

TITLE SURVEY
LOT 14, RANCHES AT DRIPPING SPRINGS,
RECORDED IN DOCUMENT NO. 2024-240959,
PLAT RECORDS OF BLANCO COUNTY,
TEXAS

TITLE COMMITMENT:
 NATIONAL INVESTORS TITLE INSURANCE COMPANY
 8993-24-52602
 EFFECTIVE DATE: 01/21/2024

SCHEDULE B

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: DOCUMENT NO. 2024-240959 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, AND BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414, 2023-233418, 2023-233419, 2023-233870 AND 2023-233898 .
- 10.)
 - a. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY)
 - b. ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH RIGHTS OF TENANTS IN POSSESSION.
 - c. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING: ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
 - d. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.
 - e. ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH RIGHTS OF TENANTS IN POSSESSION.
 - f. PUBLIC UTILITY DRAINAGE & EMBANKMENT BACK SLOPE EASEMENT(S) 20 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
 - g. UTILITY AND DRAINAGE EASEMENT(S) 20 FEET IN WIDTH ALONG THE FRONT AND REAR PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (NOTE #14 OF PLAT)
 - h. UTILITY AND DRAINAGE EASEMENT(S) 10 FEET IN WIDTH ALONG THE SIDE PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (NOTE #14 OF PLAT)
 - i. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC REGARDING AN AQUASAFE WATER SYSTEM, AS SET FORTH BY INSTRUMENT FILED FOR RECORD IN VOLUME 229, PAGE 635 , OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. (NOT SURVEY RELATED)
 - j. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 89, PAGE 857 , OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
 - k. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 4, PAGE 494 , OF THE OIL AND GAS RECORDS OF BLANCO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
 - l. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN SHARED DRIVEWAY AGREEMENT, AS SET FORTH BY INSTRUMENT RECORDED OCTOBER 23, 2023, UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233344. (AT SUBDIVISION ENTRANCE)
 - m. EASEMENT(S) RESERVATION, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414 , AMENDED UNDER 2023-233870 .
 - n. ASSESSMENTS AND/OR MAINTENANCE CHARGES PAYABLE TO RANCHES AT DRIPPING SPRINGS HOA, INC. AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414 , AMENDED UNDER 2023-233870, INCLUDING BUT NOT LIMITED TO ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO. (APPLIES AS SHOWN)
 - o. WORKING CAPITAL FEE PAYABLE TO RANCHES AT DRIPPING SPRINGS HOA, INC. AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414 , AMENDED UNDER 2023-233870. (APPLIES AS SHOWN)
 - p. 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.
 - q. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
 - r. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED: OWNER'S AND LOAN POLICY(IES); ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND; HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF BLANCO COUNTY, TEXAS, PRIOR TO THE DATE HEREOF OWNER'S POLICY(IES) ONLY; LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY/LOAN POLICY(IES) ONLY; PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY.

