CATEGORY 1A CONDITION III LAND TITLE SURVEY OF

A 59.46 ACRE TRACT OF LAND OUT OF THE JOHN CARUTHERS SURVEY NO. 6, ABSTRACT 129, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 151.59 ACRE TRACT OF LAND AS CONVEYED TO BF RANCH, LLC, OF RECORD IN DOCUMENT NO. 2008057453, AND DESCRIBED AS 151.61 ACRES IN DOCUMENT NO. 2007017972, NOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 7.28 ACRE TRACT OF LAND AS CONVEYED TO BF RANCH, LLC, OF RECORD IN DOCUMENT NO.2018074670, AND AS DESCRIBED IN DOCUMENT NO. 2005021763, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

2. THIS TRACT LIES WITHIN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED), AND ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 75 OF 750, COMMUNITY PANEL NO. 48491C0075E, DATED SEPTEMBER 26, 2008.

3.THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL WILLIAMSON COUNTY ORDINANCES AND RESTRICTIONS.

4. THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 19282134-BH, ISSUED DATE OF JULY 22, 2019, EFFECTIVE DATE OF JULY 11, 2019, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN.THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

LEGAL DESCRIPTION OF LAND:
60 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN CARUTHERS SURVEY, ABSTRACT NO. 129, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 7.28 ACRE TRACT CONVEYED TO BF RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY IN DEED RECORDED IN DOCUMENT NO. 2018074670, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 151.59 ACRES CONVEYED TO BF RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY IN DEEDS RECORDED IN DOCUMENT NOS. 2018005534 AND CORRECTED IN 2018051433, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:
DOCUMENT NO. 2018099086, O.P.R., WILLIAMSON COUNTY, TEXAS
DOCUMENT NO. 2018033325, O.P.R., WILLIAMSON COUNTY, TEXAS
DOCUMENT NO. 2019028422, O.P.R., WILLIAMSON COUNTY, TEXAS

10.
f.) VOLUME 444, PAGE 398, D.R., WILLIAMSON COUNTY, TEXAS - DOES NOT APPLY
- ROADWAY EASEMENT
g.) VOLUME 514, PAGE 113, D.R., WILLIAMSON COUNTY, TEXAS - DOES NOT APPLY
- ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT
h.) VOLUME 516, PAGE 87, D.R., WILLIAMSON COUNTY, TEXAS - DOES NOT APPLY
- ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT
i.) VOLUME 2225, PAGE 700, D.R., WILLIAMSON COUNTY, TEXAS - DOES NOT APPLY
- ROTATABLE WATER PIPELINE EASEMENT
j.) DOCUMENT NO. 2019029298, O.P.R., WILLIAMSON COUNTY, TEXAS - APPLIES - EASEMENT DOES NOT CROSS SUBJECT TRACT - NOT SHOWN
- TERMS, CONDITIONS AND PROVISIONS OF THE JOINT USE ACCESS EASEMENT
k.) DOCUMENT NO. 2019003787, O.P.R., WILLIAMSON COUNTY, TEXAS - APPLIES
- ACCESS AND UTILITY EASEMENT - SHOWN
l.) DOCUMENT NO. 2019006187, O.P.R., WILLIAMSON COUNTY, TEXAS - APPLIES - EASEMENT DOES NOT CROSS SUBJECT TRACT - NOT SHOWN
- TERMS, CONDITIONS AND PROVISIONS OF THE P.U.E. AND ACCESS EASEMENT
m.) DOCUMENT NO. 2018009086, O.P.R., WILLIAMSON COUNTY, TEXAS - DOES NOT APPLY - SUBJECT TRACT REMOVED FROM PROPERTY DESCRIPTION AND IS NO LONGER SUBJECT TO THE DECLARATION PER DOCUMENT NO. 2019028422, O.P.R.
DOCUMENT NO. 2018033325, O.P.R., WILLIAMSON COUNTY, TEXAS
DOCUMENT NO. 2019028422, O.P.R., WILLIAMSON COUNTY, TEXAS
- TERMS, CONDITIONS, BUILDING SETBACK LINES, EASEMENTS, PROVISIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS.
n.) DOCUMENT NOS. 2018009086 AND AMENDED IN 2018033325 AND 2019028422, O.P.R. - NOT A SURVEY MATTER
- MAINTENANCE CHARGES AND/OR ASSESSMENTS
o.) VOLUME 391, PAGE 647, D.R. - NOT A SURVEY MATTER
- MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS
p.) VOLUME 361, PAGE 382, D.R. - NOT A SURVEY MATTER
- MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS
q.) VOLUME 388, PAGE 442, D.R. - NOT A SURVEY MATTER
- MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS
r.) VOLUME 399, PAGE 479, D.R. - NOT A SURVEY MATTER
- MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS

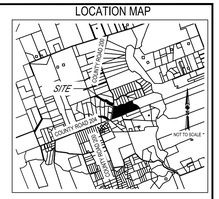
5. FENCES ALONG BOUNDARY LINE MEANDER.

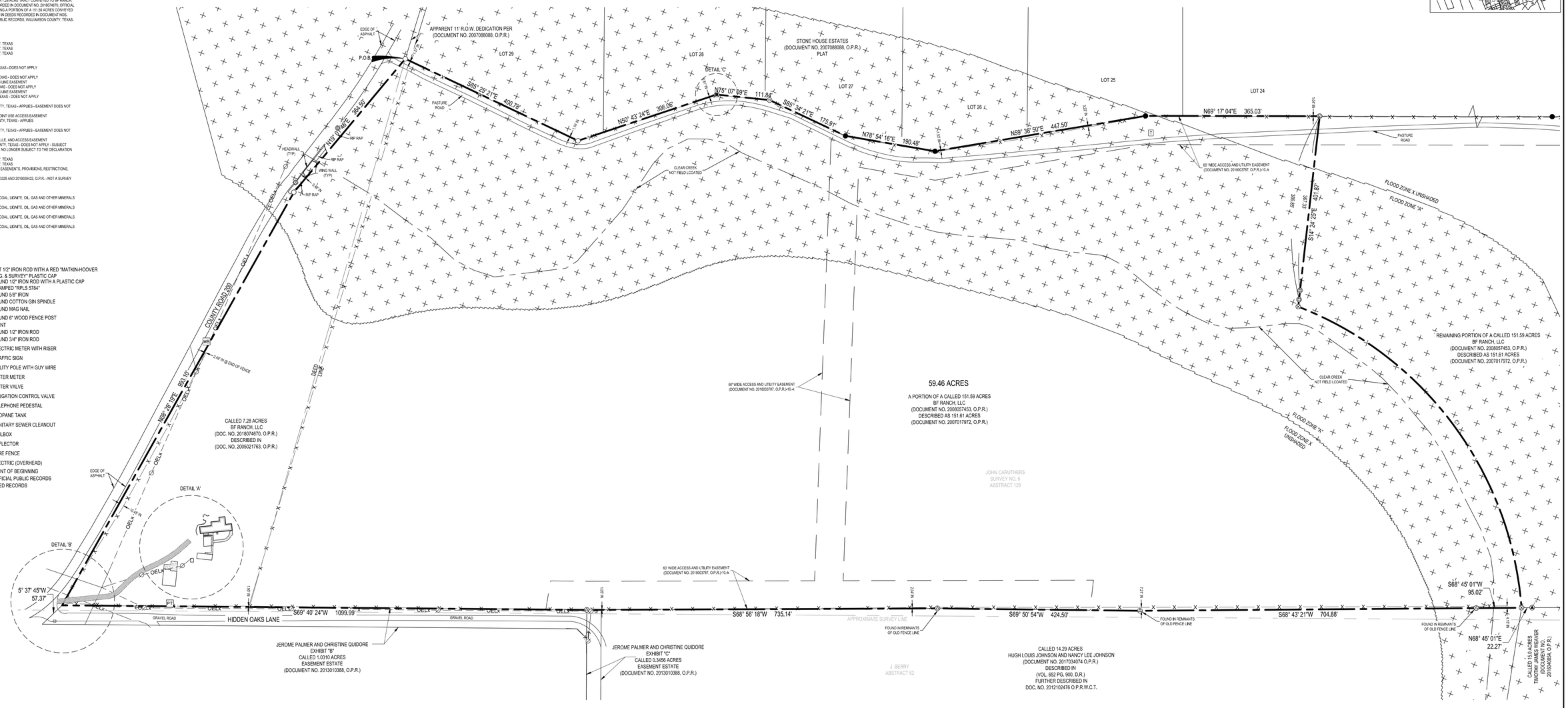
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	735.76'	829.02'	64°33'31"	S57° 22' 35"E	785.86'

