

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GENERAL NOTES:

- 1.) ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2.) THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET OPS REFERENCE NETWORK.
3.) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON F.E.M.A. FIRM MAP PANEL NOS. 48209C0467F, 48209C0478F, AND 48209C0486F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.
4.) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY, AND CAN BE REFERENCED AS KBGE FIELDNOTE FILE NO. 14.007

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6075.00'	508.66'	508.51'	S44°20'45"E	04°47'50"
[C1]	6075.00'	508.66'	508.68'	N44°18'36"W	04°47'56"
C2	15031.48'	149.56'	149.56'	S46°08'19"E	00°34'12"
[C2]	15031.48'	149.65'	149.65'	N46°25'27"W	00°34'14"
C3	14862.04'	150.53'	150.53'	S46°25'49"E	00°34'49"
[C3]	14862.04'	150.46'	150.45'	N46°25'46"W	00°34'48"
C4	950.00'	134.11'	134.00'	S 62°20'44" W	08°05'19"
[C4]	950.00'	134.11'	134.00'	N 62°19'58" E	08°05'19"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S46°30'26"E	126.95'	L16	S71°40'15"W	115.86'
[L1]	S46°01'57"E	128.31'	[L16]	S73°04'00"W	115.77'
L2	S47°20'32"E	387.84'	L17	S76°06'10"W	46.03'
L3	S46°59'32"E	280.51'	[L17]	S76°59'30"W	46.48'
[L3]	S45°36'09"E	281.04'	L18	S86°28'05"W	428.20'
L4	S41°53'43"E	78.28'	[L18]	S87°54'42"W	427.36'
[L4]	N41°54'38"W	77.99'	L19	N89°34'56"W	321.83'
L5	S46°41'07"E	195.22'	[L19]	N88°12'29"W	322.69'
[L5]	N46°43'10"W	195.30'	L20	S89°48'27"W	68.91'
L6	S01°32'03"E	28.03'	[L20]	S88°22'48"W	69.58'
[L6]	N01°21'31"W	28.11'	L21	N81°53'25"W	50.53'
L7	S43°45'08"W	70.45'	[L21]	N80°28'51"W	50.53'
[L7]	S44°27'18"W		L22	N70°06'57"W	39.04'
L8	S44°04'56"W	207.09'	[L22]	N68°15'59"W	39.05'
[L8]	S45°33'14"W		L23	N46°27'14"W	79.93'
L9	INTENTIONALLY DELETED		[L23]	N44°46'09"W	80.06'
L10	S69°18'47"W	221.52'	L24	N41°35'30"W	51.65'
[L10]	S70°50'24"W	221.51'	[L24]	N39°37'21"W	42.97'
L11	S70°28'00"W	127.88'	[L24]	S41°18'29"E	51.50'
[L11]	S71°28'21"W	127.91'	L25	N45°15'48"W	427.82'
L12	S69°14'26"W	228.32'	[L25]	N43°50'11"W	427.51'
[L12]	S70°43'19"W	228.32'	L26	N46°33'40"W	275.02'
L13	N45°06'19"W	85.52'	[L26]	N45°19'03"W	274.60'
[L13]	N43°19'36"W	85.60'	L27	N47°51'30"W	124.53'
L14	S70°39'07"W	329.36'	[L27]	N46°37'56"W	123.64'
<L14>	N70°50'49"E	330.05'	L28	N46°26'02"W	218.87'
L15	S72°25'29"W	335.30'	[L28]	N44°42'20"W	220.14'
[L15]	S73°53'11"W	335.39'			

IN REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1898441-FW26, EFFECTIVE DATE JANUARY 15, 2014, THE FOLLOWING SCHEDULE B ITEMS APPLY AS FOLLOWS:

10A.) ANY COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD IN VOLUME 401, PAGE 769, DEED RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 536, PAGE 849, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO.)

10F.) EASEMENT: GRAVE ACCESS
RECORDED: NOVEMBER 11, 1915 IN VOLUME 68, PAGE 294; ALSO REFERENCED IN VOLUME 269, PAGE 648, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION. SUBJECT TRACT IS DESCRIBED TO BE LOCATED AT SOUTHWEST CORNER OF 170 ACRE TRACT DESCRIBED IN ABOVE NOTED DEEDS. PLEASE NOTE APPROXIMATE LOCATION OF SOUTHWEST CORNER OF 170 ACRE TRACT PER RECONSTRUCTED DEEDS.)

