

# TITLE SURVEY

LOT 7A, RANCHES AT DRIPPING SPRINGS REVISION PLAT,  
RECORDED IN DOCUMENT NO. 2025250158, OFFICIAL PUBLIC  
RECORDS OF BLANCO COUNTY, TEXAS.

TITLE COMMITMENT:  
NATIONAL INVESTORS TITLE INSURANCE COMPANY  
8963-24-52612  
EFFECTIVE DATE: 02/02/2025

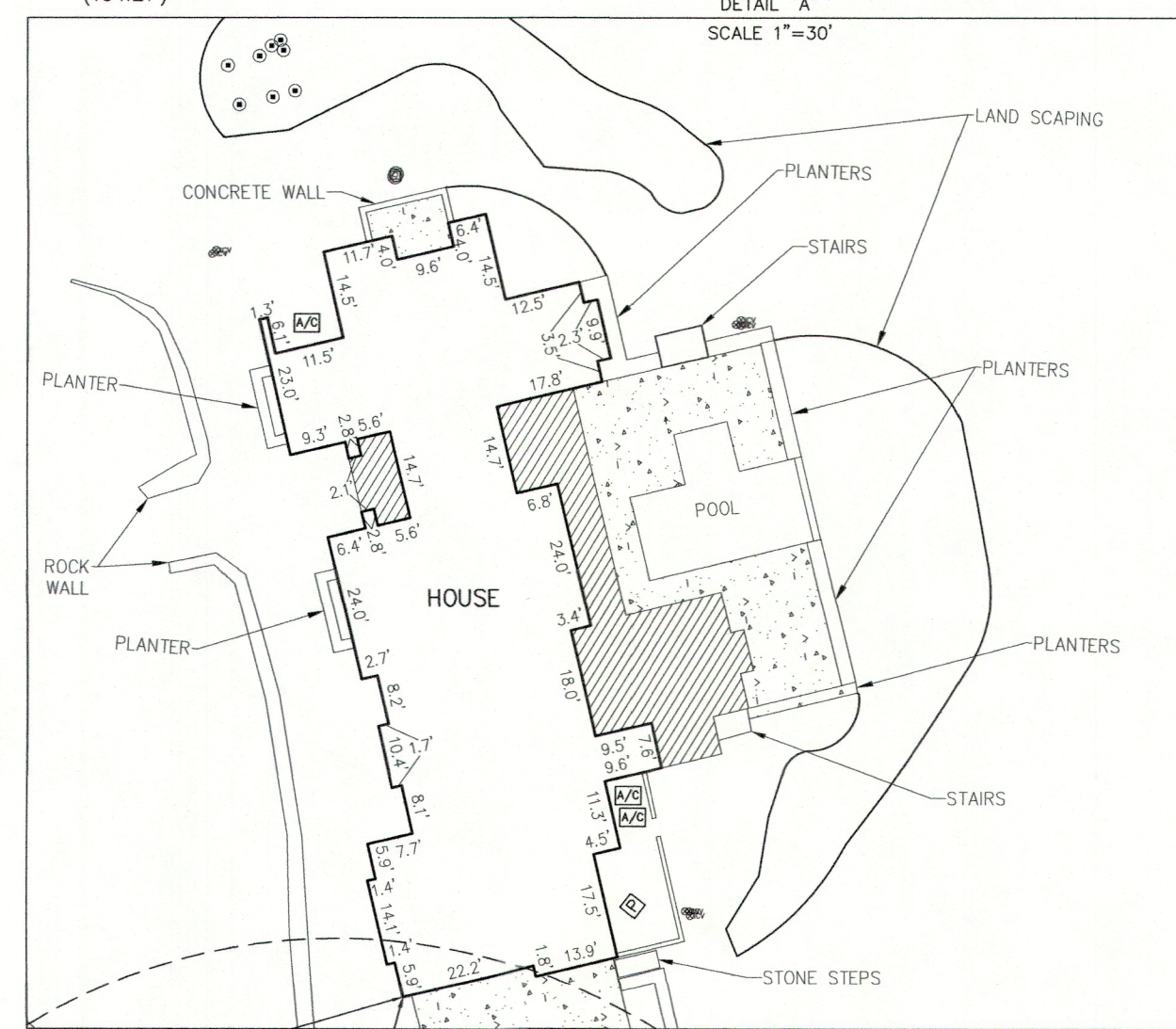
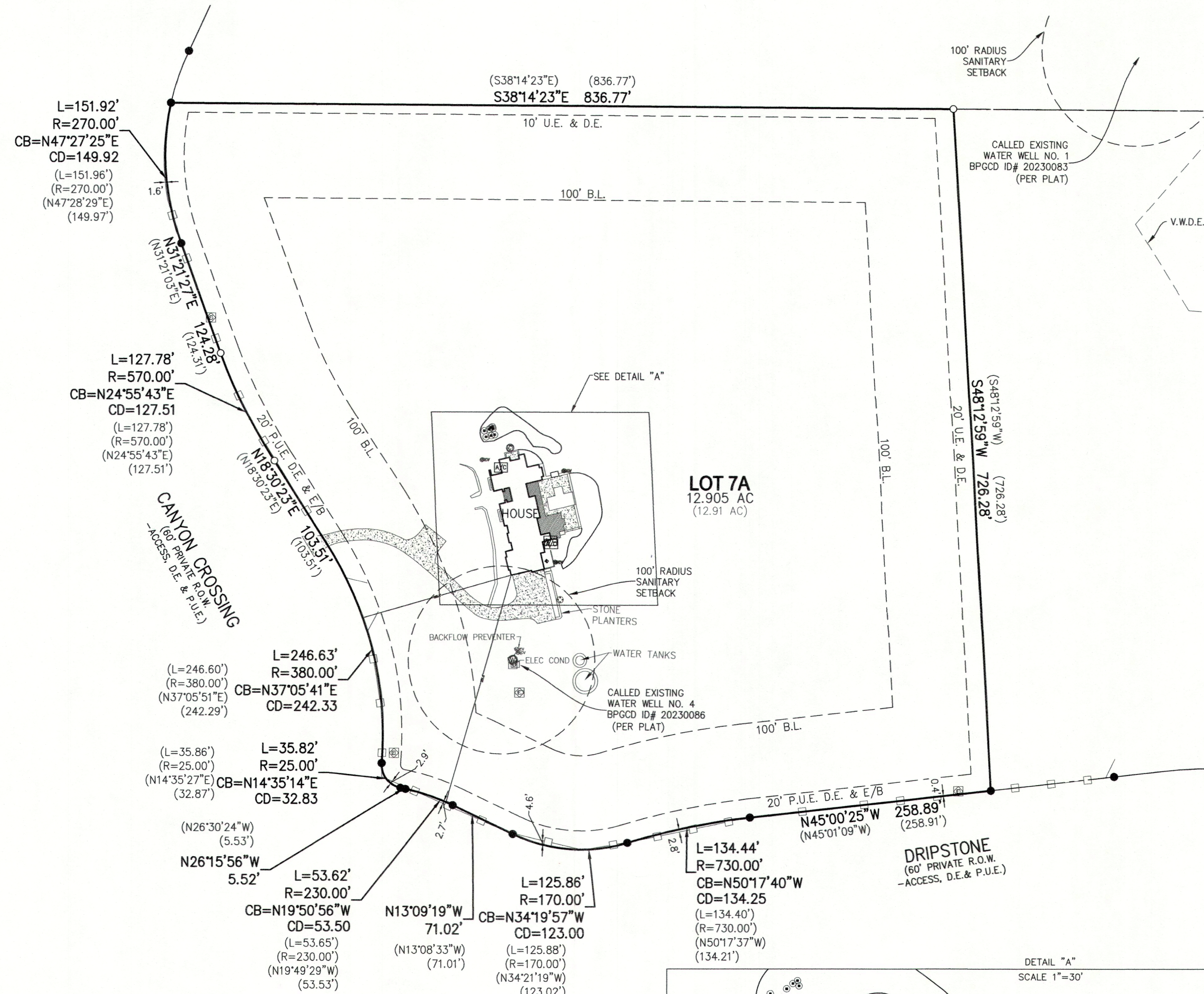
## SCHEDULE B

