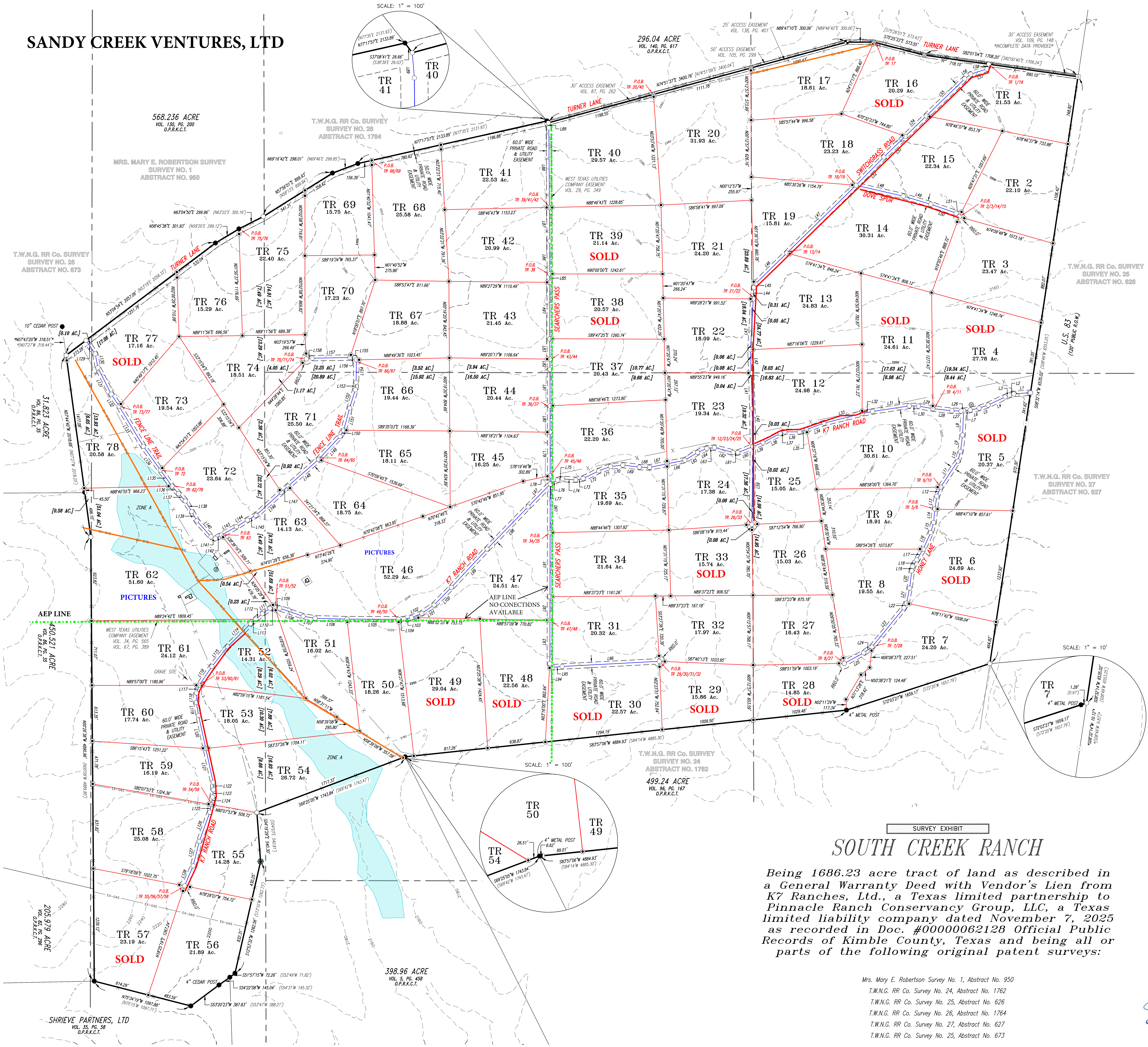

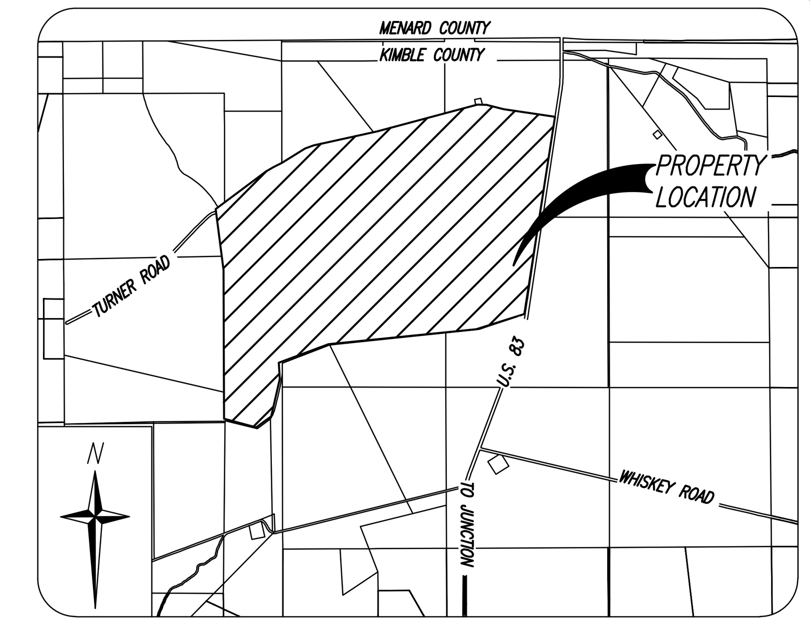

VICINITY MAP
1"=5000'
SOURCE: KIMBLE COUNTY CAD

* 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) #4812320050B 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:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES: 25-194	1"=500'	JS/NS	BM	JM

LAST FIELD VISIT: 03.24.2026
LAST DRAFT REVISION: 04.01.2026
SHEET NO. 1 of 1