

PLAT SHOWING:  
 SURVEY OF A 32,000 ACRE TRACT OF LAND AND A 2,167 ACRE TRACT OF LAND  
 OUT OF THE WILLIAM G. HUNT SURVEY, ABSTRACT 149, GUADALUPE COUNTY, TEXAS,  
 BEING A PORTION OF A TRACT OF LAND CALLED 156 ACRES, CONVEYED TO HENRY  
 H. MOORE, JR. AND WIFE, JOAN R. MOORE, BY DEED RECORDED IN VOLUME 451,  
 PAGE 620, DEED RECORDS, GUADALUPE COUNTY, TEXAS, ALSO BEING A PORTION  
 OF A TRACT OF LAND CALLED 79.80 ACRES, DESCRIBED IN VOLUME 495, PAGE 338,  
 DEED RECORDS, GUADALUPE COUNTY, TEXAS.

WILLIAM G. HUNT  
 SURVEY  
 A - 149

REMAINDER OF  
 156 AC.  
 451/820

HENRY R. HUNT  
 SURVEY  
 A - 150

OSTENSIBLE SURVEY LINE



114 North Austin Street  
Seguin, Texas 78155  
Phone (830) 372-1001 Fax (830) 379-1155  
License Number 10042400

Field notes describing a 30.00 foot wide ingress and egress out of the William G. Hunt Survey, Abstract 149, Guadalupe County, Texas, being a portion of a tract of land called 156 acres, conveyed to Henry H. Moore, Jr. and wife Joan R. Moore, by deed recorded in Volume 451, Page 620, Deed Records, Guadalupe County, Texas, also being a portion of a tract of land called 79.80 acres, described in Volume 495, Page 338, Deed Records, Guadalupe County, Texas, and being more particularly described as follows: Note: All iron pins set are 1/2" diameter rebar with an orange plastic cap stamped " TRI-COUNTY".

**Beginning** at a point at the intersection of the northeast line of the 156 acre tract and the south right-of-way line of U.S. Highway 90 for the west corner of a tract of land called 50.4 acres described in Volume 450, Page 474, Deed Records, Guadalupe County, Texas, and the north corner of the herein described easement.

**Thence**, S 41° 45' 31" E, 912.46 feet with the southwest line of the 50.4 acre tract and the northeast line of the 156 acre tract to a point for the east corner of the herein described easement.

**Thence**, S 48° 14' 29" W, 30.00 feet to an iron pin set for the east corner of a 2.167 of an acre tract of land this day surveyed, a corner of a 32.000 acre tract of land this day surveyed, and the south corner of the herein described easement.

**Thence**, N 41° 45' 31" W, parallel to and 30.00 feet southwest of the northeast line of the 156 acre tract with the northeast line of the 2.167 acre tract and the 32.000 acre tract, at 212.09 feet and pin set for the north corner of the 2.167 acre tract, continuing for a total distance of 937.67 feet to an iron pin set in the south right-of-way line U.S. Highway 90 for the north corner of the 32.000 acre tract and the west corner of the herein described easement.

**Thence**, with the south right-of-way line of U.S. Highway 90 as follows:

S 72° 08' 36" E, 12.77 feet to a Texas Department of Transportation (TXDOT) concrete monument found for an angle point.

N 79° 20' 06" E, 27.49 feet to the **Place of Beginning** and covering 0.635 of an acre of land according to a survey made on the ground on July 1, 1999 by Tri-County Land Surveying Inc.

Corresponding plat prepared.  
Project No. 9906126E



  
Aubrey C. Holland  
Registered Professional  
Land Surveyor No. 4493



114 North Austin Street  
Seguin, Texas 78155  
Phone (830) 372-1001 Fax (830) 379-1155  
License Number 10042400

Field notes describing a 32.000 acre tract of land out of the William G. Hunt Survey, Abstract 149, Guadalupe County, Texas, being a portion of a tract of land called 156 acres, conveyed to Henry H. Moore, Jr. and wife Joan R. Moore, by deed recorded in Volume 451, Page 620, Deed Records, Guadalupe County, Texas, also being a portion of a tract of land called 79.80 acres, described in Volume 495, Page 338, Deed Records, Guadalupe County, Texas, and being more particularly described as follows: Note: All iron pins set are 1/2" diameter rebar with an orange plastic cap stamped " TRI-COUNTY".

**Beginning** at an iron pin set in the southeast right-of-way line of U.S. Highway 90 for the easternmost north corner of the herein described tract. Said pin bears N 72° 08' 36" W, 12.77 feet from a Texas Department of Transportation (TXDOT) concrete monument found for an angle point in the southeast right-of-way line of U.S. Highway 90.

**Thence**, S 41° 45' 31" E, 725.58 feet parallel to and 30.00 feet southwest of the northeast line of the 156 acre tract to an iron pin set for the north corner of a 2.167 acre tract of land this day surveyed, being the northernmost east corner of the herein described tract.

**Thence**, S 48° 09' 49" W, 456.67 feet with the northwest line of the 2.167 acre tract, to an iron pin set for the west corner of the 2.167 acre tract, being an interior corner of the herein described tract.

**Thence**, S 38° 16' 04" E, 196.19 feet with the southwest line of the 2.167 acre tract, to an iron pin set for the south corner of the 2.167 acre tract being an interior corner of the herein described tract.

**Thence**, N 50° 09' 10" E, 468.87 feet with the southeast line of the 2.167 acre tract, to an iron pin set 30.00 feet southwest of the northeast line of the 156 acre tract for the east corner of the 2.167 acre tract, being a corner of the herein described tract.

**Thence**, S 41° 45' 31" E, 446.20 feet parallel to and 30.00 feet southwest of the northeast line of the 156 acre tract, to an iron pin set for the east corner of the herein described tract. Said pin bears N 44° 18' 27" W, 674.56 feet from a 1/2" diameter iron pin found for the south corner of a tract of land called 60.22 acres described in Volume 212, Page 491, Deed Records, Guadalupe County, Texas, and the east corner of the 156 acre tract.

**Thence**, S 50° 06' 40" W, 938.39 feet crossing the remainder of the 156 acre tract to an iron pin set in the northeast line of a tract of land called 101.74 acres, described in Volume 802, Page 871, Official Records, Guadalupe County, Texas, for the south corner of the herein described tract. Said pin bears N 39° 50' 50" W, 704.06 feet from a 1/2" diameter iron pin found for the east corner of the 101.74 acre tract.

**Thence**, N 39° 50' 50" W, 1736.10 feet with the northeast line of the 101.74 acre tract, to an iron pin set for the southwest corner of a tract of land called 0.89 of an acre, conveyed to the State of Texas, and described in Volume 159, Page 550, Deed Records, Guadalupe County, Texas, for a corner of the 79.80 acre tract, and the southernmost west corner of the herein described tract. Said pin bears S 41° 10' 45" E, 176.36 feet from a ½" diameter pipe found for the northeast corner of a tract of land called 0.102 of an acre described in Volume 454, Page 565, Deed Records, Guadalupe County, Texas.

**Thence**, N 78° 59' 41" E, 150.00 feet with the south line of the 0.89 of an acre tract and a north line of the 79.80 acre tract, to an iron pin set for the southeast corner of the 0.89 of an acre tract, being an interior corner of the 79.80 acre tract and the herein described tract.

