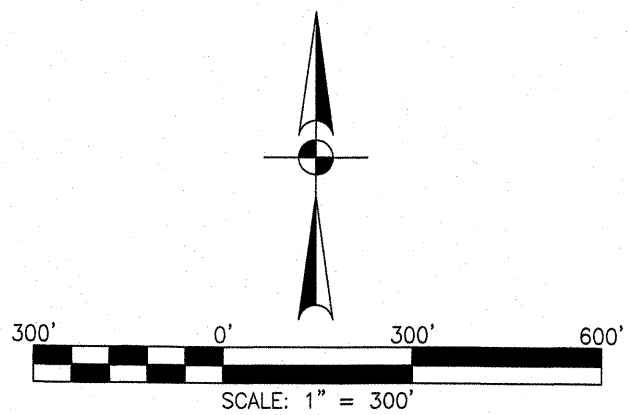
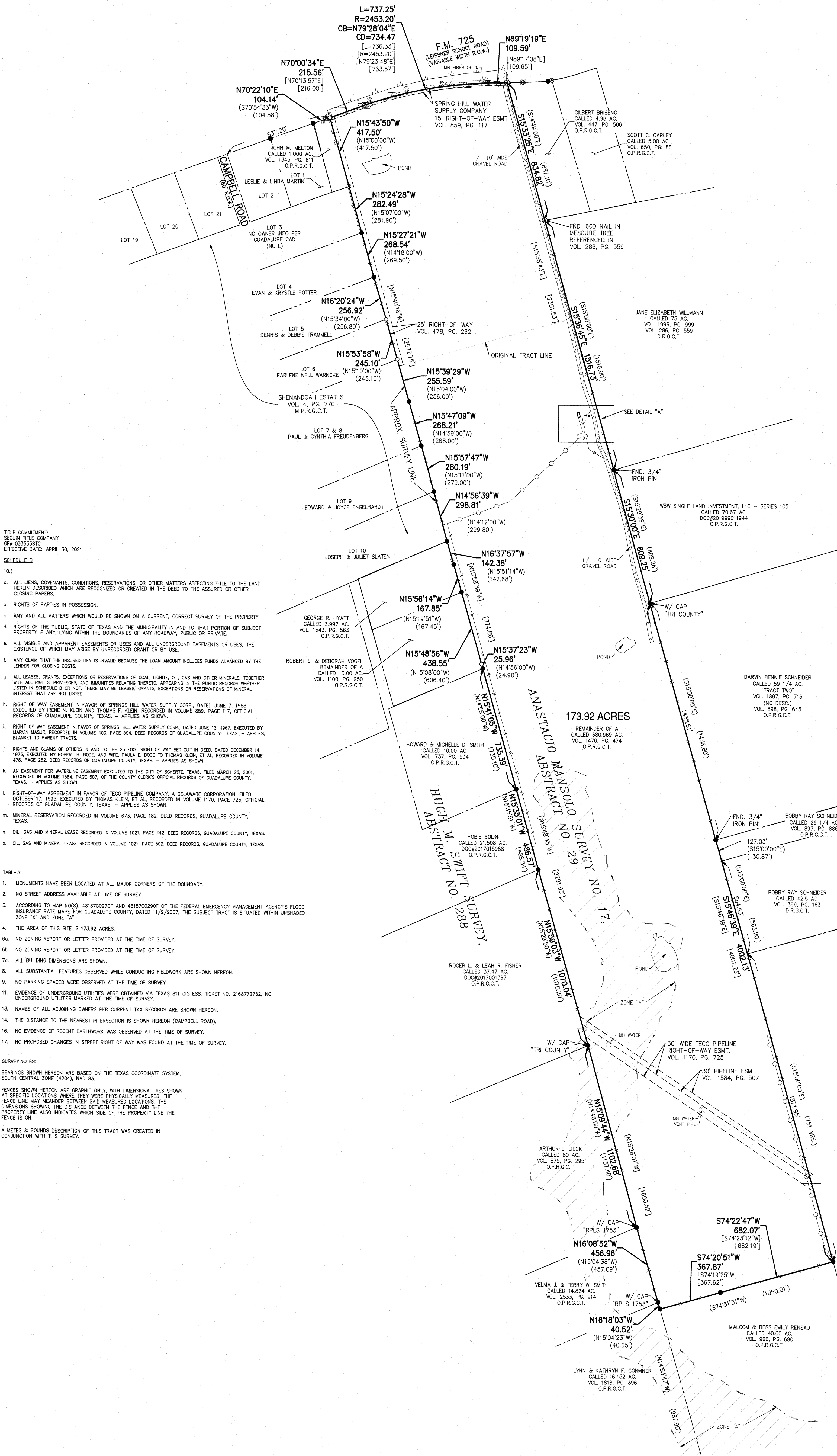


ALTA/NSPS LAND TITLE SURVEY

173.92 ACRES OF LAND LOCATED IN THE ANASTACIO MANSOLO SURVEY NO. 17, ABSTRACT NO. 29, GUADALUPE COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 380.969 ACRE TRACT, RECORDED IN VOLUME 1476, PAGE 474, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



