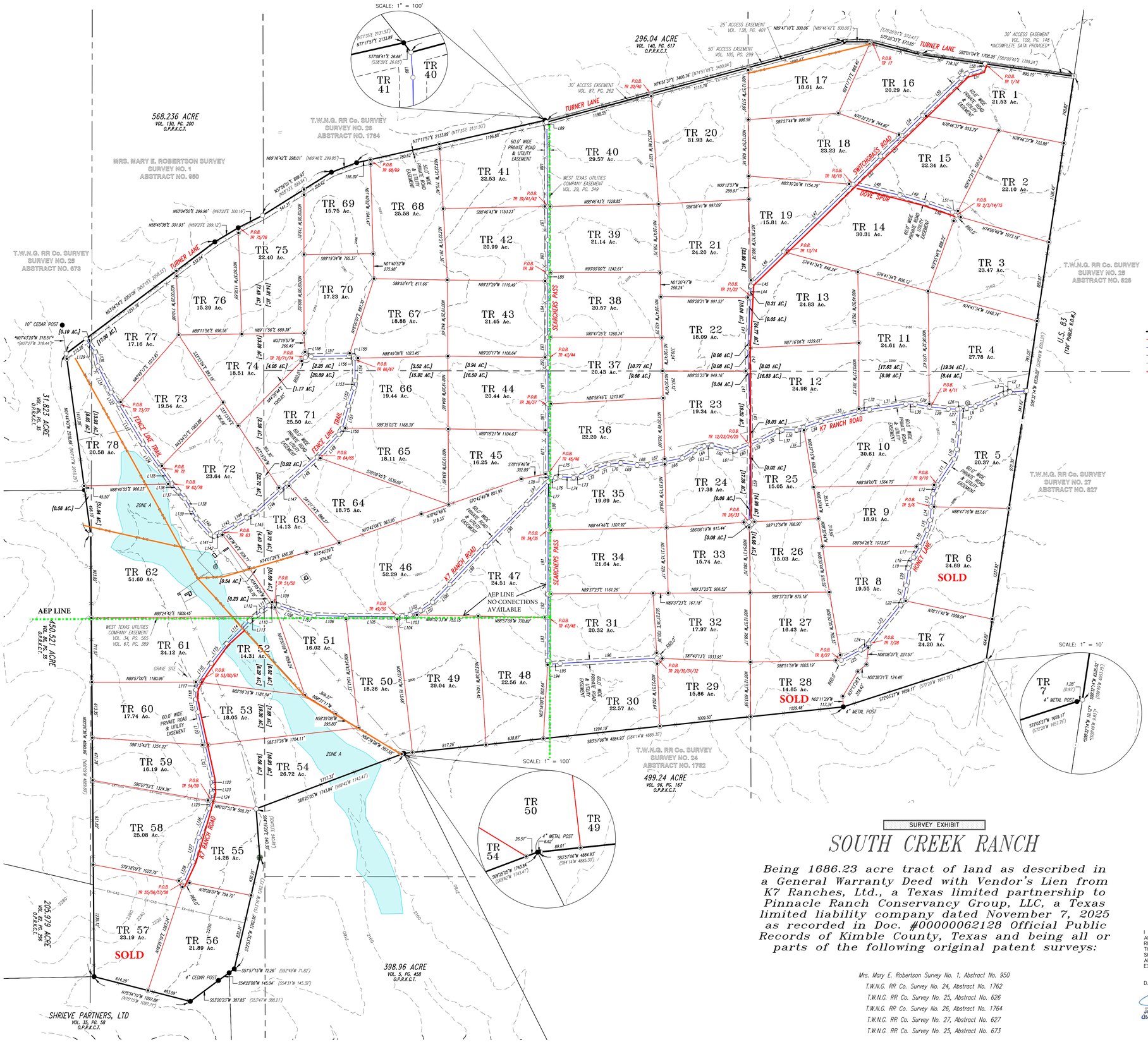
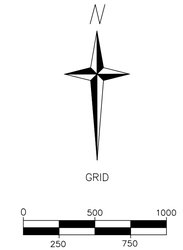
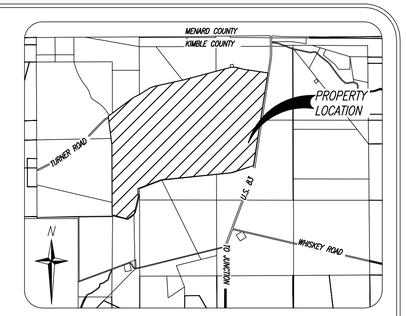