**Thence**, N 18° 50' 41" E, 189.31 feet with the east line of the 0.89 of an acre tract and a northwest line of the 79.80 acre tract, to a PK nail set in the northeast corner of a masonry wall, being in the south right-of-way line of U.S. Highway 90, for the southeast corner of a tract of land called 0.191 of an acre, conveyed to the State of Texas, and described in Volume 233, Page 59, Deed Records, Guadalupe County, Texas, for a corner of the 79.80 acre tract, being the northernmost west corner of the herein described tract.

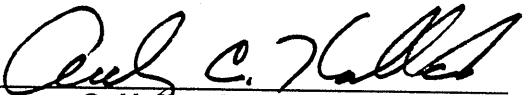
**Thence**, with the southeast right-of-way line of U.S. Highway 90, the 0.191 of a acre tract, and the northwest line of the 79.80 acre tract as follows:

N 78° 49' 00" E, 626.79 feet to a TXDOT concrete monument found.

S 72° 08' 36" E, 91.89 feet to the **Place of Beginning** and containing 32.000 acres of land according to a survey made on the ground on July 1, 1999 by Tri-County Land Surveying Inc.

Corresponding plat prepared.  
Project No. 9906126



  
Aubrey C. Holland  
Registered Professional  
Land Surveyor No. 4493



114 North Austin Street  
Seguin, Texas 78155  
Phone (830) 372-1001 Fax (830) 379-1155  
License Number 10042400

Field notes describing a 2.167 acre tract of land out of the William G. Hunt Survey, Abstract 149, Guadalupe County, Texas, being a portion of a tract of land called 156 acres, conveyed to Henry H. Moore, Jr. and wife Joan R. Moore, by deed recorded in Volume 451, Page 620, Deed Records, Guadalupe County, Texas, also being a portion of a tract of land called 79.80 acres, described in Volume 495, Page 338, Deed Records, Guadalupe County, Texas, and being more particularly described as follows: Note: All iron pins set are 1/2" diameter rebar with an orange plastic cap stamped "TRI-COUNTY".

**Beginning** at an iron pin set for the east corner of the herein described tract and being situated for reference N 44° 18' 27" W, 674.56 feet, (an iron pin set for the east corner of a 32.000 acre tract of land this day surveyed), and N 41° 45' 31" W, 446.20 feet, from a 1/2" diameter iron pin found for the east corner of the 156 acre tract.

**Thence**, S 50° 09' 10" W, 468.87 feet crossing a portion of the 156.00 acre tract and the 79.80 acre tract with the northernmost southeast line of the 32.000 acre tract to an iron pin set for south corner of the herein described tract.

**Thence**, N 38° 16' 04" W, 196.19 feet with the westernmost northeast line of the 32.000 acre tract to an iron pin set for the west corner of the herein described tract.

**Thence**, N 48° 09' 49" E, 456.67 feet with the southernmost northeast line of the 32.000 acre tract to a an iron pin set 30.00 feet southwest of the northeast line of the 156 acre tract for the north corner of the herein described tract.

**Thence**, S 41° 45' 31" E, 212.09 feet parallel to and 30.00 feet southwest of the northeast line of the 156 acre tract to the **Place of Beginning** and containing 2.167 acres of land according to a survey made on the ground on the ground on July 1, 1999 by Tri-County Land Surveying Inc.

Corresponding plat prepared.  
Project No. 9906126A



  
Aubrey C. Holland  
Registered Professional  
Land Surveyor No. 4493

COORDINATE FILE: 23647.CRD  
 DRAWING FILE: 23647 Brian Dahl.DWG  
 NOTES: 7/8-09  
 TECH/DATE: DT-5/05/08  
 TAX ID#

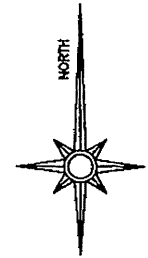
RESEARCH OF THE GUADALUPE COUNTY COURTHOUSE  
 ON 1.875 ACRE TRACT WAS PROVIDED BY  
 ALAMO TITLE COMPANY  
 GF# 08-94052972  
 VOL. 216 P. 641—DOES NOT APPLY  
 VOL. 488 P. —DOES NOT APPLY  
 VOL. 1478 P. 578—DOES NOT APPLY  
 VOL. 1470 P. 580—DOES NOT APPLY  
 VOL. 1470 P. 584—DOES NOT APPLY  
 VOL. 1470 P. 588—DOES NOT APPLY  
 VOL. 1497 P. 238—DOES NOT APPLY  
 VOL. 231 P. 466—DOES NOT APPLY

THE TRACT OF LAND SHOWN  
 HEREON APPEARS TO BE  
 SITUATED IN ZONE C  
 AS SHOWN ON F.E.M.A.'S  
 F.I.R.M.

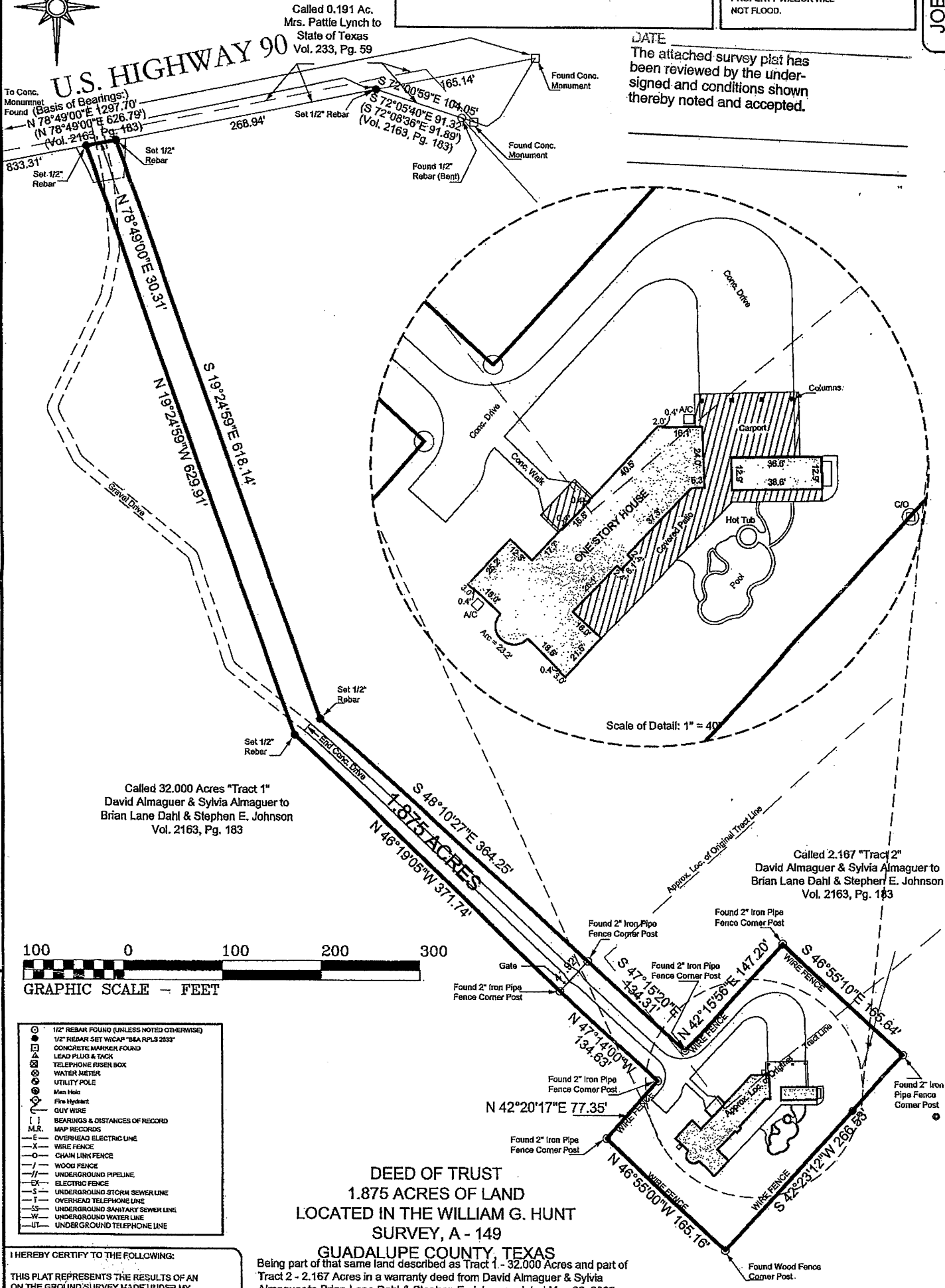
COMMUNITY NUMBER: 48187C  
 PANEL: 0170F  
 DATE: 11/02/07