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
DOCUMENT NO. 2024-240959 AND 2025-250158 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, AND BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414, 2023-233418, 2023-233419, 2023-233870 AND 2023-233898 .
- RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY)
- ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH RIGHTS OF TENANTS IN POSSESSION.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- PUBLIC UTILITY DRAINAGE & EMBANKMENT BACKSLOPE EASEMENT(S) 20 FEET IN WIDTH ALONG THE NORTHWESTERLY AND SOUTHWESTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. APPLIES AS SHOWN.
- UTILITY AND DRAINAGE EASEMENT(S) 20 FEET IN WIDTH ALONG THE FRONT AND REAR PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (NOTE #12 OF PLAT) APPLIES AS SHOWN.
- UTILITY AND DRAINAGE EASEMENT(S) 10 FEET IN WIDTH ALONG THE SIDE POVERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (NOTE #12 OF PLAT) APPLIES AS SHOWN.
- WATER WELL NO. 4 ALONG WITH A 100 FOOT RADIUS SETBACK ALONG THE NORTHWESTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. APPLIES AS SHOWN.
- INTENTIONALLY DELETED.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN PARTIAL RELEASE OF PUBLIC UTILITY EASEMENT, AS SET FORTH BY INSTRUMENT RECORDED DECEMBER 20, 2024, UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2024-243915.
- UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS SET FORTH AND DESCRIBED/DEFINED BY INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2024-244013.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC REGARDING AN AQUASAFE WATER SYSTEM, AS SET FORTH BY INSTRUMENT FILED FOR RECORD IN VOLUME 229, PAGE 635, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.
- INTEREST IN AND ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 89, PAGE 857, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 4, PAGE 494, OF THE OIL AND GAS RECORDS OF BLANCO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN SHARED DRIVEWAY AGREEMENT, AS SET FORTH BY INSTRUMENT RECORDED OCTOBER 23, 2023, UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233344.
- EASEMENT(S) RESERVATION, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414, AMENDED UNDER 2023-233870.
- ASSESSMENTS AND/OR MAINTENANCE CHARGES PAYABLE TO RANCHES AT DRIPPING SPRINGS HOA, INC. AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414, AMENDED UNDER 2023-233870, INCLUDING BUT NOT LIMITED TO ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- WORKING CAPITAL FEE PAYABLE TO RANCHES AT DRIPPING SPRINGS HOA, INC. AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER BLANCO COUNTY CLERK'S FILE NO(S). 2023-233414, AMENDED UNDER 2023-233870.
- BUILDING SET-BACK LINE 100 FEET IN WIDTH ALONG THE NORTH, WEST, EAST AND SOUTH PROPERTY LINE(S), AS EVIDENCED BY SURVEY DATED FEBRUARY 19, 2025, PREPARED BY KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528, JOB NO. 23-4040 LOT 7A, APPLIES AS SHOWN.