0 500 1000
250 750
SCALE: 1"=500'




VICINITY MAP
1"=5000'
SOURCE: KIMBLE COUNTY CAD

## * LEGEND *

- FOUND TXDOT CONCRETE MONUMENT
- FOUND TXDOT BRASS DISC
- FOUND RR SPIKE
- FOUND 2" METAL FENCE POST UNLESS OTHERWISE NOTED
- FOUND 1/2" I.R.
- FOUND 24" OAK
- SET SURVEY NAIL W/WASHER STAMPED "WES 10194410"
- SET 5/8" I.R. W/PLASTIC CAP STAMPED "WES 10194410"
- SET 5/8" I.R. W/ALUMINUM CAP STAMPED "WES 10194410"
- WATER WELL
- PROPERTY LINE
- TRACT LINE
- ROAD LINE
- 2200 CONTOUR LINES
- X FENCE
- EX-OHE OVERHEAD ELECTRIC LINE PEC
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"
- AEP NO CONNECTIONS

## * NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000212221150
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48123220050B EFFECTIVE 10/01/2007. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL. 139, PG. 517 O.P.R.K.C.T.)
5. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL, LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
6. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND
JANUARY 2026 THROUGH MARCH 2026

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 182.88 | N85°55'39"E |
| L2 | 51.21 | N75°17'44"E |
| L3 | 51.43 | N66°35'41"E |
| L4 | 206.59 | N64°32'32"E |
| L5 | 105.22 | N71°02'06"E |
| L6 | 100.34 | N78°17'23"E |
| L7 | 72.96 | N83°25'20"E |
| L8 | 268.55 | N02°45'21"E |
| L9 | 182.28 | N06°48'35"E |
| L10 | 109.98 | N15°45'42"E |
| L11 | 342.98 | N33°27'22"E |
| L12 | 107.89 | N22°41'54"E |
| L13 | 143.91 | N08°33'56"E |
| L14 | 148.27 | N05°28'45"E |
| L15 | 116.12 | N15°57'32"E |
| L16 | 199.82 | N24°36'41"E |
| L17 | 136.07 | N30°07'53"E |
| L18 | 85.76 | N32°07'17"E |
| L19 | 50.41 | N13°16'06"E |
| L20 | 191.42 | N07°09'31"E |
| L21 | 169.47 | N11°43'40"E |
| L22 | 57.90 | N28°19'30"E |
| L23 | 556.82 | N39°13'28"E |
| L24 | 111.99 | N54°35'54"E |
| L25 | 241.92 | N61°39'19"E |
| L26 | 28.15 | S83°25'20"W |
| L27 | 101.33 | N88°34'42"W |
| L28 | 210.31 | N83°34'13"W |
| L29 | 160.87 | S79°56'32"E |
| L30 | 101.89 | S88°27'06"E |
| L31 | 407.80 | N81°17'59"E |
| L32 | 118.62 | N78°49'00"E |
| L33 | 433.24 | N75°56'10"E |
| L34 | 204.09 | N69°40'00"E |
| L35 | 80.41 | N71°52'03"E |
| L36 | 161.56 | N89°58'47"E |
| L37 | 55.99 | N70°45'53"E |
| L38 | 213.50 | N61°59'41"E |
| L39 | 118.87 | N68°20'02"E |
| L40 | 416.88 | N00°56'17"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L41 | 394.43 | N01°49'31"W |
| L42 | 255.57 | N01°49'31"W |
| L43 | 559.88 | N03°11'15"E |
| L44 | 126.18 | N03°11'15"E |
| L45 | 49.99 | N25°14'31"E |
| L46 | 477.85 | N45°33'41"E |
| L47 | 1065.68 | N45°33'41"E |
| L48 | 534.01 | N76°59'31"W |
| L49 | 316.60 | N73°35'50"W |
| L50 | 295.27 | N70°45'59"W |
| L51 | 51.81 | N39°30'36"W |
| L52 | 438.00 | N44°41'25"E |
| L53 | 326.73 | N45°55'23"E |
| L54 | 323.27 | N45°56'18"E |
| L55 | 587.87 | N45°56'18"E |
| L56 | 82.93 | N52°21'53"E |
| L57 | 188.50 | N72°10'44"E |
| L58 | 55.75 | N21°34'45"E |
| L59 | 857.56 | N00°49'07"E |
| L60 | 178.56 | S68°20'02"W |
| L61 | 52.00 | S88°30'14"E |
| L62 | 213.06 | S75°21'20"E |
| L63 | 84.11 | N84°10'38"E |
