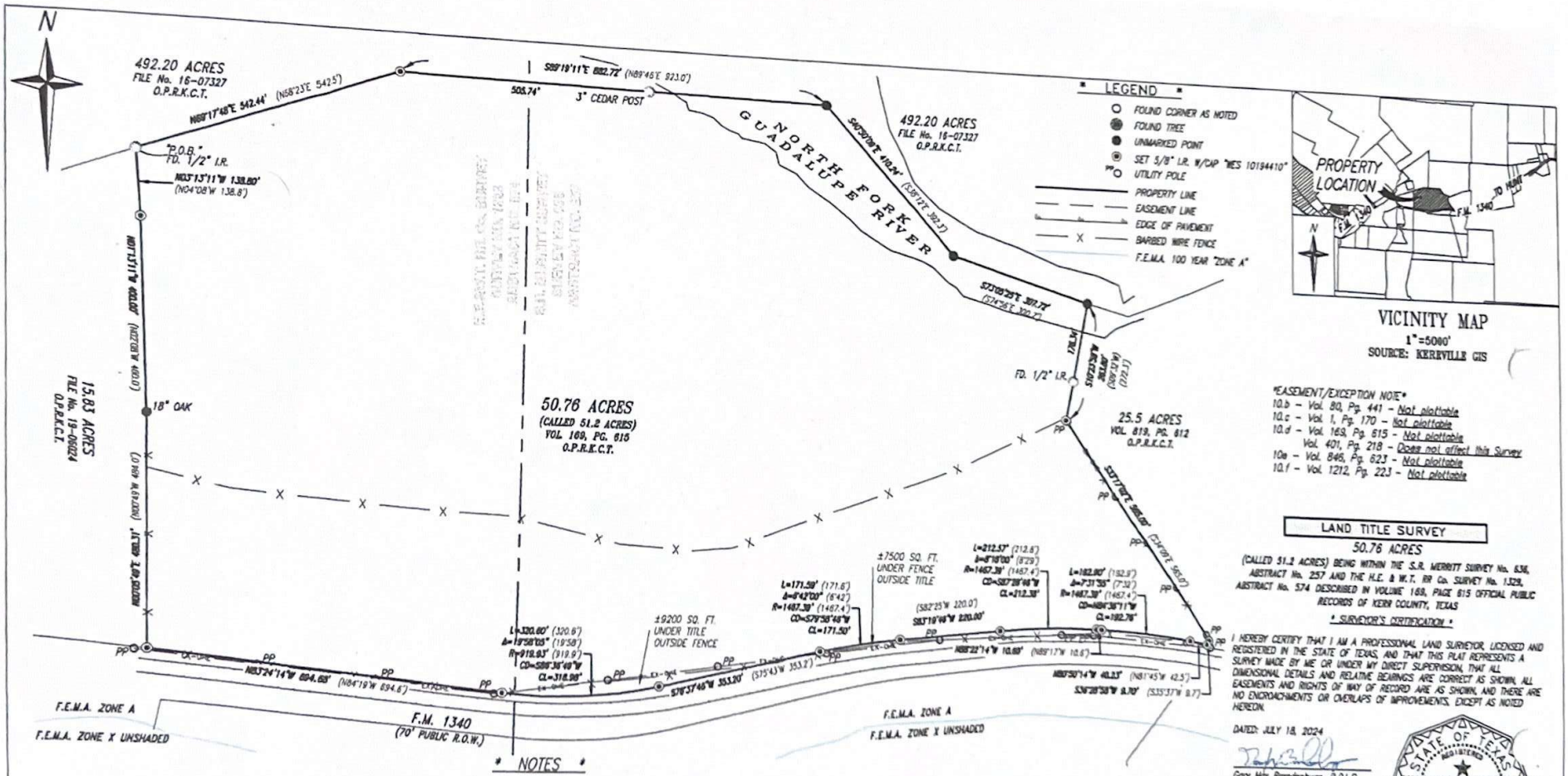

* NOTES *

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. ADDITIONAL MONUMENTS NOT A PART OF THIS SURVEY ARE MARKED WITH AN ASTERISK, I/E, "N89°29'29"*
4. 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.
5. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL. 169, PG. 615 O.P.R.K.C.T.)
6. THIS SURVEY WAS PREPARED FOR KERR COUNTY ABSTRACT & TITLE 712 EARL GARRETT 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.
7. 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).
8. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILE NUMBER GF 49156 EFFECTIVE 07/08/2024.
BUYER(S): JOHN BELL AND AMY BELL
BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND JULY 05, 2024

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