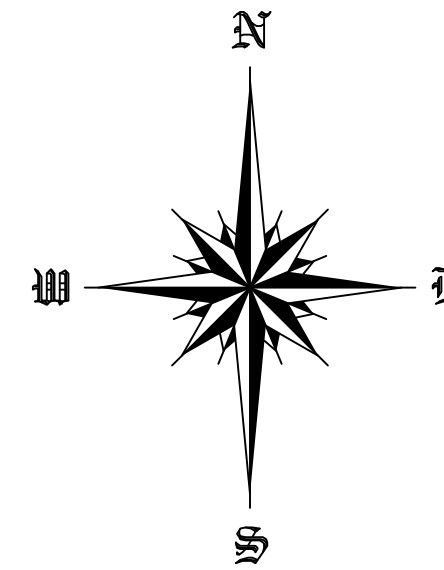


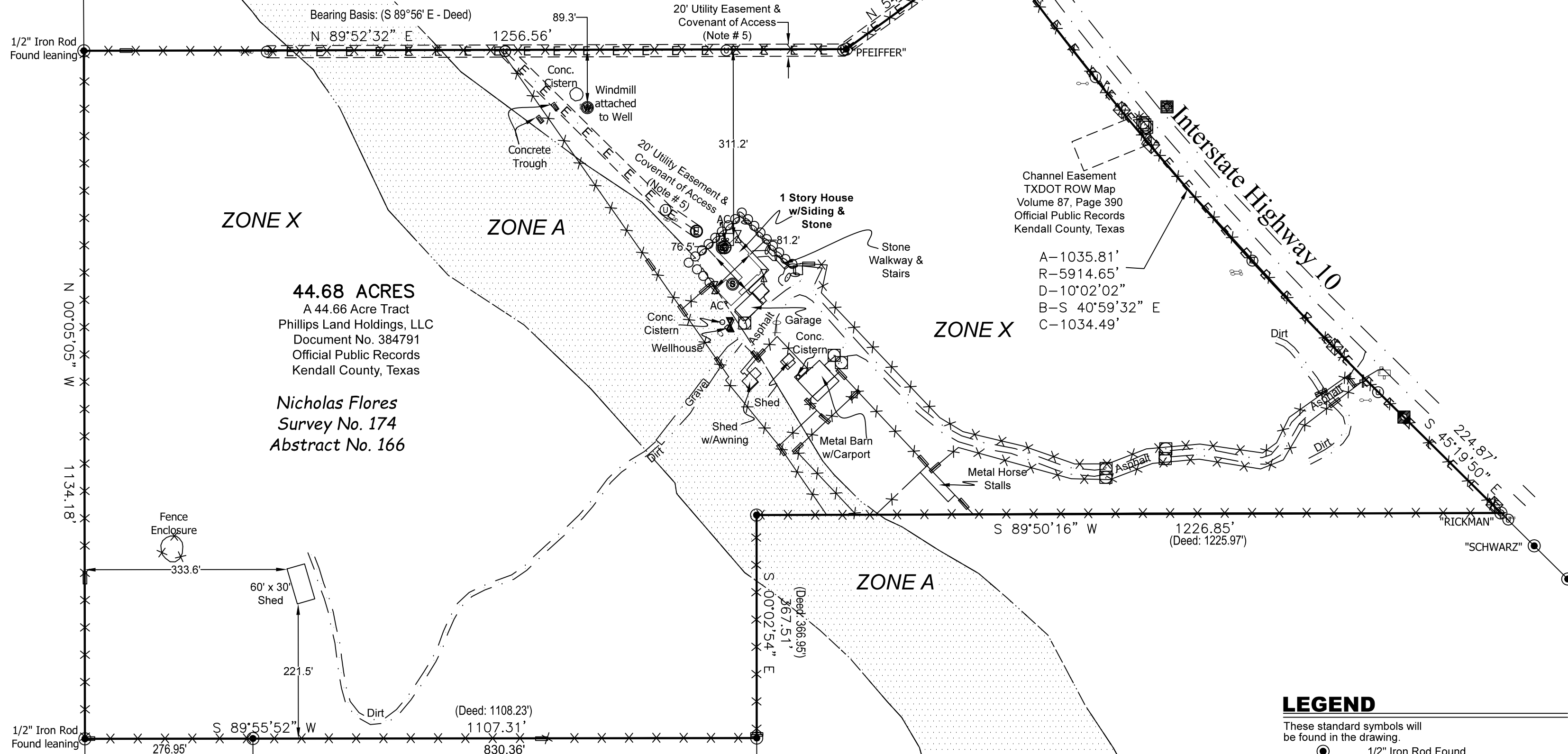
PHILLIPS LAND HOLDINGS, LLC
40455 IH 10,
BOERNE, TEXAS