| L64 | 110.76 | N65°46'57"E |
| L65 | 165.01 | N58°56'02"E |
| L66 | 198.91 | N78°29'16"E |
| L67 | 197.11 | N78°29'16"E |
| L68 | 111.63 | S88°42'20"E |
| L69 | 184.41 | S82°51'26"E |
| L70 | 135.69 | N83°13'33"E |
| L71 | 138.40 | N69°48'15"E |
| L72 | 191.90 | N63°58'23"E |
| L73 | 82.49 | N79°44'19"E |
| L74 | 146.16 | S86°11'44"E |
| L75 | 55.98 | N78°06'03"E |
| L76 | 80.09 | N63°25'03"E |
| L77 | 12.72 | N44°11'59"E |
| L78 | 92.16 | N00°06'34"W |
| L79 | 478.83 | N00°06'34"W |
| L80 | 290.05 | N00°06'34"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L81 | 402.25 | N00°06'34"W |
| L82 | 112.94 | N00°35'55"W |
| L83 | 223.74 | N00°35'55"W |
| L84 | 620.99 | N00°08'09"E |
| L85 | 92.73 | N00°08'37"W |
| L86 | 362.07 | N00°08'37"W |
| L87 | 370.29 | N00°26'45"W |
| L88 | 876.21 | N00°26'45"W |
| L89 | 55.47 | N04°41'49"W |
| L90 | 534.87 | N00°07'36"E |
| L91 | 705.04 | N00°07'36"E |
| L92 | 259.28 | N00°07'36"E |
| L93 | 479.26 | N00°07'36"E |
| L94 | 49.61 | N37°27'21"W |
| L95 | 106.08 | S84°39'35"W |
| L96 | 1072.05 | S86°58'22"W |
| L97 | 350.17 | N44°11'59"E |
| L98 | 647.17 | N44°11'28"E |
| L99 | 576.45 | N42°57'19"E |
| L100 | 272.38 | N44°26'57"E |
| L101 | 162.80 | N55°31'21"E |
| L102 | 123.22 | N67°42'38"E |
| L103 | 85.84 | N79°29'14"E |
| L104 | 60.61 | N87°05'46"E |
| L105 | 564.57 | S89°46'49"E |
| L106 | 351.92 | S88°36'36"E |
| L107 | 132.81 | S80°03'19"E |
| L108 | 273.56 | S71°10'16"E |
| L109 | 55.85 | S80°09'16"E |
| L110 | 53.03 | N78°29'58"E |
| L111 | 102.45 | N54°54'37"E |
| L112 | 93.64 | N50°03'30"E |
| L113 | 77.80 | N50°03'30"E |
| L114 | 357.83 | N44°31'50"E |
| L115 | 275.21 | N38°44'22"E |
| L116 | 251.51 | N33°50'35"E |
| L117 | 89.94 | N20°05'02"E |
| L118 | 104.60 | N00°54'09"E |
| L119 | 144.31 | N10°09'17"W |
| L120 | 373.38 | N12°16'59"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L121 | 380.24 | N12°16'59"W |
| L122 | 81.67 | N01°48'57"W |
| L123 | 80.62 | N06°14'01"E |
| L124 | 85.18 | N10°03'00"E |
| L125 | 86.07 | N10°03'00"E |
| L126 | 341.79 | N20°00'37"E |
| L127 | 277.88 | N13°59'49"E |
| L128 | 238.19 | N23°04'47"E |
| L129 | 181.02 | N34°33'32"W |
| L130 | 154.84 | N10°47'51"W |
| L131 | 326.04 | N26°47'30"W |
| L132 | 156.82 | N32°53'45"W |
| L133 | 517.08 | N31°11'05"W |
| L134 | 321.88 | N35°38'30"W |
| L135 | 218.63 | N35°38'30"W |
| L136 | 110.79 | N42°00'30"W |
| L137 | 110.21 | N42°43'30"W |
| L138 | 135.23 | N30°29'53"W |
| L139 | 116.15 | N29°07'40"W |
| L140 | 234.05 | N41°36'45"W |
| L141 | 51.77 | N66°50'54"W |
| L142 | 76.64 | S60°39'07"W |
| L143 | 189.25 | S60°39'07"W |
| L144 | 141.71 | S58°54'21"W |
| L145 | 107.66 | S61°10'55"W |
| L146 | 377.23 | S47°46'34"W |
| L147 | 101.68 | S47°46'34"W |
| L148 | 446.54 | S48°45'01"W |
| L149 | 345.39 | S42°57'20"W |
| L150 | 78.91 | S30°23'11"W |
| L151 | 252.19 | S15°12'48"W |
| L152 | 211.78 | S17°07'30"W |
| L153 | 81.54 | S06°06'18"W |
| L154 | 248.41 | S00°46'57"W |
| L155 | 25.74 | S37°34'50"E |
| L156 | 54.96 | S84°55'04"E |
| L157 | 417.86 | N89°03'43"E |
| L158 | 62.71 | N82°18'23"E |