REGARDLESS OF THE ZONE  
 DESIGNATION, THIS IS NO  
 GUARANTEE THAT THE  
 PROPERTY WILL OR WILL  
 NOT FLOOD.

JOB 23647-B-G

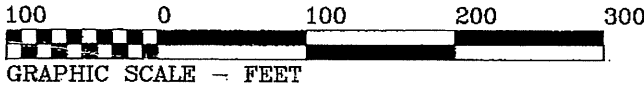


DATE \_\_\_\_\_  
 The attached survey plat has  
 been reviewed by the under-  
 signed and conditions shown  
 thereby noted and accepted.



Called 32.000 Acres "Tract 1"  
 David Almaguer & Sylvia Almaguer to  
 Brian Lane Dahl & Stephen E. Johnson  
 Vol. 2163, Pg. 183

Called 2.167 "Tract 2"  
 David Almaguer & Sylvia Almaguer to  
 Brian Lane Dahl & Stephen E. Johnson  
 Vol. 2163, Pg. 183



- 1/2" REBAR FOUND (UNLESS NOTED OTHERWISE)
- 1/2" REBAR SET W/ CAP "SEA RPLS 2033"
- CONCRETE MARKER FOUND
- ▲ LEAD PILING & TACK
- ⊗ TELEPHONE RISEN BOX
- ⊕ WATER METER
- ⊙ UTILITY POLE
- ⊙ Man Hole
- ⊙ Fire Hydrant
- ⊙ GUY WIRE
- [ ] BEARINGS & DISTANCES OF RECORD
- M.R. MAP RECORDS
- OVERHEAD ELECTRIC LINE
- X- WIRE FENCE
- CHAIN LINK FENCE
- / WOOD FENCE
- // UNDERGROUND PIPELINE
- EX- ELECTRIC FENCE
- S- UNDERGROUND STORM SEWER LINE
- T- OVERHEAD TELEPHONE LINE
- SS- UNDERGROUND SANITARY SEWER LINE
- W- UNDERGROUND WATER LINE
- UT- UNDERGROUND TELEPHONE LINE

**DEED OF TRUST**  
**1.875 ACRES OF LAND**  
**LOCATED IN THE WILLIAM G. HUNT**  
**SURVEY, A - 149**

**GUADALUPE COUNTY, TEXAS**  
 Being part of that same land described as Tract 1 - 32.000 Acres and part of  
 Tract 2 - 2.167 Acres in a warranty deed from David Almaguer & Sylvia  
 Almaguer to Brian Lane Dahl & Stephen E. Johnson, dated May 26, 2005,  
 recorded in Vol. 2163, Pg. 183, Guadalupe County, Texas.

I HEREBY CERTIFY TO THE FOLLOWING:

THIS PLAT REPRESENTS THE RESULTS OF AN  
 ON THE GROUND SURVEY MADE UNDER MY  
 SUPERVISION, EXCEPT AS SHOWN, THERE ARE  
 NO PROTRUSIONS, INTRUSIONS OR VISIBLE  
 EASEMENTS AFFECTING THIS PROPERTY.

TRANSACTION: 5169  
 DATE OF SURVEY: 4/20/08

**BETTERS WORTH & ASSOCIATES, INC.**  
 111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155  
 PH: 830.379.5552 FX: 830.379.5553

Address: 11425 US HWY 90

JOB 23647-B-G

tract 3



114 North Austin Street  
Seguin, Texas 78155  
Phone (830) 372-1001 Fax (830) 379-1155  
License Number 10042400

Field notes describing a 71.544 acre tract of land out of the William G. Hunt Survey, Abstract 149, and the Henry H. Hunt Survey, Abstract 150, Guadalupe County, Texas, being a portion of a tract of land called 156 acres (First Tract) and a portion of a tract of land called 106 ½ acres (Second Tract) conveyed to Henry H. Moore, Jr. and wife Joan R. Moore by deed Recorded in Volume 451, Page 620, Deed Records, Guadalupe County, Texas, also being that same tract of land described in Volume 673, Page 87, Official Records, Guadalupe County, Texas, and being more particularly described as follows: Note: All iron pins set are ½" diameter rebar with an orange plastic cap stamped " TRI-COUNTY".

**Beginning** at an iron pin set July 1, 1999 by Tri-County Land Surveying Inc. in the southeast right-of-way line of U.S. Highway 90 and the northwest line of a tract of land called 79.80 acres described in Volume 495, Page 338 Deed Records, Guadalupe County, Texas, for the north corner of a 32.000 acre tract of land being that tract of land surveyed July 1, 1999 by Tri-County Land Surveying Inc., and the westernmost north corner of the herein described tract.

**Thence**, in a northeasterly direction along the southeast right-of-way line of U.S. 90 and the northwest line of the 79.80 acre tract as follows:

S 72° 08' 36" E, 12.77 feet to Texas Department of Transportation (TXDOT) concrete monument found for an angle point.

N 79° 20' 06" E, 27.49 feet to a point the northeast line of the 156 acre tract for the west corner of a tract of land called 50.4 acres, described in Volume 450, Page 474, Deed Records, Guadalupe County, Texas, the north corner of the 79.80 acre tract and the herein described tract. Said point bears S 31° 37' 34" W, 69.25 feet from a TXDOT concrete monument.

**Thence**, S 41° 45' 31" E, 2032.55 feet with the southwest line of the 50.4 acre tract and the northeast line of the 79.80 acre tract and the 156 acre tract to a ½" diameter iron pin found in the northwest line of the 106½ acre tract for the west corner of a tract of land called 57 acres described in Volume 476, Page 218, Deed Records, Guadalupe County, Texas, and the east corner of the 156 acre tract.

**Thence**, S 42° 19' 40" E, 1226.67 feet crossing the 106½ acre tract with southwest line of the 57 acre tract to an iron pin set in the northwest line of a tract of land called 128.68 acres, described in Volume 696, Page 222, Official Records, Guadalupe County, Texas, and the southeast line of the 106½ acre tract for the south corner of the 57 acre tract and the east corner of the herein described tract.