- LEGEND:
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
 - = CONCRETE MONUMENT
 - = FND. MAG. NAIL UNLESS OTHERWISE NOTED
 - = 1" PIPE
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = ADJONER RECORD CALLS
 - [] = SUBJECT TRACT RECORD CALLS
 - ⊠ = WATER METER
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = WATER VALVE
 - ⊞ = CLEAN OUT
 - ⊞ = SANITARY SEWER MANHOLE
 - = SIGN
 - ⊞ = POWER POLE W/ CONDUIT
 - ⊞ = GUY ANCHOR
 - = OVERHEAD ELECTRIC
 - = WIRE FENCE
 - = EDGE OF ASPHALT
 - = ELECTRIC FENCE
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
 - M.P.R.G.C.T. = MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
 - D.R.G.C.T. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS
 - ▨ = ZONE "A" = FEMA FLOOD MAP SERVICE CENTER



- TITLE COMMITMENT:
SEGIN TITLE COMPANY
SPR 03555555
EFFECTIVE DATE: APRIL 30, 2021
- SCHEDULE B
- 10.)
- ALL LIENS, COVENANTS, CONDITIONS, RESERVATIONS, OR OTHER MATTERS AFFECTING TITLE TO THE LAND HEREIN DESCRIBED WHICH ARE RECOGNIZED OR CREATED IN THE DEED TO THE ASSURED OR OTHER CLOSING PAPERS.
 - RIGHTS OF PARTIES IN POSSESSION.
 - ANY AND ALL MATTERS WHICH WOULD BE SHOWN ON A CURRENT, CORRECT SURVEY OF THE PROPERTY.
 - RIGHTS OF THE PUBLIC, STATE OF TEXAS AND THE MUNICIPALITY IN AND TO THAT PORTION OF SUBJECT PROPERTY IF ANY, LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, PUBLIC OR PRIVATE.
 - ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
 - ANY CLAIM THAT THE INSURED LIEN IS INVALID BECAUSE THE LOAN AMOUNT INCLUDES FUNDS ADVANCED BY THE LENDER FOR CLOSING COSTS.
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - RIGHT OF WAY EASEMENT IN FAVOR OF SPRINGS HILL WATER SUPPLY CORP., DATED JUNE 7, 1988, EXECUTED BY JENIE N. KLEIN AND THOMAS F. KLEIN, RECORDED IN VOLUME 859, PAGE 117, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. — APPLIES AS SHOWN.
 - RIGHT OF WAY EASEMENT IN FAVOR OF SPRINGS HILL WATER SUPPLY CORP., DATED JUNE 12, 1987, EXECUTED BY MARVIN MASUR, RECORDED IN VOLUME 400, PAGE 594, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. — APPLIES, BLANKET TO PARENT TRACTS.
 - RIGHTS AND CLAIMS OF OTHERS IN AND TO THE 25 FOOT RIGHT OF WAY SET OUT IN DEED, DATED DECEMBER 14, 1973, EXECUTED BY ROBERT H. BOODE, AND WIFE, PAULA E. BOODE TO THOMAS KLEIN, ET AL, RECORDED IN VOLUME 478, PAGE 262, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. — APPLIES AS SHOWN.
 - AN EASEMENT FOR WATERLINE EASEMENT EXECUTED TO THE CITY OF SCHERTZ, TEXAS, FILED MARCH 23, 2001, RECORDED IN VOLUME 1564, PAGE 507, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. — APPLIES AS SHOWN.
 - RIGHT-OF-WAY AGREEMENT IN FAVOR OF TECO PIPELINE COMPANY, A DELAWARE CORPORATION, FILED OCTOBER 17, 1995, EXECUTED BY THOMAS KLEIN, ET AL, RECORDED IN VOLUME 1170, PAGE 725, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. — APPLIES AS SHOWN.
 - MINERAL RESERVATION RECORDED IN VOLUME 673, PAGE 182, DEED RECORDS, GUADALUPE COUNTY, TEXAS.
 - OIL, GAS AND MINERAL LEASE RECORDED IN VOLUME 1021, PAGE 442, DEED RECORDS, GUADALUPE COUNTY, TEXAS.
 - OIL, GAS AND MINERAL LEASE RECORDED IN VOLUME 1021, PAGE 502, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

- TABLE A
- MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY.
 - NO STREET ADDRESS AVAILABLE AT TIME OF SURVEY.
 - ACCORDING TO MAP NO(S), 4818702270F AND 4818702290F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GUADALUPE COUNTY, TEXAS, DATED 11/2/2007, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "A" AND ZONE "A".
 - THE AREA OF THIS SITE IS 173.92 ACRES.
 - NO ZONING REPORT OR LETTER PROVIDED AT THE TIME OF SURVEY.
 - NO ZONING REPORT OR LETTER PROVIDED AT THE TIME OF SURVEY.
 - ALL BUILDING DIMENSIONS ARE SHOWN.
 - ALL SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING FIELDWORK ARE SHOWN HEREON.
 - NO PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.
 - EVIDENCE OF UNDERGROUND UTILITIES WERE OBTAINED VIA TEXAS 811 DIGITEST, TICKET NO. 2168772752, NO UNDERGROUND UTILITIES MARKED AT THE TIME OF SURVEY.
 - NAMES OF ALL ADJOINING OWNERS PER CURRENT TAX RECORDS ARE SHOWN HEREON.
 - THE DISTANCE TO THE NEAREST INTERSECTION IS SHOWN HEREON (CAMPBELL ROAD).
 - NO EVIDENCE OF RECENT EARTHWORK WAS OBSERVED AT THE TIME OF SURVEY.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY WAS FOUND AT THE TIME OF SURVEY.

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S CERTIFICATION

TO: KINGSHIP DEVELOPMENT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF.

FIELDWORK WAS PERFORMED ON 03/22/2021

DATED THIS 22nd DAY OF July 2021.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