SURVEY EXHIBIT

# SOUTH CREEK RANCH

*Being 1686.23 acre tract of land as described in a General Warranty Deed with Vendor's Lien from K7 Ranches, Ltd., a Texas limited partnership to Pinnacle Ranch Conservancy Group, LLC, a Texas limited liability company dated November 7, 2025 as recorded in Doc. #00000062128 Official Public Records of Kimble County, Texas and being all or parts of the following original patent surveys:*

*Mrs. Mary E. Robertson Survey No. 1, Abstract No. 950*
*T.W.N.G. RR Co. Survey No. 24, Abstract No. 1762*
*T.W.N.G. RR Co. Survey No. 25, Abstract No. 626*
*T.W.N.G. RR Co. Survey No. 26, Abstract No. 1764*
*T.W.N.G. RR Co. Survey No. 27, Abstract No. 627*
*T.W.N.G. RR Co. Survey No. 25, Abstract No. 673*

## * SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: APRIL 1, 2026

Jared Martin, R.P.L.S.
Registration No. 7162

STATE OF TEXAS
REGISTERED
JARED MARTIN
7162
PROFESSIONAL
LAND SURVEYOR


WELLBORN ENGINEERING & SURVEYING
631 WATER STREET
KERRVILLE TX 78028
830-217-7100
wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.


| PROJECT: WES: 25-194 | SCALE: 1"=500' | FIELD: JS/NS | DRAFTING: BM | CHECKED: JM |
|---|---|---|---|---|
| LAST FIELD VISIT: 03.24.2026 | | | | SHEET NO. |
| LAST DRAFT REVISION: 04.01.2026 | | | | 1 of 1 |