**Thence**, S 47° 08' 37" W, 1931.62 feet with the northwest line of the 128.68 acre tract and the southeast line of the 106½ acre tract to an iron pin set in the northeast line of a tract of land called 226.722 acres, described in Volume 1339, Page 39 Official Records, Guadalupe County, Texas, for the west corner of the 128.68 acre tract, the south corner of the 106½ acre tract and the herein described tract.

**Thence**, N 42° 07' 04" W, 1259.34 feet with the northeast line of the 226.722 acre tract and the southwest line of the 106½ acre tract to a 60d nail found in the southeast line of a tract of land called 101.74 acres, described in Volume 802, Page 871, Official Records, Guadalupe County, Texas, the southeast line of the 156 acre tract for a north corner of the 226.722 acre tract, the west corner of the 106½ acre tract and being the southernmost west corner of the herein described tract.

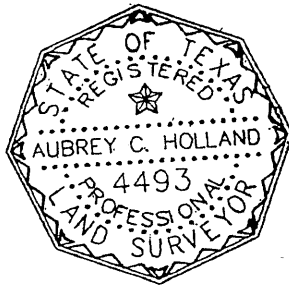
**Thence**, N 47° 55' 37" E, 935.64 feet with the southeast line of the 101.74 acre tract, the southeast line of the 159 acre tract and the northwest line of the 106½ acre tract to an iron pin found for the east corner of the 101.74 acre tract, being an interior corner of the herein described tract.

**Thence**, N 39° 50' 50" W, 704.06 feet with the northeast line of the 101.74 acre tract to an iron pin set for the south corner of the 32.000 acre tract and the northernmost west corner of the herein described tract.

**Thence**, N 50° 06' 40" E, 938.36 feet crossing a portion of the 156 acre tract with the southeast line of the 32.000 acre tract to an iron pin set for the east corner of the 32.000 acre tract, being an interior corner of the herein described tract.

**Thence**, N 41° 45' 31" W, 1383.87 parallel and to 30.00 feet southwest of the northeast line of the 156 acre tract with the northeast line of the 32.000 acre tract and the northeast line of a 2.167 acre tract surveyed July 1, 1999 by Tri-County Land Surveying Inc., to the **Place of Beginning** and containing 71.544 acres of land according to a survey made on the ground on February 1, 1999 by Tri-County Land Surveying Inc.

Corresponding plat prepared.  
Project No. 9906126B

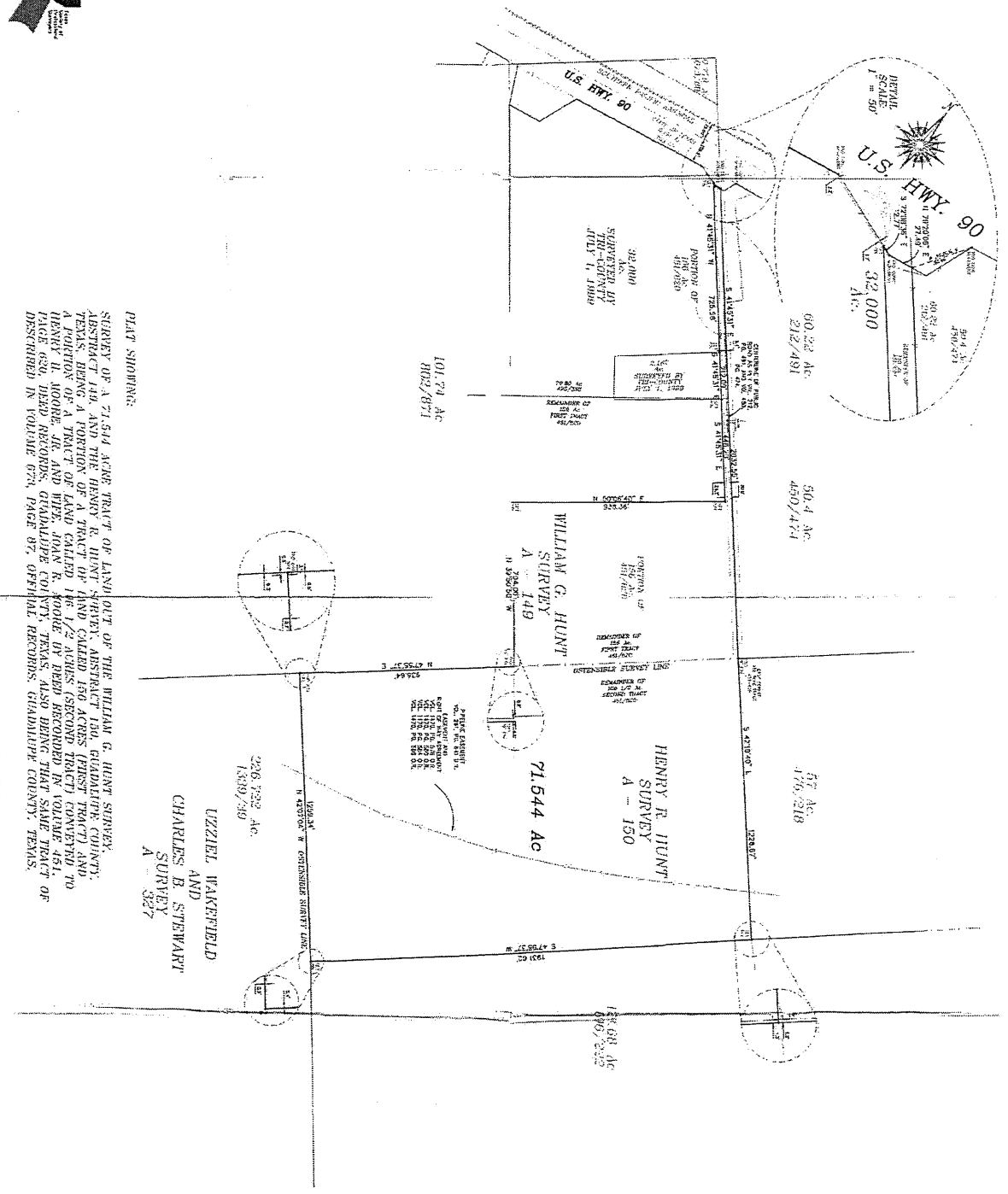


*Aubrey C. Holland*  
Aubrey C. Holland  
Registered Professional  
Land Surveyor No. 4493

TRIMBLE COUNTY, TEXAS  
 PUBLIC LANDS  
 SECTION 14  
 T14N R03E  
 S32-10E3  
 1/2 (630) 379-1155



THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1896 AND 1909 AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEY WAS MADE BY THE TEXAS SURVEYING BOARD, WHICH IS A BOARD OF COMMISSIONERS APPOINTED BY THE GOVERNOR OF THE STATE OF TEXAS. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1896 AND 1909 AND THE RULES AND REGULATIONS THEREUNDER.