10G.) EASEMENT: TO TEXAS PUBLIC UTILITIES COMPANY
RECORDED: SEPTEMBER 30, 1925 IN VOLUME 90, PAGE 357, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10H.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 14, 1926 IN VOLUME 91, PAGE 101, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10I.) EASEMENT: TO HOPE ENGINEERING AND SUPPLY COMPANY
RECORDED: FEBRUARY 11, 1926 IN VOLUME 95, PAGE 84, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10J.) EASEMENT: TO UNITED PIPE LINE CORPORATION
RECORDED: JANUARY 19, 1931 IN VOLUME 102, PAGE 368, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10K.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: NOVEMBER 20, 1934 IN VOLUME 108, PAGE 172, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10L.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: JANUARY 6, 1936 IN VOLUME 110, PAGE 548, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10M.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 21, 1936 IN VOLUME 110, PAGE 601, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10N.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MARCH 16, 1959 IN VOLUME 177, PAGE 175, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10O.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
RECORDED: APRIL 25, 1959 IN VOLUME 177, PAGE 288, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10P.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MAY 9, 1960 IN VOLUME 182, PAGE 206; MODIFIED IN VOLUME 230, PAGE 125, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10Q.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: OCTOBER 21, 1977 IN VOLUME 302, PAGE 324, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10R.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: DECEMBER 7, 1977 IN VOLUME 303, PAGE 885, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10S.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 22, 1978 IN VOLUME 307, PAGE 641, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10T.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MAY 31, 1978 IN VOLUME 311, PAGE 99, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10U.) EASEMENT: TO HAYS CO WATER SUPPLY CORPORATION
RECORDED: DECEMBER 30, 1981 IN VOLUME 369, PAGE 88, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT, SUBSEQUENT TO RIGHT-OF-WAY TAKING RECORDED IN VOL. 2927, PG. 699.)

10V.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 31, 1983 IN VOLUME 390, PAGE 815, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10W.) EASEMENT: TO HAYS CO WATER SUPPLY CORPORATION
RECORDED: MARCH 31, 1983 IN VOLUME 390, PAGE 817, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10X.) EASEMENT: TELEPHONE LINE RIGHT OF WAY EASEMENT
RECORDED: DECEMBER 12, 1998 IN VOLUME 1487, PAGE 454, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, APPROXIMATE LOCATION SHOWN.)

10Y.) EASEMENT: DRAINAGE EASEMENT
RECORDED: MAY 23, 2006 IN VOLUME 2927, PAGE 712, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10Z.) EASEMENT: CITY OF SAN MARCOS WATER LINE EASEMENT
RECORDED: JANUARY 30, 2009 IN VOLUME 3583, PAGE 348, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10AA.) TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK.S FILE NO. 9917255, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10BB.) TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK.S FILE NO. 9917256, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

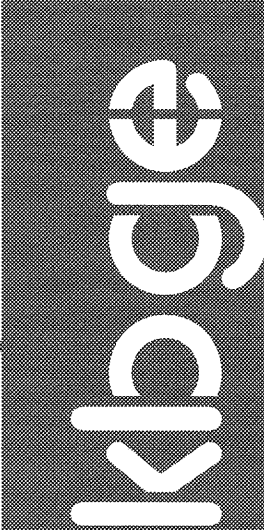
10CC.) TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: MAY 11, 2000 VOLUME 1667, PAGE 598, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10DD.) TERMS, CONDITIONS, AND STIPULATIONS IN GRAZING LEASE AGREEMENT:
LESSOR: KELLY E. MCADAMS AND WIFE INA MAY MCADAMS
LESSEE: C. C. "TEX" HUGHSON
RECORDED: JULY 1, 1970 IN VOLUME 237, PAGE 371, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS. (SUBJECT TO.)

SURVEYOR'S CERTIFICATION:

TO: HIGHPOINTE INVESTMENTS, INC.; JOQ-SAN MARCOS VENTURES L.P.; AND FIRST AMERICAN TITLE INSURANCE COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN FEBRUARY, 2014 ON THE GROUND OF THE 417.630 ACRE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (I) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (II) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1898441-FW26, EFFECTIVE DATE JANUARY 15, 2014; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO(S). 48209C0467F, 48209C0478F, AND 48209C0486F EFFECTIVE DATE OF SEPTEMBER 2, 2005 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS).

ABRAM C. DASHNER
RPLS NO. 5901
KBGE ENGINEERING
105 W. RIVERSIDE DRIVE, SUITE 110
AUSTIN, TX 78704



KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

± 417 ACRES
POSEY ROAD AND IH 35

CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LAND TITLE SURVEY

June 9, 2014

CHECKED BY:

ap

JOB NUMBER:

230-001

ISSUE DATE:

06/09/14

SHEET:

2 OF 2