

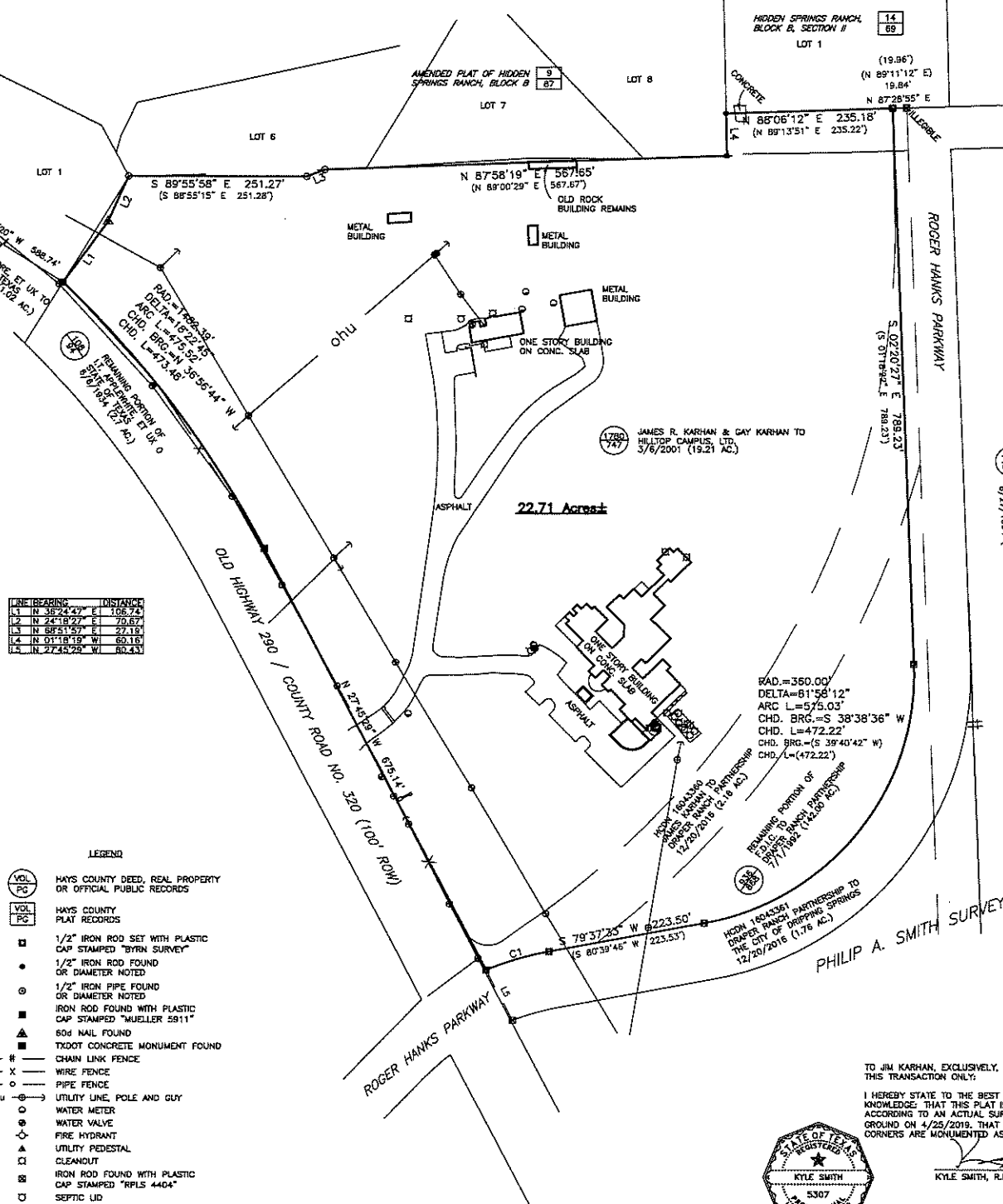
**SURVEYORS NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.I.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0105F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 2062415-DRP, DATED 10/16/2020 PROVIDED BY INDEPENDENCE TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

**NOTES CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT G.F. NO. 2062415-DRP**

- 10(a) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOLUME 115, PAGE 83 OF THE HAYS COUNTY DEED RECORDS. DOES NOT AFFECT SUBJECT TRACT.
- 10(b) EASEMENT GRANTED TO SOUTHWESTERN STATES TELEPHONE COMPANY IN VOLUME 187, PAGE 489 AND VOLUME 187, PAGE 498 OF THE HAYS COUNTY DEED RECORDS. AFFECTS SUBJECT PROPERTY BUT NO PLOTTABLE ITEMS ARE CONTAINED IN THE DEEDS.
- 10(c) EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORP. IN VOLUME 1975, PAGE 9 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. THIS EASEMENT IS LOCATED ADJACENT TO SPRINGLAKE DRIVE. THEREFORE DOES NOT AFFECT THE SUBJECT TRACT.
- 10(d) EASEMENT GRANTED TO THE CITY OF DRIPPING SPRINGS IN VOLUME 2251, PAGE 187 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. DOES NOT AFFECT SUBJECT TRACT.
- 10(e) EASEMENT GRANTED TO DRIPPING SPRINGS ISD IN VOLUME 3587, PAGE 867 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. DOES NOT AFFECT SUBJECT TRACT.