PLAT SHOWING:  
 SURVEY OF A 71.544 ACRES TRACT OF LAND...  
 ABSTRACT 149, AND THE HENRY R. HUNT SURVEY, ABSTRACT 150, GUADALUPE COUNTY,  
 TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 160 ACRES (FIRST TRACT) AND  
 A PORTION OF A TRACT OF LAND CALLED 1 1/2 ACRES (SECOND TRACT) CONVEYED TO  
 HENRY R. HUNT, JR. AND WIFE, JOAN R. HUNT, BY DEED RECORDED IN VOLUME 481,  
 PAGE 630, DEED RECORDS, GUADALUPE COUNTY, TEXAS, ALSO BEING THAT SAME TRACT OF  
 DESCRIBED IN VOLUME 674, PAGE 97, ORIGINAL RECORDS, GUADALUPE COUNTY, TEXAS.

DATE OF SURVEY  
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1896 AND 1909 AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEY WAS MADE BY THE TEXAS SURVEYING BOARD, WHICH IS A BOARD OF COMMISSIONERS APPOINTED BY THE GOVERNOR OF THE STATE OF TEXAS. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1896 AND 1909 AND THE RULES AND REGULATIONS THEREUNDER.

BY: [Signature]  
 [Name]  
 [Title]

4

**BETTERS WORTH & ASSOCIATES, INC.**

**ENGINEERS - SURVEYORS - CONSULTANTS**

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155

(830) 379-5552 FAX (830) 379-5553

E-Mail: ken@bettersworthassoc.com

KEN L. REININGER, P.E. & R.P.L.S.

26277\*

822-32

26277-C-G

June 28, 2016

**50.512 ACRE TRACT**

Being a **50.512 ACRE TRACT** situated in the William G. Hunt Survey, A-149, Guadalupe County, Texas. Said **50.512 ACRE TRACT** is that tract called Exhibit A (50.4 acres) in conveyance from Rose B. Patek to Brian L. Dahl, et al dated January 16, 2013 recorded in Volume 4028 at Page 452 of the Official Records of said county and being described by metes and bounds as follows:

**BEGINNING** at a concrete monument found marking the northwest corner of the tract herein described, same being the northwest corner of said 50.4 acre tract, being a re-entrant corner of a tract called 0.415 acre in conveyance from G.D. Colebank, et ux to the State of Texas dated June 29, 1948 recorded in Volume 231 at Page 470, being the intersection of the east line of a called Dirt County Road on U.S. Highway 90 Right-of-Way Map and the south line of U.S. Highway 90.

**THENCE** with the north line of the tract herein described, same being a segment of the common line of said 50.4 acre tract with that of said 0.415 acre tract, along a segment of the south line of U.S. Highway 90, as follows:

N 79° 12' 11" E, 270.47 feet to a concrete right-of-way marker found, and

N 79° 37' 21" E, 977.02 feet (called N 80° 23' E, 1247.6 feet in Volume 4028 at Page 452) to a 1/2 inch diameter rebar found at a two-way fence corner post marking the northeast corner of the tract herein described, same being the northeast corner of said 50.4 acre tract, the northwest corner of residue called 4.75 acres in conveyance from Barbara J. Barmore to Edward William Barmore dated January 13, 1994 recorded in Volume 1077 at Page 735 (no description - see Volume 718 at Page 890) of the Official Records of said county.

**THENCE** with the northeast line of the tract herein described, same being the common line of said 50.4 acre tract with that of said residue 4.75 acre tract, residue called 2.291 acres in conveyance from Edward William Barmore to Belinda Lee Suissa dated August 22, 2005 recorded in Volume 2200 at Page 285, a tract called residue 2.291 acres in conveyance from Wesley Holcomb, et ux to Belinda Lee Hund dated January 5, 2012 recorded in Volume 3078 at Page 432 (no description - see Volume 2698 at Page 533), and a tract called Exhibit A (4.206 acres) in conveyance from Judy Saint-Marie Battani f/k/a Judy Saint-Marie to Diane M. Caddell dated September 8, 1999 recorded in Volume 1458 at Page 592 of the Official Records of said county, as follows:

S 42° 43' 16" E at 549.99 feet a 1/2 inch diameter rebar found with cap (B&A) marking the south corner of said residue 4.75 acre tract, southwest corner of residue 2.291 acre tract, at 566.84 feet a 1/2 inch diameter rebar found with cap (B&A) marking the south corner of said residue 2.291 acre tract, southwest corner of said residue 2.291 acre tract and at 792.82 feet (called S 41° 42' E, 783.4 feet) to a 3/4 inch diameter iron pipe found marking a re-entrant corner of the tract herein described, same being a re-entrant corner of said 50.4 acre tract, south corner of said residue 2.291 acre tract,

N 47° 21' 34" E, 295.41 feet (called N 48° 18' E, 296.5 feet in Volume 4028 at Page 452) to a 1/2 inch diameter rebar found marking the east most northeast corner of the tract herein described, same being the east most northeast corner of said 50.4 acre tract, being the east corner of said residue 2.291 acre tract, lying in the southwest line of said 4.206 acre tract, and

S 42° 20' 10" E, 626.40 feet (called S 41° 42' E, 628.5 feet in Volume 4028 at Page 452) to a two-way fence corner post marking the east corner of the tract herein described, same being the east corner of said 50.4 acre tract, south corner of said 4.206 acre tract, lying in the northwest line of a tract called 57.00 acres in conveyance from Joan R. Moore Family Trust to William F. Roberts, Sr., et ux dated August 12, 1991 recorded in Volume 961 at Page 518 of the Official Records of said county, marking the approximate location of the common line of the W.G. Hunt Survey, A-149 and the H.R. Hunt Survey, A-150.

**THENCE** with the southeast line of the tract herein described, same being the common line of said 50.4 acre tract and said 57.00 acre tract, S 48° 40' 47" W, 1466.50 feet (called S 49° 11' W, 1464.2 feet in Volume 4028 at Page 452) to a 1/2 inch diameter rebar found marking the south corner of the tract herein described, same being the south corner of said 50.4 acre tract, lying in the northwest line of said 57.00 acre tract, being the east corner

Engineers Firm No. ~ F-11731 | Surveyors Firm No. ~ F-10128700

50.512 Acres

Page 2 of 2

26277\*

822-32

26277-C-G

June 28, 2016

of a tract called Tract 3 (71.544 acres) in conveyance from David Almaguer, et ux to Brian Lane Dahl, et al dated June 2, 2005 recorded in Volume 2163 at Page 183 and marking the approximate location of the centerline of called Dirt County Road in Volume 212 at Page 491.

**THENCE** with the southwest line of the tract herein described, same being the common line of said 50.4 acre tract and said 71.544 acre tract, N 41° 11' 42" W, 2032.76 feet (called N 40° 29' 30" W, 2034.4 feet in Volume 4028 at Page 452) to a three-way fence corner post marking the west corner of the tract herein described, same being the west corner of said 50.4 acre tract and the northeast corner of said 71.544 acre tract, lying in the southwest line of U.S. Highway 90.

