



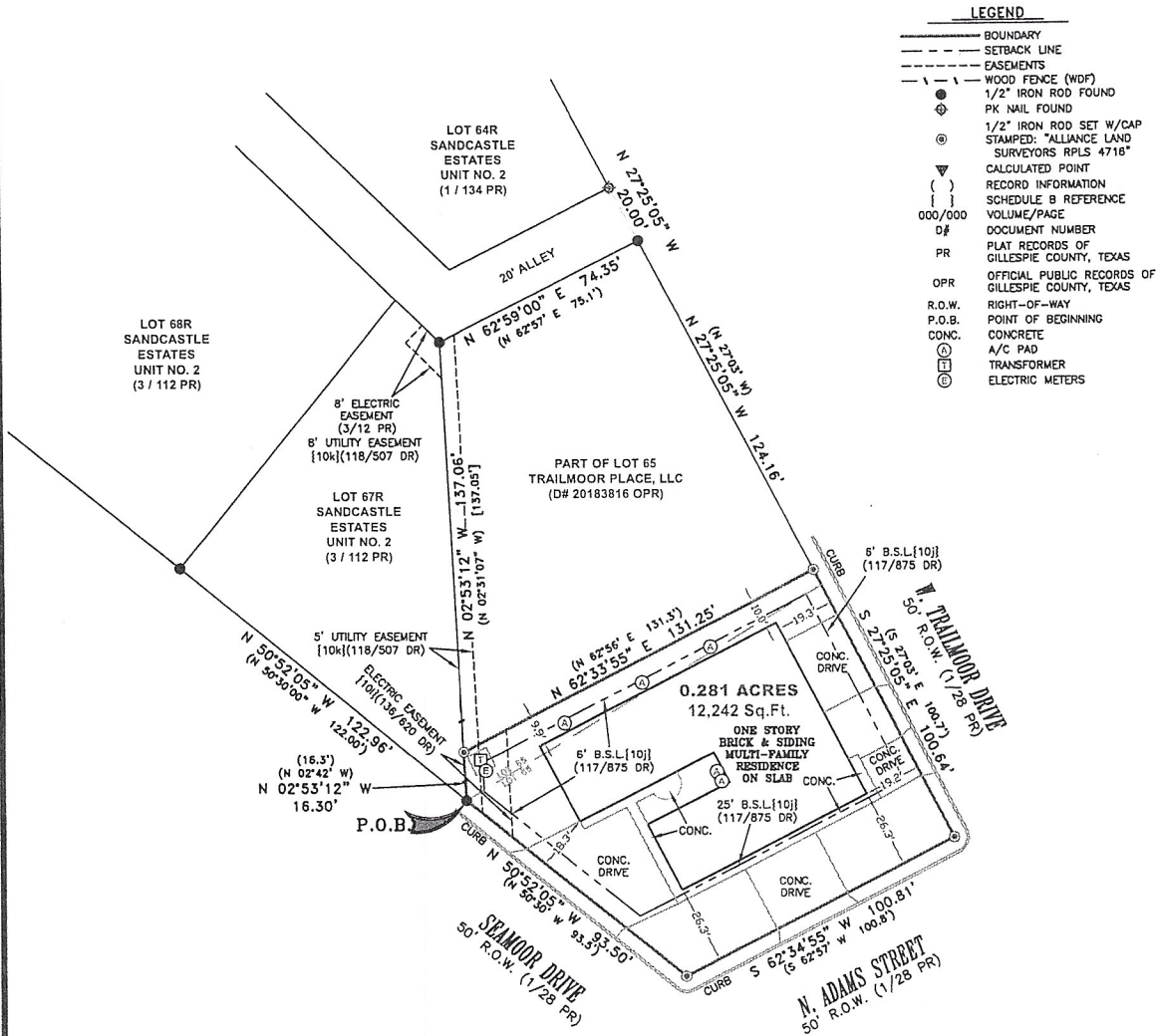
TSPELS FIRM No. 10194264
18410 US Hwy 281 N, Suite 100
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: JERRY VERBURGT
ADDRESS: 1402 N ADAMS STREET
CITY, STATE, ZIP: FREDERICKSBURG, TEXAS 78624
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GF NUMBER: 228750
EFFECTIVE DATE: APRIL 5, 2028
ISSUE DATE: APRIL 14, 2028



LAND TITLE SURVEY

TRACT I
0.281 ACRES OF LAND, BEING ALL OF LOT 66 AND A PORTION OF LOT 65, SANDCASTLE ESTATES UNIT NO. 2 TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 28, PLAT RECORDS, GILLESPIE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A CONTRIBUTION WARRANTY DEED TO PIXIE DUST INVESTMENTS, LLC OF RECORD IN DOCUMENT NO. 20235628, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, THIS 0.281 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.



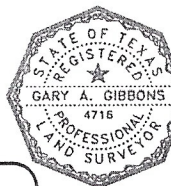
NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, GRID.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
 - [1] RESTRICTIONS RECORDED IN VOLUME 117, PAGE 875, DEED RECORDS, AND DOCUMENT NO. 20094033, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.
 - [10g] EASEMENT EXECUTED BY HENRY STOLLE TO CITY OF FREDERICKSBURG, DATED JUNE 16, 1954, RECORDED IN VOLUME 72, PAGES 267-268, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (LOCATION NOT DEFINED, MAY APPLY)
 - [10h] RIGHT OF WAY EASEMENT EXECUTED BY HENRY STOLLE TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED FEBRUARY 18, 1961, RECORDED IN VOLUME 82, PAGE 282, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (BLANKET IN NATURE, MAY APPLY)
 - [10i] RIGHT OF WAY EASEMENT EXECUTED BY FRANK CHAMBERS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED NOVEMBER 2, 1952, RECORDED IN VOLUME 82, PAGES 347-348, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (BLANKET IN NATURE, MAY APPLY)
 - [10j] BUILDING SETBACK LINES AS REFERRED TO IN VOLUME 117, PAGES 875-877, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (AS SHOWN)
 - [10k] UTILITY EASEMENT EXECUTED BY COMMUNITY SAVINGS AND LOAN ASSOCIATION OF FREDERICKSBURG TO CITY OF FREDERICKSBURG, DATED OCTOBER 26, 1976, RECORDED IN VOLUME 118, PAGES 507-509, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (AS SHOWN)
 - [10l] RIGHT OF WAY EASEMENT EXECUTED BY RICHARD NEFFENDORF, JR., ET AL. TO CITY OF FREDERICKSBURG, DATED JULY 2, 1980, RECORDED IN VOLUME 136, PAGES 619-624, DEED RECORDS OF GILLESPIE COUNTY, TEXAS.



SCALE
1" = 40'

ACCORDING TO FEMA MAP NO. 48174C0286C WITH AN EFFECTIVE DATE OF 10/19/2001, THIS PROPERTY LIES WITHIN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE SCALED IN FROM THE AVAILABLE FIRM PANEL.



I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:
THE 23rd DAY OF APRIL 2028, A.D.

Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

JOB NO. 260422291

FIELD WORK: DV1

BOUNDARY: JTD

DRAWN: JTD

REVIEW: CEC/GG

REVISION DATE: ---