ORIGINAL SCALE  
1" = 100'



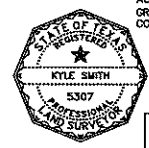
LINE BEARING	DISTANCE
L1 IN 38°24'47" E	108.74'
L2 IN 24°18'27" E	29.67'
L3 IN 88°55'58" E	251.27'
L4 IN 01°18'39" W	60.16'
L5 IN 27°42'28" W	80.43'

- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
  - HAYS COUNTY PLAT RECORDS
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
  - 1/2" IRON ROD FOUND OR DIAMETER NOTED
  - 1/2" IRON PIPE FOUND OR DIAMETER NOTED
  - IRON ROD FOUND WITH PLASTIC CAP STAMPED "MUELLER 5911"
  - 60d NAIL FOUND
  - TxDOT CONCRETE MONUMENT FOUND
  - CHAIN LINK FENCE
  - WIRE FENCE
  - PIPE FENCE
  - UTILITY LINE, POLE AND GUY
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - UTILITY PEDESTAL
  - CLEANOUT
  - IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 4404"
  - SEPTIC LID

K. SMITH

REVISED 2/8/2021  
 CLIENT: KARHAN, JM  
 DATE: 4/25/2019  
 OFFICE: HADEN, K. SMITH  
 CREW: HADEN, C. SMITH, K. SMITH  
 FB/PC: 767/25  
 PLAT NO. 27051-19-2-c

CURVE RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
61	144.00	182.48	120.22°	57.53614' W 192.28



TO JIM KARHAN, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:  
 I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 4/25/2019, THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.  
 KYLE SMITH, R.P.L.S. NO. 5307

**BYRN & ASSOCIATES, INC.**  
 SURVEYING  
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
 PHONE 512-396-2270 FAX 512-392-2945  
 FIRM NO. 10070500

PLAT OF 22.71 ACRES, MORE OR LESS, IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

## Exhibit "A"

DESCRIPTION OF 22.71 ACRES, MORE OR LESS, OF LAND AREA IN THE PHILLIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 19.21 ACRES IN A DEED FROM JAMES R. KARHAN & GAY KARHAN TO HILLTOP CAMPUS, LTD., DATED MARCH 6, 2001 AND RECORDED IN VOLUME 1780, PAGE 747 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, A PORTION OF THAT TRACT DESCRIBED AS 2.18 ACRES IN A DEED FROM JAMES KARHAN TO DRAPER RANCH PARTNERSHIP, DATED DECEMBER 20, 2016 AND RECORDED IN HAYS COUNTY DOCUMENT NUMBER 16043360 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND A REMAINING PORTION OF THAT TRACT DESCRIBED AS 142.00 ACRES IN A DEED FROM F.D.L.C. TO DRAPER RANCH PARTNERSHIP, DATED JULY 1, 1992 AND RECORDED IN VOLUME 936, PAGE 868 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod set in the northeast line of Old Highway 290/Hays County Road No. 320 and that tract described as 2.7 acres in a deed from I. T. Applewhite et ux to the State of Texas, dated June 6, 1934 and recorded in Volume 108, Page 94 of the Hays County Deed Records, for the common south corner of this description and the west corner of that tract described as 1.76 acres in a deed from Draper Ranch Partnership to The City of Dripping Springs, dated December 20, 2016 and recorded in Hays County Document Number 16043361 of the Hays County Official Public records (the Dripping Springs 1.76 acre tract currently known as Roger Hanks Parkway);

**THENCE** leaving Roger Hanks Parkway and the **PLACE OF BEGINNING** as shown on that plat numbered 27651-19-2-c dated April 25, 2019 as prepared for Jim Karhan by Byrn & Associates, Inc. of San Marcos, Texas with the common southwest line of the Draper Ranch Partnership 2.18 acre tract and the Hilltop Campus Ltd. tract, and the northeast line of Old Highway 290/Hays County Road No. 320, the following two courses:

1. N 27° 45' 29" W 675.14 feet to a concrete highway monument found, and
2. With a left breaking curve having the following characteristics, Radius = 1482.39 feet, Central Angle = 18°22'45", Arc Length = 475.52 feet and a Chord which bears N 36°56'44"W 473.48 feet to a ½" iron rod set for the common west corner of the Hilltop Campus, Ltd. tract, the south corner of Lot 1, Amended Plat of Hidden Springs Ranch, Block B, as recorded in Volume 9, Page 87 of the Hays County Plat Records, the north corner of the State of Texas 2.7 acre tract and the east corner of that tract described as 1.02 acres in a deed from H. L. Moore et ux to The State of Texas, dated July 5, 1934 and recorded in Volume 108, Page 96 of the Hays County Deed Records;

**THENCE** leaving Old Highway 290, with the common north line of the Hilltop Campus, Ltd. tract and the south line of the Amended Plat of Hidden Springs Ranch, Block B, the following six courses:

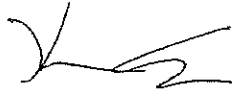
1. N 36° 24' 47" E 106.74 feet to a 60d nail found,
2. N 24° 18' 27" E 70.67 feet to a ½" iron pipe found for the east corner of Lot 1 and the southwest corner of Lot 6, Amended Plat of Hidden Springs Ranch, Block B,
3. S 89° 55' 58" E 251.27 feet to a ½" iron pipe found,
4. N 68° 51' 57" E 27.19 feet to a ½" iron pipe found,
5. N 87° 58' 19" E 567.65 feet to a ½" iron rod found for an interior corner in the north line of the Hilltop Campus, Ltd. tract and the southeast corner of Lot 8, Amended Plat of Hidden Springs Ranch, Block B, and

6. N 01° 18' 19" W 60.16 feet to a ½" iron rod found for the southwest corner of Lot 1, Hidden Springs Ranch, Block B, Section 2 as recorded in Volume 14, Page 69 of the Hays County Plat Records.

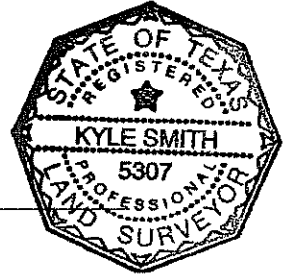
THENCE leaving Lot 8, Amended Plat of Hidden Springs Ranch, Block B, with the common north line of the Hilltop Campus, Ltd. tract and the south line of Lot 1, Hidden Springs Ranch, Block B, Section 2, N 88° 06' 12" E 235.18 feet to a ½" iron rod set for the northwest corner of Roger Hanks Parkway and that tract previously mentioned as recorded in Hays County Document Number 16043361 of the Hays County Official Public Records, from which an iron rod found with an illegible plastic cap found for the northeast corner of the previously mentioned Draper Ranch Partnership 2.18 acre tract bears N 87°28'55"E 19.84 feet;

THENCE leaving Lot 1, Hidden Springs Ranch, Block B, Section 2, crossing a portion of the Draper Ranch Partnership 2.18 acre tract and the Draper Ranch Family Partnership 142.00 acre tract, the following four courses:

1. S 02° 20' 27" E 789.23 feet to a ½" iron rod set,
2. With a right breaking curve having the following characteristics, Radius = 360.00 feet, Central Angle = 81°58'12", Arc Length = 515.03 feet and a Chord which bears S 38°38'36" W 472.22 feet to an iron rod found with a plastic cap stamped "RPLS 4404",
3. S 79° 37' 33" W 223.50 feet to a ½" iron rod set,
4. With a left breaking curve having the following characteristics, Radius = 440.00 feet, Central Angle = 12°02'20", Arc Length = 92.45 feet and a Chord which bears S 73°36'14" W 92.28 feet to the **PLACE OF BEGINNING**. There are contained within these metes and bounds 22.71 acres, more or less, of land area as prepared from public records and a survey made on the ground on April 25, 2019 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone.



Kyle Smith, R.P.L.S. #5307



Client: Karhan, Jim  
Date: April 25, 2019  
Survey: Smith, Phillip A.  
County: Hays  
Job No: 27651-19  
FND22.71

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: April 1, 2021 GF No. 2062415-DRP

Name(s) of Affiant(s): Hilltop Campus LTD, a Texas limited partnership and Draper Ranch Partnership

Address of Affiant(s): PO Box 1569  
Blanco, TX 78606

Description of Property: A0415 PHILIP A SMITH SURVEY, ACRES 19.21, A0415 PHILIP A SMITH SURVEY, ACRES 3.503, Hays County, TX

See Exhibit "A" attached hereto and incorporated herein by reference.

County Hays, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

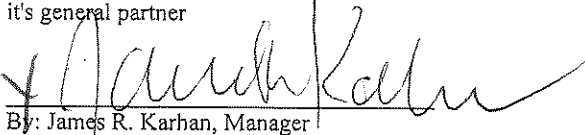
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 04/05/2019 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

Initial Here  None  EXCEPT for the following (If None, Insert "None" Below):

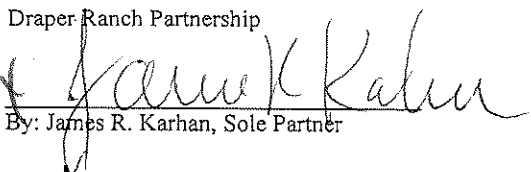
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

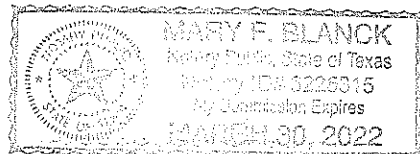
Hilltop Campus, LTD  
a Texas limited partnership

By: Rush Blanco Management  
a Texas limited liability company  
it's general partner

  
By: James R. Karhan, Manager

Draper Ranch Partnership

  
By: James R. Karhan, Sole Partner



SWORN AND SUBSCRIBED this 1st day of April, 2021.

  
Notary Public