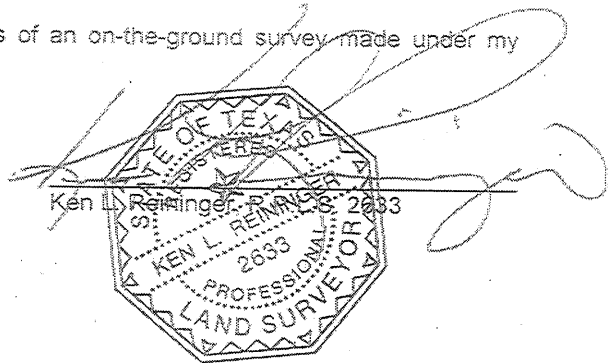
**THENCE** with the northwest line of the tract herein described, same being the northwest line of said 50.4 acre tract, along a segment of the south line of U.S. Highway 90, as follows:

N 83° 09' 55" E, 17.67 feet (called N 81° 17' E, 17.8 feet in Volume 4028 at Page 452) to a concrete right-of-way marker found, and

N 18° 51' 35" E, 58.44 feet (called N 20° 16' E, 59.5 feet in Volume 4028 at Page 452) to the **PLACE OF BEGINNING** and containing **50.512 ACRES OF LAND**.

Basis of bearing is Geodetic North as per GPS observation dated January 28, 2012.

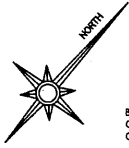
I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision December 2012.



COORDINATE FILE: 24936.CRD  
 DRAWING FILE: 26277 DAHL.DWG  
 NOTES: 822-032  
 TECH/DATE: GRS - 1.3.2013  
 TECH/DATE: GRS - 6-28-2016 (REVISED CURRENT OWNER)

PROPERTY ID#:

- MAN HOLE
- FIRE HYDRANT
- GUY WIRE
- WM (WATER METER)
- UTILITY POLE
- 1/2" REBAR SET W/CAP "B&A RPLS 283"
- CONCRETE MARKER FOUND
- LEAD PILE & TACK
- TRB (TELEPHONE RIBER BOX)
- BEARINGS & DISTANCES OF RECORD
- M.R. MAP RECORDS
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOODS FENCE
- UNDERGROUND PIPELINE
- ELECTRIC FENCE
- UNDERGROUND STORM SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATTELINE
- UNDERGROUND TELEPHONE LINE



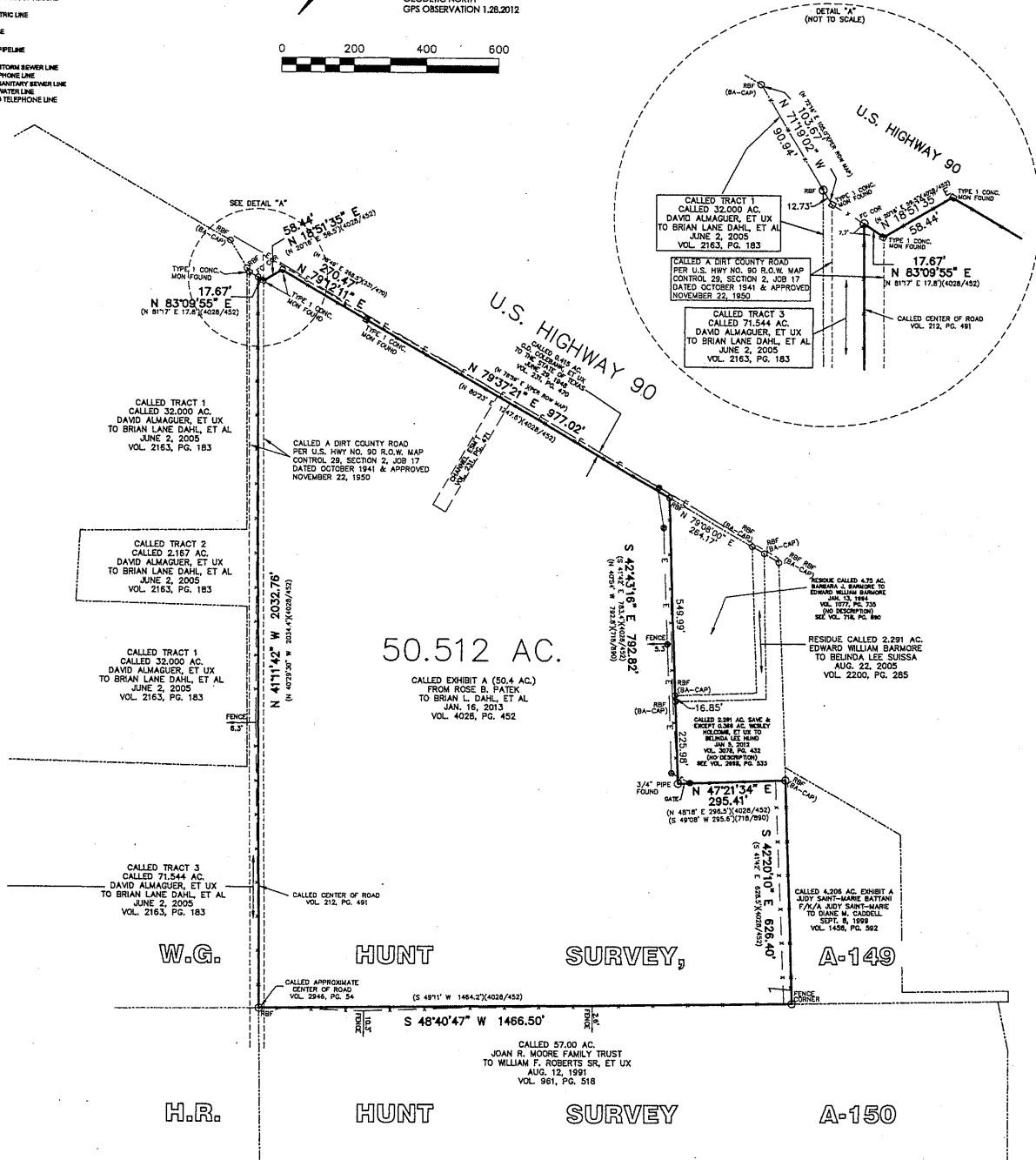
BASIS OF BEARINGS:  
 GEODETIC NORTH  
 GFS OBSERVATION 1.28.2012



DU TO THE FACT THAT NO CURRENT  
 TITLE COMMITMENT WAS PROVIDED, THIS  
 PLAN IS BEING RELEASED AS PRELIMINARY.  
 THIS PLAN IS NOT TO BE RECORDED FOR  
 ANY PURPOSE.

THE TRACT OF LAND SHOWN  
 HEREON APPEARS TO BE  
 SITUATED IN ZONES 701  
 AS SHOWN ON FEALAS P.234.  
 MAP NUMBER "MERCEDES"  
 DATE: 11.2.2007  
 REGARDLESS OF THE ZONE  
 DESIGNATION, THIS IS NO  
 GUARANTEE THAT THE  
 PROPERTY WILL NOT BE FLOODED.

JOB: 26277-C-G



NOTES:  
 THERE ARE EXISTING UTILITIES, IMPROVEMENTS,  
 CROSS FENCES ETC. NOT SHOWN ON THIS  
 SURVEY

I HEREBY CERTIFY TO THE FOLLOWING:

THIS PLAN REPRESENTS THE RESULTS OF AN  
 ON THE GROUND SURVEY MADE UNDER MY  
 SUPERVISION.

EASEMENTS AFFECTING THIS PROPERTY,  
 CORRESPONDING FIELD NOTES PREPARED THIS DATE.