LEGEND

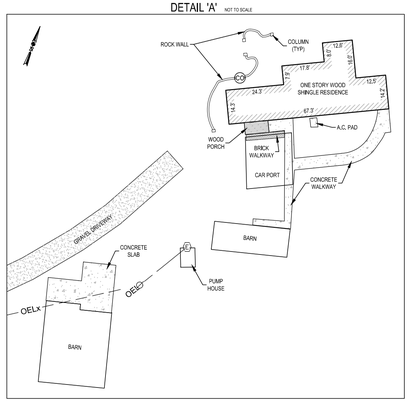
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
●	FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 5784"
⊙	FOUND 5/8" IRON
▲	FOUND COTTON GIN SPINDLE
◉	FOUND MAG NAIL
◎	FOUND 6" WOOD FENCE POST
⊗	POINT
(1/2)	FOUND 1/2" IRON ROD
(3/4)	FOUND 3/4" IRON ROD
E	ELECTRIC METER WITH RISER
S	TRAFFIC SIGN
∅⟶	UTILITY POLE WITH GUY WIRE
W	WATER METER
W	WATER VALVE
IC	IRRIGATION CONTROL VALVE
T	TELEPHONE PEDESTAL
PT	PROPANE TANK
CO	SANITARY SEWER CLEANOUT
MB	MAILBOX
	REFLECTOR
——X——X——X——	WIRE FENCE
— — — OELx — —	ELECTRIC (OVERHEAD)
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORDS
D.R.	DEED RECORDS

LOCATION MAP

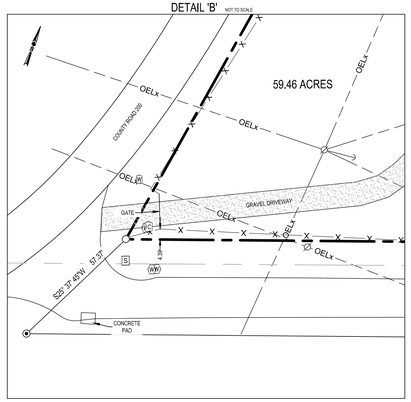




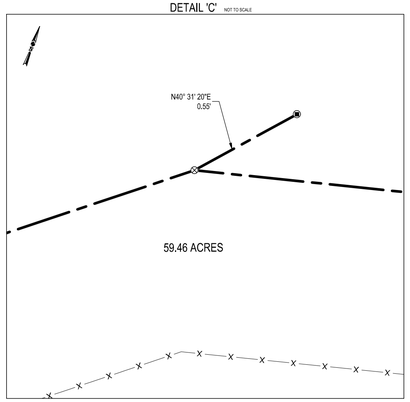
DETAIL 'A' NOT TO SCALE



DETAIL 'B' NOT TO SCALE



DETAIL 'C' NOT TO SCALE



MATKINHOOVER
ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
(830) 249-0600 FAX (830) 249-0099
1301 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM LI 10194167
BOERNE, TEXAS REGISTERED SURVEYING FIRM LI 10053410
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-9441/2
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS OWNER'S REPS

I HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BF RANCH LLC, AND ASHBY CAPITAL INVESTMENTS, LLC OR ASSIGNS

THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A , CONDITION III LAND TITLE SURVEY.
FIELD WORK COMPLETED: JULY 30, 2019

STATE OF TEXAS REGISTERED KYLE L. PRESSLER 6528 PROFESSIONAL LAND SURVEYOR

KYLE L. PRESSLER — DATE: AUGUST 1, 2019
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 19-5044