A 33.578 Acre Tract
Two Creeks 78, Ltd
Document No. 382849
Official Public Records
Kendall County, Texas

A 984.00 Acre Tract
Ranch at Upper Cibolo Creek, LLC
Document No. 390223
Official Public Records
Kendall County, Texas



SURVEY OF A 44.68 ACRE TRACT OF
LAND OUT OF THE NICHOLAS FLORES
SURVEY NO. 174, ABSTRACT NO. 166,
KENDALL COUNTY, TEXAS, AND
BEING THAT SAME CALLED 44.66
ACRE TRACT DESCRIBED IN DEED TO
PHILLIPS LAND HOLDINGS, LLC, OF
RECORD IN DOCUMENT NO. 384791,
OFFICIAL PUBLIC RECORDS, KENDALL
COUNTY, TEXAS.



44.68 ACRES
A 44.66 Acre Tract
Phillips Land Holdings, LLC
Document No. 384791
Official Public Records
Kendall County, Texas

*Nicholas Flores
Survey No. 174
Abstract No. 166*

LEGEND
These standard symbols will be found in the drawing.

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Wellhead
- Water Faucet
- Irrigation Control Valve
- Cleanout
- On-Site Sewage Facilities
- Gas Valve
- Propane Tank
- Reflector
- Mail Box
- Key Pad
- Underground Fiber Optic Line Sign
- Fiber Optic Marker
- Basketball Hoop
- Gate
- Culvert
- Electric Box
- Down Guy
- Utility Pole
- Overhead Utilities
- Pipe & Wire Fence
- Rockwall
- Wire Fence
- Edge of Stone
- Edge of Asphalt

Scale: 1" = 150'
0 150 300

- Survey Notes:**
1. Bearings Based on NAD83 Texas Central Zone 4203; US Survey Feet.
 2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
 3. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) No. 48259C0400G, dated May 15, 2020, property is located in Zone A, Special Flood Hazard Area, and Zone X, area of minimal flood hazard.
 4. Subject to a Unknown Width Telephone Line and Underground Telephone Cable Easement, per Document No. 384791, and Vol. 378, Pg. 633, Official Records, Kendall County, Texas.
 5. Subject to a 20' Utility Easement & Covenant of Access, centered on facilities as shown, per Vol. 384, Pg. 307, Official Records, Kendall County, Texas.
 6. Subject to Chennel Easement per TXDoT R.O.W. Map, as shown, and as described in Vol. 87, Pg. 390, Official Records, Kendall Cponuty, Texas.
 7. No Title Commitment was provided to Surveyor at time of Survey.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS EXHIBIT REPRESENTS
A SURVEY MADE ON THE GROUND ON
MARCH 18, 2025, OF THE PROPERTY
SHOWN HEREON:

Marion Ruth Bolton
Marion Ruth Bolton,
Registered Professional Land Surveyor No. 4727
Job Number: 25-032



RICKMAN
LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

A 13.50 Acre Tract
Randall H. Bergmann
Living Trust
Vol. 1474, Pg. 78
Official Public Records
Kendall County, Texas

A 22.48 Acre Tract
Jeffrey Jay Jaime & Michele T. Jaime
Vol. 1291, Pg. 351
Official Public Records
Kendall County, Texas

A 54.7679 Acre Tract
Linda Bergmann Sanford & Patricia
Bergmann Suttle
Vol. 1688, Pg. 968
Official Public Records
Kendall County, Texas

A 984.00 Acre Tract
Ranch at Upper Cibolo Creek, LLC
Document No. 390223
Official Public Records
Kendall County, Texas