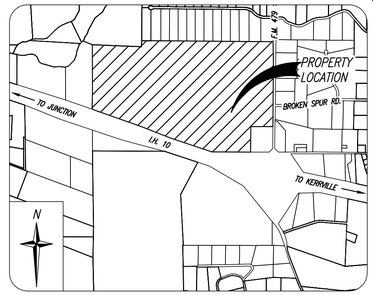
HIGHLAND RANCH HOLDINGS, LLC

# HIGH TEN RANCH

*Being 259.00 acres within the S.F. Co. Survey Number 2, Abstract Number 1488 and the H.E. & W.T. RR Co. Survey Number 1847, Abstract Number 1257, Kerr County, Texas and being out of a 159.94 acres tract of land as described in a Warranty Deed from James Bryan Rieger, Individually and as Independent Co- Trustee of the Estate of Annie Josephine Rieger, and Gina Ann Doskocil, Individually and as Independent Co- Trustee of the Estate of Annie Josephine Rieger to David A. Lehmann as recorded in File Number 21-09476 Official Public Records of Kerr County, Texas, and being out of the remainder of a 147.38 acres tract of land as described in a General Warranty Deed from Marguerite Walker to David A. Lehmann recorded in File Number 21-03668 Official Public Records of Kerr County, Texas*




VICINITY MAP
1"=2000'
SOURCE: KERR COUNTY CAD

## * LEGEND *

- FOUND TXDOT CONCRETE MONUMENT
- FOUND FENCE CORNER AS NOTED
- FOUND 1/2" I.R. W/ CAP STAMPED "VOELKEL"
- FOUND 1/2" I.R. W/ CAP STAMPED "CEC 10194378"
- FOUND 1/2" I.R. W/ CAP STAMPED "MANSFIELD"
- FOUND 1/2" I.R. UNLESS OTHERWISE NOTED
- SET 5/8" I.R. W/ALUMINUM CAP STAMPED "WES 10194410"
- SET SURVEY NAIL W/ WASHER STAMPED "WES 10194410"
- WATER WELL
- PROPERTY LINE
- EASEMENT LINE
- 1700 CONTOUR LINES
- GAME FENCE
- BARBED WIRE FENCE
- EX-OHE OVERHEAD ELECTRIC LINE

## * 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, SOUTH CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.00012230780
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THESE TRACTS DO NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0250F EFFECTIVE 03/03/2011.
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 FILE No. 21-09476 O.P.R.K.C.T.) [COURSE VALUE PER DEED FILE No. 21-03668 O.P.R.K.C.T.] [COURSE VALUE PER DEED FILE No. 23-04508 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 BETWEEN FEBRUARY THROUGH JUNE, 2025

## * 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: NOVEMBER 21, 2025

Gary Max Brandenburg, R.P.L.S.
Registration No. 5164

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT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T.B.P.E.L.S.


WELLBORN ENGINEERING & SURVEYING

| PROJECT: WES: 25-010 | SCALE: 1"=200' | FIELD: JS/CM | DRAFTING: BM | CHECKED: GMB |
|---|---|---|---|---|
| LAST FIELD VISIT: 10.22.2026 | LAST DRAFT REVISION: 02.12.2026 | | | SHEET NO. 1 of 1 |