TRANSACTION:

DATE OF SURVEY: DEC. 26, 2012  
 DATE OF SURVEY: JUNE 26, 2016 (REVISED OWNER)

KEN L. REININGER R.P.L.S. 2633



**BETTERS WORTH & ASSOCIATES, INC.**

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155  
 PH: 830.379.5552 FX: 830.379.5553  
 email: ken@betterworthassoc.com

50.512 ACRES OF LAND  
 WILLIAM G. HUNT SURVEY, A-149  
 GUADALUPE COUNTY, TEXAS

JOB: 26277-C-G



5  
CONTROL: 0029-02  
COUNTY: GUADALUPE  
HIGHWAY: U. S. 90

**BETTERS WORTH & ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - CONSULTANTS  
111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155  
(830) 379-5552 FAX (830) 379-5553  
E-Mail: ken@bettersworthassoc.com

KEN L. REININGER, P.E. & R.P.L.S.

March 31, 2011

TRACT 1

Being a 0.893 ACRE TRACT situated in the William G. Hunt Survey, A-149, Guadalupe County, Texas, said 0.893 ACRE TRACT is comprised of part of a tract called 0.89 Acre in conveyance from J.A. Lynch, Jr. and Eva Lynch to the State of Texas dated March 19, 1936 and recorded in Volume 159 at Page 550 and part of a tract called 156 Acres in conveyance from Lola Lynch Cayplee, et al to Henry H. Moore, Jr., et ux dated March 23, 1972 and recorded in Volume 451 at Page 620 of the Official Records of said county and being described by metes and bounds as follows:

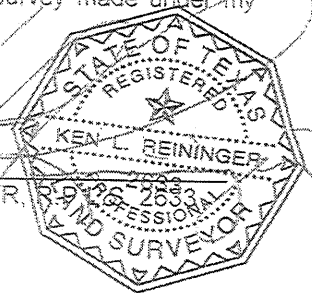
**BEGINNING** at a ½ inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described, lying in the common line of said 0.89 acre tract and a tract called Tract 1 (32.000 acres) in conveyance from David and Sylvia Aimaguer to Brian Land Dahl, et al recorded in Volume 2163 at Page 183. said point bears S 18°40'00" W 11.53 feet from a ½ inch diameter rebar set with cap (B&A) marking the northeast corner of said 0.89 acre tract and the north most northwest corner of said 32.000 acre tract, being the southwest corner of a tract called 0.191 Acre in conveyance from Mrs. Pattie Lynch to the State of Texas recorded in Volume 233 at Page 59, lying in the south line of a tract called 1.43 Acres in conveyance from J.A. Lynch, et ux to the State of Texas recorded in Volume 117 at Page 254, further described as lying in the southeast line of U.S. Highway 90.

- 1) **THENCE** with the east line of the tract herein described, same being a segment of the common line of said 0.89 acre tract and said 32.000 acre tract, S 18°40'00" W 177.84 feet (called S 19°10' W in Volume 159 at Page 550) to a ½ inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described.
- 2) **THENCE** with the southeast line of the tract herein described, same being a segment of the common line of said 0.89 acre tract with that of a segment of the northwest line of said 32.000 acre tract as follows:  
S 78°49'00" W 150.00 feet (called S 79°19' W 150 feet in Volume 159 at Page 550) to a ½ inch diameter rebar set with cap (B&A) marking the southwest corner of said 0.89 acre tract, and  
S 75°48'28" W 12.86 feet to the southwest corner of the tract herein described and being the west most northwest corner of said 32.000 acre tract, lying in the northeast line of a tract called 101.43 Acres in conveyance from Henry H. Moore, Jr., et al to William F. and Johanna Lange in Volume 802 at Page 571.
- 3) **THENCE** with the southwest line of the tract herein described, same being a segment of the northeast line of said 101.43 acre tract as follows:  
N 41°19'51" W 178.59 feet (called S 39°24'27" E 177.09 feet in Volume 802 at Page 571) to a ½ inch diameter iron pipe found, and  
N 41°28'37" W 0.56 feet to a ½ inch diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described. Said rebar bears S 41°28'37" E 11.58 feet from a set mag nail in buried concrete marking the northwest corner of said 0.89 acre tract and northeast corner of said 101.43 acre tract, further described as lying in the southeast line of U.S. Highway 90.
- 4) **THENCE** with the northwest line of the tract herein described, into and across said 0.89 acre tract, N 78°49'00" E 341.33 feet to the **PLACE OF BEGINNING** and containing 0.893 ACRE OF LAND.

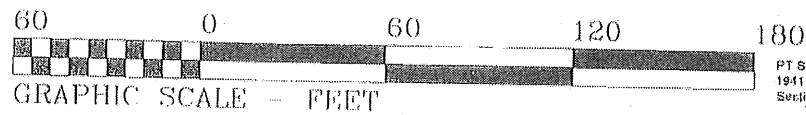
Basis of Bearings is the record bearing along the north line of said 0.89 acre tract.

I hereby certify the foregoing field notes represent the results of an on the ground survey made under my supervision April 2009. Corresponding plat was prepared this date.

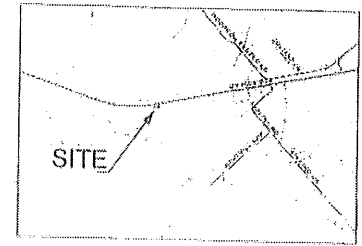
KEN L. REININGER



COORDINATE FILE 23904 CRD  
 DRAWING FILE 23904 Dahl TxDOT Roadside Park DWG  
 NOTES 790-07  
 TECH/DATE DT - 5/05/09  
 FID# 39703



PT STATION 687+50  
 1941 R.O.W. Strip Map Control 29  
 Section 2, Job 17



PT STATION 682+34.3  
 1941 R.O.W. Strip Map Control 29  
 Section 2, Job 17

11.11' N  
 0.08' M.G.O. 11.11' N

Called 5.12 Ac.  
 Vol. 114, Pg. 276  
 N 78°25'14"E 65.94'

Called 101.43 Ac.  
 Henry H. Moore Jr. et al to  
 William F. & Johanna Langer  
 Vol. 602, Pg. 571  
 N 79°04'39"E 400.11'  
 (N 81°08'00"E 99.98')  
 (Vol. 802, Pg. 871)

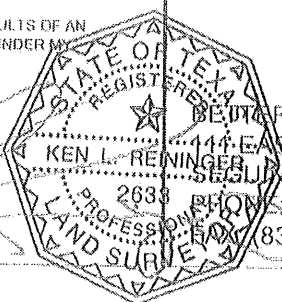
Basis of Bearings: Bearings are oriented to  
 record bearing of U.S. Highway 90, dated  
 Nov. 22, 1950.