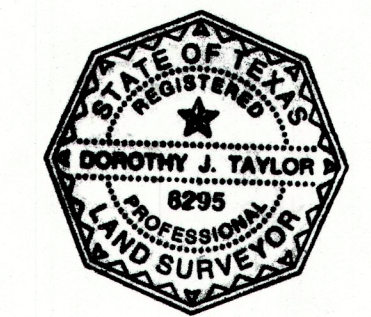
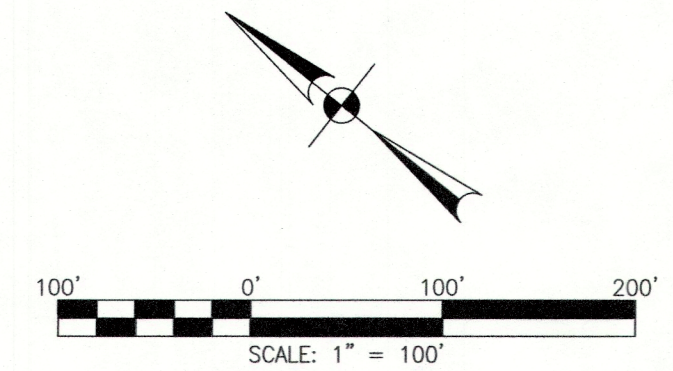
## SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011) EPOCH 2010.00.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.



- LEGEND:
- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
  - B.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - E/B = EMBANKMENT/BACKSLOPE
  - ( ) = RECORD CALLS
  - [ ] = POOL PUMP
  - [ ] = ELECTRIC JUNCTION BOX
  - [ ] = CLEAN OUT
  - [ ] = A/C UNIT
  - [ ] = WELL
  - [ ] = TRANSFORMER
  - [ ] = IRRIGATION CONTROL VALVE
  - [ ] = SEPTIC
  - [ ] = UNDERGROUND PROPANE
  - [ ] = CONCRETE
  - [ ] = COVERED CONCRETE
  - [ ] = WROUGHT IRON FENCE



1149 CANYON CROSSING  
DRIPPING SPRINGS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
KEITH WING CUSTOM BUILDERS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 9TH DAY OF APRIL 2025  
DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

4-15-26  
PAGE 1 OF 1

DRAWN BY: LH  
FIELD CREW: MZ

290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPELS FIRM F-10961  
TBPELS FIRM 10153600