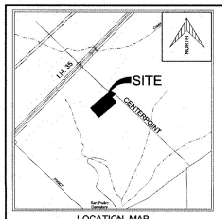


LOCATION MAP
NOT TO SCALE

SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48209C0243G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION:

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. THE SURVEYOR RELIES ON A TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY AND MBC MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:
GF ID: 2500020032
EFFECTIVE DATE: JUNE 16, 2025
ISSUED DATE: JUNE 26, 2025

3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

5) LOT 1, BLOCK 1 PHYSICALLY ABUTS LABRADOR BLVD, VERONA STREET AND CENTERPOINT ROAD, PUBLICLY DEDICATED RIGHT-OF-WAYS, AND HAS PHYSICAL ACCESS THROUGH CURB CUTS / DRIVEWAYS SHOWN HEREON AND LABELED ACCESSPOINT.

LOT 1, BLOCK 2, PHYSICALLY ABUTS LABRADOR BLVD, NORWICH STREET AND HURON STREET, PUBLICLY DEDICATED RIGHT-OF-WAYS, AND HAS PHYSICAL ACCESS THROUGH CURB CUTS / DRIVEWAYS SHOWN HEREON AND LABELED ACCESS POINT.

LOT 1, BLOCK 3, PHYSICALLY ABUTS HURON STREET AND NORWICH STREET, PUBLICLY DEDICATED RIGHT-OF-WAYS, AND HAS PHYSICAL ACCESS THROUGH CURB CUTS / DRIVEWAYS SHOWN HEREON AND LABELED ACCESS POINT.

6) PARKING COUNT AS FOLLOWS:

REGULAR PARKING SPACES: 928
HANDICAP SPACES: 29
TOTAL: 957

7) BASED ON THE SAN MARCOS, TEXAS AND ZONING MAP, THE SUBJECT TRACT IS ZONED CD-6 (CHARACTER DISTRICT-6). THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT.

8) THERE ARE NO PARTY WALLS IN RESPECT TO ADJOINING PROPERTY LINES.

9) NO RECENT EARTH MOVING WORK AT TIME OF THE LAST FIELD INSPECTION. NSW APARTMENT CONSTRUCTION AS SHOWN HEREON.

10) THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AFFECTING THE PROPERTY.

11) THE PROPERTY DESCRIBED AND SHOWN HEREIN IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 2500020032 WITH AN EFFECTIVE DATE OF JUNE 16, 2025.

12) THERE ARE NO VISIBLE ENCROACHMENTS AS TO BUILDINGS OVER PROPERTY LINES AND OR EASEMENTS. ALL OTHER VISIBLE IMPROVEMENTS SHOWN HEREON ARE SHOWN RELATIVE TO PROPERTY BOUNDARY LINES.

SCHEDULE B:

1.
A. THOSE RECORDED INUNDER COUNTY CLERK'S FILE NO. 23002533 OF THE MAPPLAT RECORDS OF HAYS COUNTY, TEXAS AND RECORDED INUNDER COUNTY CLERK'S FILE NO. 22042194 OF THE RECORDS OF HAYS COUNTY, TEXAS;

10.
B. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN EWELL JACKSON AND WIFE NELLA JACKSON AND TEXAS PUBLIC UTILITIES COMPANY, BY INSTRUMENT DATED JULY 10, 1928, FILED SEPTEMBER 10, 1928, RECORDED INUNDER VOLUME 80, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID EASEMENT HAVING BEEN AFFECTED BY AMENDMENT TO EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 17017602, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

C. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN GARLAND WARREN AND LOVACA GATHERING COMPANY, BY INSTRUMENT DATED JUNE 5, 1999, FILED JULY 11, 1999, RECORDED INUNDER VOLUME 221, PAGE 640 OF THE OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS.

D. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J. GARLAND WARREN AND HAYS ENERGY LIMITED PARTNERSHIP, BY INSTRUMENT DATED JULY 14, 1998, FILED JANUARY 25, 2000, RECORDED INUNDER VOLUME 1626, PAGE 622 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

E. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J. GARLAND WARREN AND WIFE, WAUNA JANELLE WARREN AND CITY OF SAN MARCOS, BY INSTRUMENT DATED SEPTEMBER 10, 2008, FILED SEPTEMBER 11, 2008, RECORDED INUNDER VOLUME 3215, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

F. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN BLAR WARREN AND BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED OCTOBER 27,2010, FILED DECEMBER 3, 2010, RECORDED INUNDER VOLUME 3317, PAGE 718 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

G. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF FILL, DRAINAGE AND SEWER EASEMENTS RECORDED INUNDER COUNTY CLERK'S FILE NO. 22042197 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SHOWN HEREON)

H. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND CITY OF SAN MARCOS, TEXAS, BY INSTRUMENT DATED SEPTEMBER 13, 2022, FILED SEPTEMBER 13, 2022, RECORDED INUNDER COUNTY CLERK'S FILE NO 22042659 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

I. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND CITY OF SAN MARCOS, TEXAS, BY INSTRUMENT DATED SEPTEMBER 13, 2022, FILED SEPTEMBER 13, 2022, RECORDED INUNDER COUNTY CLERK'S FILE NO 22042671 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

J. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT FILED JANUARY 3, 2023, RECORDED INUNDER COUNTY CLERK'S FILE NO. 23000004 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED. (NOT PLOTTABLE)

L. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT PLOTTABLE)

M. SUBJECT PROPERTY IS LOCATED IN YORK CREEK IMPROVEMENT DISTRICT AND IS SUBJECT TO THE RIGHTS, RULES AND REGULATIONS OF SAID DISTRICT AND THE PAYMENT OF TAXES OR ASSESSMENTS LEVIED BY SAID DISTRICT.

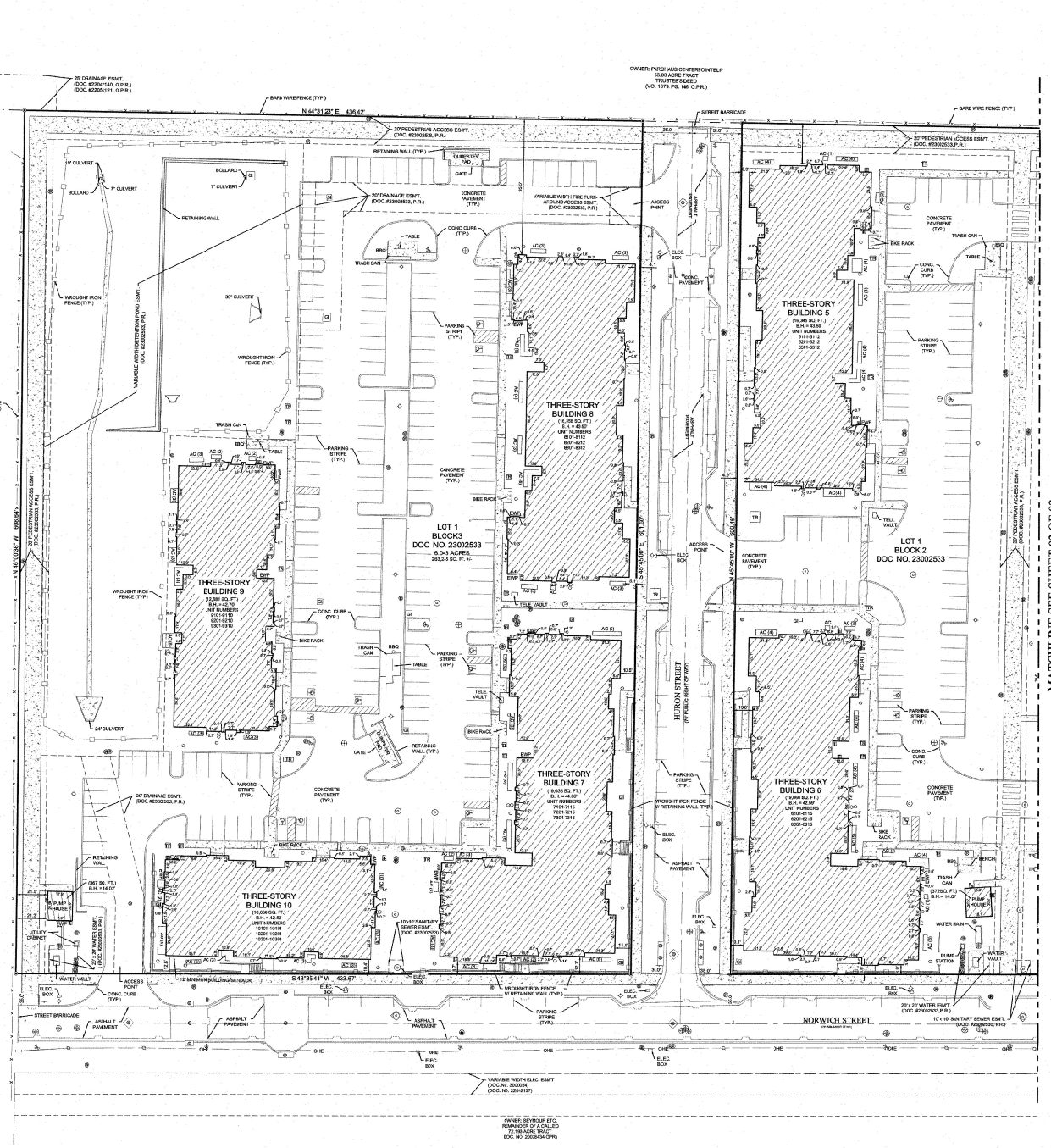
N. EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON PLAT RECORDED INUNDER COUNTY CLERK'S FILE NO. 23002533 OF THE MAPPLAT RECORDS, HAYS COUNTY, TEXAS.

O. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS, RECORDED INUNDER COUNTY CLERK'S FILE NO. 22042194 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

P. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREEMENT FOR THE PROVISION OF SERVICES, RECORDED INUNDER COUNTY CLERK'S FILE NO. 22027369 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

Q. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CITY OF SAN MARCOS SUBDIVISION IMPROVEMENT AGREEMENT RECORDED INUNDER COUNTY CLERK'S FILE NO. 23000176 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOT PLOTTABLE)

R. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN 1900 APARTMENTS HOLDINGS, LLC AND BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED FEBRUARY 6, 2023, FILED FEBRUARY 10, 2023, RECORDED INUNDER COUNTY CLERK'S FILE NO. 23004222 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (15' ON EACH SIDE OF CENTERLINE OF OVERHEAD ELECTRIC FACILITIES RESERVED AND 10' ON EACH SIDE OF CENTERLINE OF UNDERGROUND ELECTRIC FACILITIES RESERVED) - DESCRIPTION IN SAID DOCUMENT INADEQUATE TO PLOT LOCATION)



LEGEND

- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL / METER
- WATER METER
- TRANSFORMER
- OHE — OVERHEAD ELECTRIC LINE
- PWS — PET WASTE STATION
- EWP — ELECTRICAL WALL PANEL
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBCENGINEERS" SET (UNLESS NOTED OTHERWISE)
- GAS VALVE
- DRAINAGE MANHOLE
- MANHOLE "SANITARY SEWER"
- IRRIGATION VALVE
- GRATE INLET
- BOLLARD
- FDC

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1930 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED INUNDER DOCUMENT NO. 23232533 OF THE MAPPLAT/OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PRCPERTY ADDRESS:

908 LABRADOR BLVD
SAN MARCOS, TX 78666

SURVEYORS CERTIFICATION:

TO: 1600 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP; TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP; THE HUNTINGTON COMMUNITY DEVELOPMENT CORPORATION, AN OHIO CORPORATION; ITS AFFILIATES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8-15-2025.

JOEL CHRISTIAN JOHNSON 5578

7-24-25

JOEL CHRISTIAN JOHNSON
R.P.L.S. NO. 5578
JJOHNSON@MBCENGINEERS.COM

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax: (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBERS: T.B.P.E. F-3164 & T.B.P.L.S. 10011700

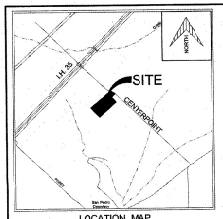
mbc ENGINEERS
EST. 1975

ALTA/NSPS LAND TITLE SURVEY OF:

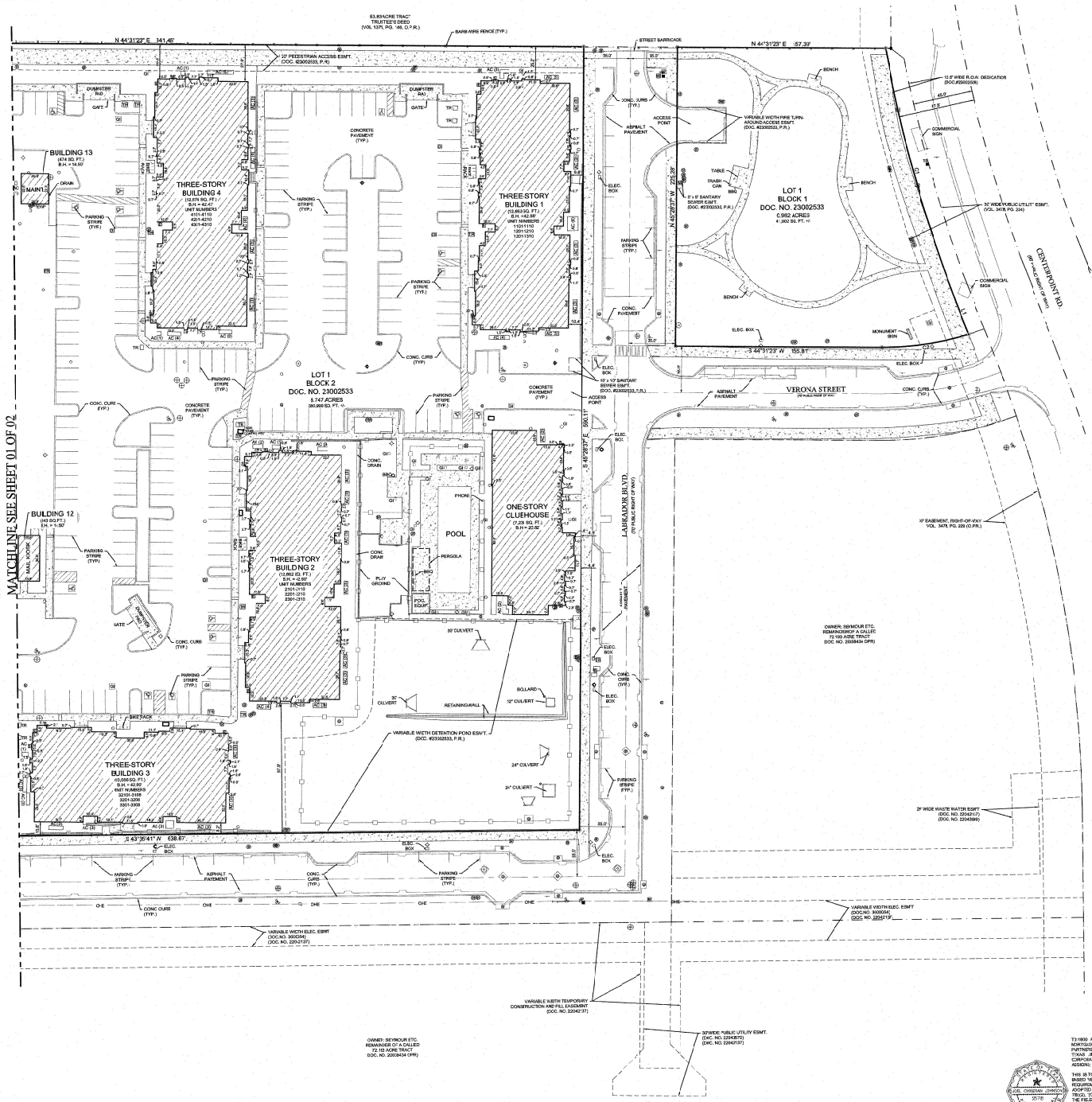
LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1930 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED INUNDER DOCUMENT NO. 23232533 OF THE MAPPLAT/OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

REVISIONS: DATE	FIELD	DESCRIPTION	BY
07-28-2025	1	REVISED PER EMAIL COMMENTS DATED 07-15-2025	GAS

DESIGN	JCJ
DRAWN	GQ
CHECKED	
DATE	04-14-2025
JOB NO	HAYS-22-55
SHT	1 OF 2



LOCATION MAP
NOT TO SCALE



LEGEND

- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- WATER VALVE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL / METER
- WATER METER
- TRANSFORMER
- OVERHEAD ELECTRIC LINE
- PET WASTE STATION
- ELECTRICAL WALL PANEL
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET (UNLESS NOTED OTHERWISE)
- GAS VALVE
- DRAINAGE MANHOLE
- MANHOLE (SANITARY SEWER)
- IRRIGATION VALVE
- GRATE INLET
- BOLLARD
- FDC

PROPERTY ADDRESS:

508 LABRADOR BLVD
SAN MARCOS, TX 78666

SURVEYORS CERTIFICATION:

T3 1800 APARTMENTS LTD., A TEXAS LIMITED PARTNERSHIP; TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION; SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND KOST PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP; THE HUNTINGTON COMMUNITY DEVELOPMENT CORPORATION, AN OHIO CORPORATION, ITS AFFILIATES, SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11, 13, 14 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04-04-2023.

JOEL CHRISTIAN JOHNSON
STATE OF TEXAS
5578

1-20-25

JOEL CHRISTIAN JOHNSON
JOHNSON@MACINGENGINEERS.COM
R.P.L.S. NO. 5578

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1800 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOCUMENT NO. 23023533 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700
MBC ENGINEERS EST. 1975

ALTA/NSPS LAND TITLE SURVEY OF:

LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OF 1800 APARTMENTS, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOCUMENT NO. 23023533 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

REVISIONS: No.	DESCRIPTION	BY
1 07-20-2023	REVISED PER FINAL COMMENTS DATED 06-16-2023	CG

DES GN: JCJ
DRAWN: CG
CHECKED:
DATE: 04-11-2023
JOB NO.: HAYS-22755
SHT.: 2 OF 2

Date: Jan 08, 2025 11:20am User ID: dbrady Layout: Layout1 (2)
File: K:\HAYS\22755\ALTA Survey\Survey\Survey Plans\Survey - Layout1 (2).dwg