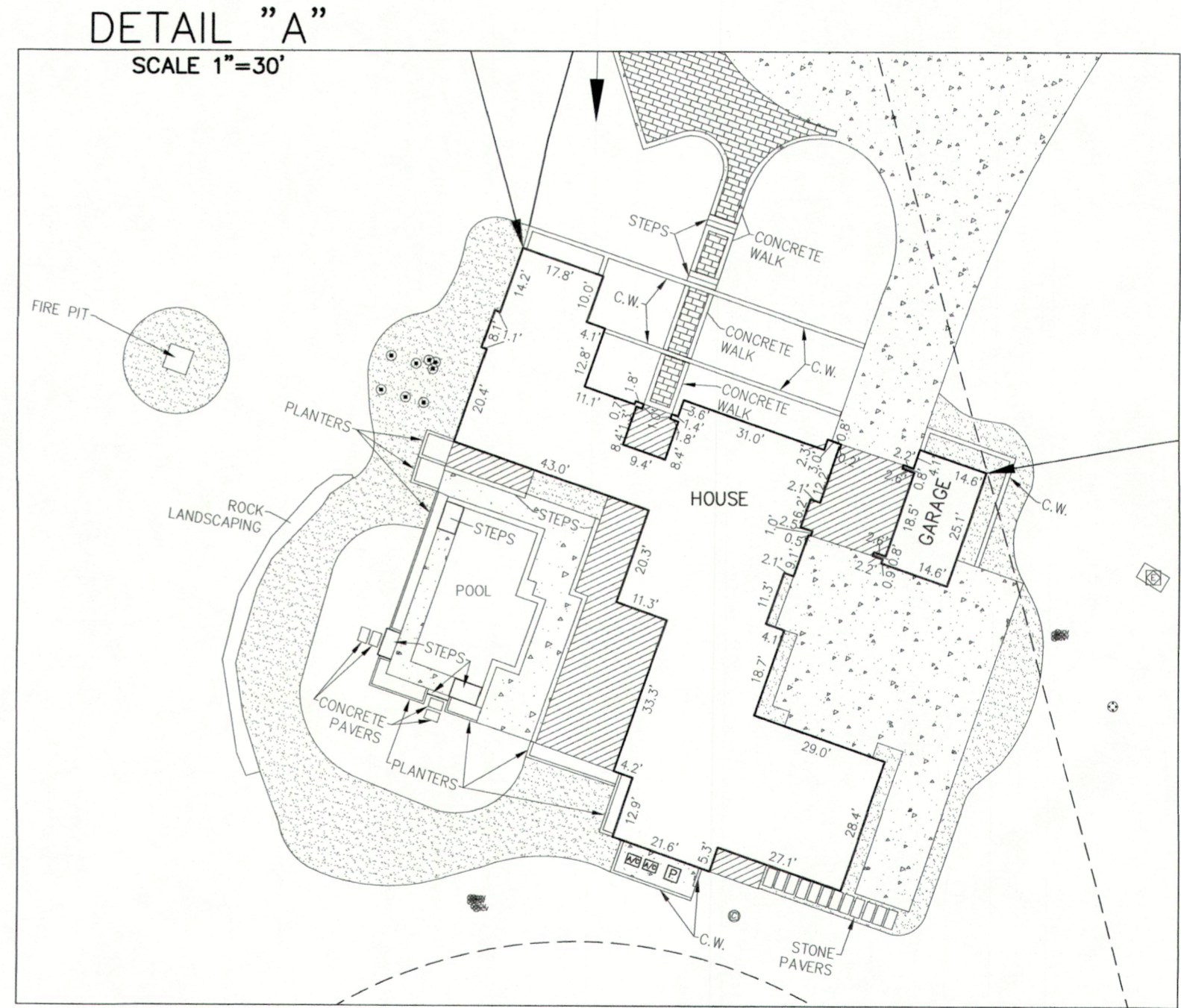
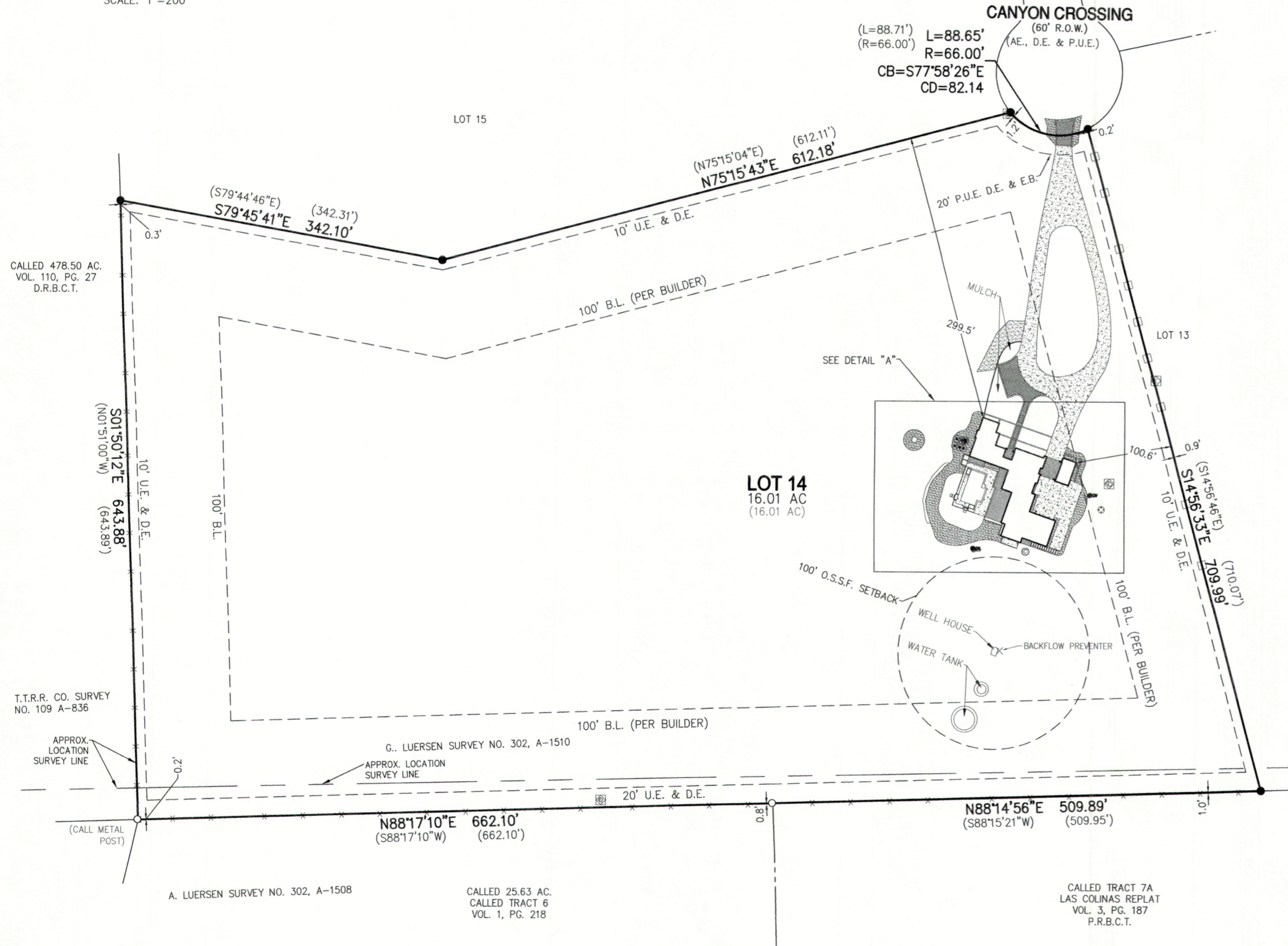
SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011) EPOCH 2010.00.

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.



SCALE: 1"=200'



- LEGEND:**
- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - C.W. = CONCRETE WALL
 - ☐ = POOL PUMP
 - ☐ = A/C UNIT
 - ☐ = TRANSFORMER
 - ☐ = CLEAN OUT
 - ☐ = WELL
 - ☐ = IRRIGATION CONTROL VALVE
 - ☐ = SEPTIC
 - ☐ = UNDERGROUND PROPANE
 - ☐ = CONCRETE
 - ☐ = COVERED CONCRETE
 - ☐ = BRICK
 - ☐ = GRAVEL
 - ☐ = HOG WIRE FENCE
 - ☐ = WROUGHT IRON FENCE

1562 CANYON CROSSING
 JOHNSON CITY, TEXAS

THIS SURVEY IS CERTIFIED TO:
 KEITH WING CUSTOM BUILDERS



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 8TH DAY OF APRIL, 2024
 DOROTHY J. TAYLOR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295 26-0105

DRAWN BY: LH
 FIELD CREW: MZ

HMT ENGINEERING & SURVEYING
 290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 TBPELS FIRM F-10961
 TBPELS FIRM 10153600