I HEREBY CERTIFY TO THE FOLLOWING:

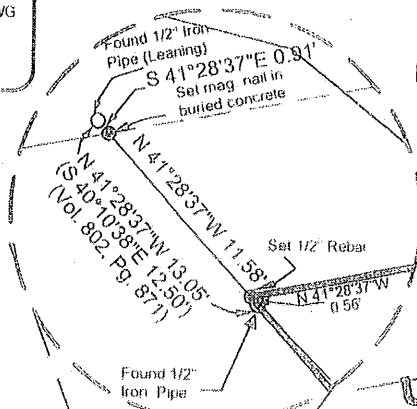
THIS PLAT REPRESENTS THE RESULTS OF AN  
 ON THE GROUND SURVEY MADE UNDER MY  
 SUPERVISION

TRANSACTION TxDOT to Dahl  
 DATE OF SURVEY 4/10/09

KEN L. REININGER R.P.L.S. 2633



BEITERSWORTH & ASSOCIATES, INC.  
 444 EAST MOUNTAIN STREET  
 SEGLIN, TEXAS 78155  
 PHON (830) 379-5552  
 FAX (830) 379-5553



U.S. HIGHWAY 90

(N 78°19'E Vol. 159, Pg. 550)  
 N 78°49'00"E 352.92'

N 78°49'00"E 341.33'

0.893 ACRE TRACT # 1

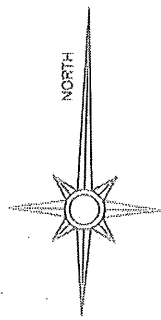
0.893 ACRE OF LAND  
 LOCATED IN THE WILLIAM G. HUNT  
 SURVEY, A - 149  
 GUADALUPE COUNTY, TEXAS

Being that same land described as 0.89 Acre described in a deed from J.A. Lynch Jr., and Eva Lynch to the State of Texas, dated March 19, 1936, recorded in Vol. 159, Pg. 550, Guadalupe County, Texas

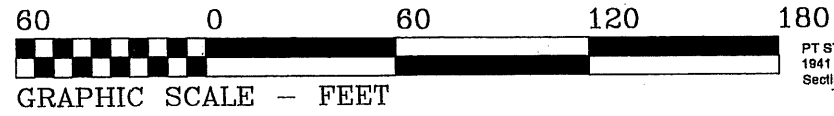
Also being the residue of called 156 Ac. described in a deed from. to recorded in Vol. 451, Pg. 620, Guadalupe County, Texas.

JOB: 23904-B-G

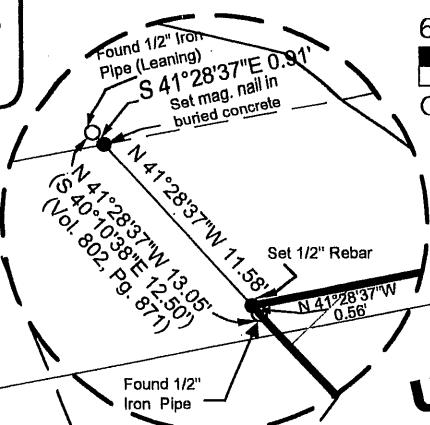
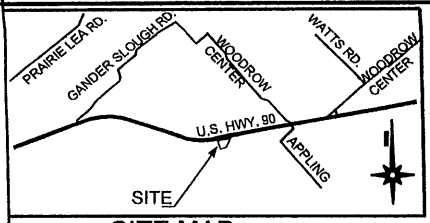
JOB: 23904-B-G



COORDINATE FILE: 23904.CRD  
 DRAWING FILE: 23904 Dahl TxDOT Roadside Park.DWG  
 NOTES: 790-07  
 TECH/DATE: DT - 5/05/09--REVISED 12/12/12  
 FID#: 39703

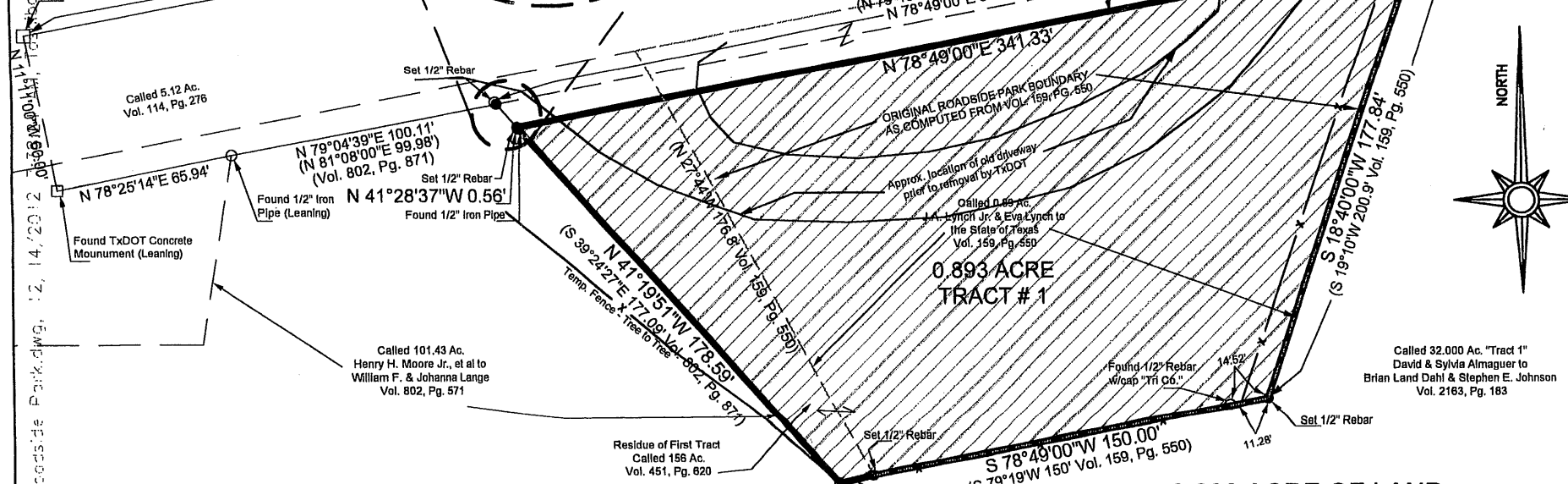


PT STATION 687+50  
 1941 R.O.W. Strip Map Control 29,  
 Section 2, Job 17



U.S. HIGHWAY 90

PT STATION 682+34.3  
 1941 R.O.W. Strip Map Control 29,  
 Section 2, Job 17



Basis of Bearings: Bearings are oriented to  
 record bearing of U.S. Highway 90, dated  
 Nov. 22, 1950.

I HEREBY CERTIFY TO THE FOLLOWING:  
 THIS PLAT REPRESENTS THE RESULTS OF AN  
 ON THE GROUND SURVEY MADE UNDER MY  
 SUPERVISION.  
 TRANSACTION: TxDOT to Dahl  
 DATE OF SURVEY: 4/10/09  
 SURVEYOR: [Signature]  
 KEN L. REININGER, R.P.L.S. 2633

BETTERSWORTH & ASSOCIATES, INC.  
 111 EAST MOUNTAIN STREET  
 SEGUIN, TEXAS 78155  
 PHONE: (830) 379-5552  
 FAX: (830) 379-5553

0.893 ACRE OF LAND  
 LOCATED IN THE WILLIAM G. HUNT  
 SURVEY, A - 149  
 GUADALUPE COUNTY, TEXAS

Being that same land described as 0.89 Acre described in a deed from J.A. Lynch Jr., and Eva Lynch to the State of Texas, dated March 19, 1936, recorded in Vol. 159, Pg. 550, Guadalupe County, Texas.

Also being the residue of called 156 ac. described in deed from Cayless, Elsie Lynch Hartman, Gladys Lynch Moore, Geraldine Lynch Moore and husband and Ethel Lynch Wood and husband to Henry H. Moore and wife by Deed dated March 23, 1972 and recorded in Volume 451, Pages 451-452.

JOB: 23904-B-G

JOB: 23904-B-G