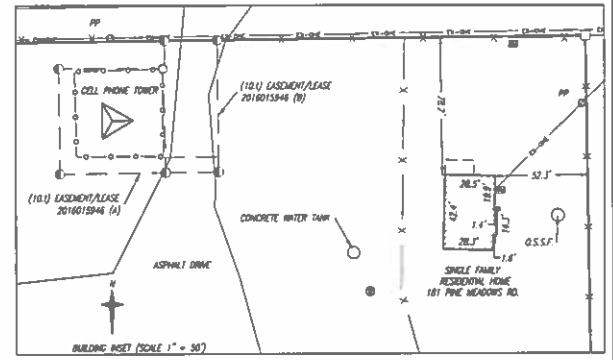


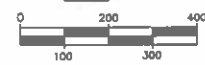
VICINITY MAP  
1"=2000'  
SOURCE: THORS GIS



"EASEMENT/EXCEPTION NOTE"  
10.1 - Fm No. 2016015946 & 2016015947  
Shown here  
10.6 - Fm No. 202199002415  
Shaded easement

LEGEND

- FOUND 1/2" LR UNLESS OTHERWISE NOTED
- ⊗ FOUND 1/2" LR W/CDP STAMPED "SOLUS KANAK"
- ⊗ FOUND CONCRETE MONUMENT
- ⊗ FENCE CORNER AS NOTED
- ⊗ UTILITY POLE
- ⊗ WATER VALVE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- BARBED WIRE FENCE
- CHAIN LINK FENCE LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TRANSMISSION LINE
- POWER/BOODY OF WATER
- RETURNING WALL
- BUILDING
- CONCRETE
- F.E.M.A. 100 YEAR "ZONE A"
- F.E.M.A. FLOODWAY



NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTN/DSS OBSERVATIONS, REFERENCED TO NAD 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.0001515158
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. ALL DISTANCES TO STRUCTURES ARE TAKEN PERPENDICULAR FROM LOT LINES.
4. ADDITIONAL MONUMENTS NOT A PART OF THIS SURVEY ARE SHOWN WITH AN ASTERISK, I.E. "M0872925"
5. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE 2 UNSHOWN" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #418702200F EFFECTIVE 02/03/2011. THIS IS AN AREA OF 1.00 CHANCE OF FLOOD HAZARD.
6. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORDED COURSE IS EXPRESSED IN PARENTHESIS, I.E. 180.041' (180.040') (180.040'). (COURSE VALUE PER USED FILE NO. 20220011140 O.P.R.G.C.T.)
7. THIS SURVEY WAS PREPARED FOR CONCORD TITLE LLC 171 BERRY LN. DROPPING SPRINGS, TX 76802 AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE.
8. THIS DOCUMENT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILE NUMBER OF 23-2303-C EFFECTIVE 08/24/2023

SELLER: LINDA REIMER

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND OCTOBER 12, 2023

LAND TITLE SURVEY

93.73 ACRES  
(CALLED 83.706 ACRES), SITUATED IN THE ELAND BOYD SURVEY NO. 14, BLOCK 14, ABSTRACT NO. 23 ACCORDING TO THE EXECUTOR'S DEED RECORDED IN FILE NO. 20220012340 OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS WITHIN DALLAS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAN 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 APPROPRIATIONS, EXCEPT AS NOTED HEREON.

DATED: FEBRUARY 08, 2024



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

WELLBORN  
ENGINEERING & SURVEYING

621 WATER STREET CERRVILLE, TX 75028 830-217-7100	antipromer@welling.com P.A.V. 10194410 T.S.P.E.L.S.
PROJECT: WBS 23-198	SCALE: 1" = 200'
FIELD: EWSP	DRAFTING: RM
CHECKED: GVS	SHEET NO: 2 of 2
LAST FIELD VISIT: 11/02/2023	ART. DATE: 01/09/2024

**FIELD NOTES DESCRIPTION FOR A 93.73 ACRE TRACT OR PARCEL OF LAND SITUATED IN GUADALUPE COUNTY, TEXAS; BEING IN ORIGINAL SURVEY NO. 16, BLOCK 16, ELIJO GORTARI, ABSTRACT NO. 23; BEING THAT SAME TRACT HAVING BEEN CALLED 93.786 ACRES CONVEYED FROM BRENDA FORSHAGE, ET AL, TO MICHAEL L. REIMER AND WIFE, LINDA K. REIMER AND JAMES E. STINSON BY DEED DATED APRIL 28, 2011 RECORDED IN VOLUME 2990, PAGE 0172, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; BEING SUBSEQUENTLY THAT SAME TRACT HAVING BEEN CALLED 93.786 ACRES CONVEYED FROM LINDA K. REIMER, INDEPENDENT EXECUTRIX OF THE ESTATE OF MICHAEL L. REIMER, DECEASED, CAUSE NUMBER 2020PC0103, COUNTY COURT OF GUADALUPE COUNTY, TEXAS TO LINDA K. REIMER, A WIDOW, BY AN EXECUTOR'S DEED DATED APRIL 13, 2022 AND RECORDED IN FILE NO. 202299012340, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

*(NOTE: The following courses are based on an RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)*

**BEGINNING** at the west corner of the herein described tract, an existing 10-inch diameter creosote post in the southeast line of Pine Meadow Road, a sixty (60) foot wide public right-of-way; said post marking the north corner of that certain 102 acre tract in the name of Grimm, Wanda, Trustee, et al, recorded in File No. 202099017224, Official Public Records of Guadalupe County, Texas;

**THENCE** with the southeast line of Pine Meadow Road; **N 74°13'11" E, 915.53 feet** (*record: N 74°45'00" E, 915.60'*) to a concrete right-of-way marker for the north corner of the herein described tract; same being the west corner of that certain 1.50 acre tract in the name of Mr. Fireworks, Inc. recorded in Volume 214, Page 880, Official Public Records of Guadalupe County, Texas;

**THENCE** along or near a meandering fence line, with the northeast boundary of the herein described tract in common with the southwest boundaries of the following adjoining properties:

That certain 1.50 acre tract in the name of Mr. Fireworks, Inc. recorded in Volume 214, Page 880, Official Public Records of Guadalupe County, Texas;

That certain 37.49 acre tract in the name of "City of Sequin";

That certain 5.00 acre tract in the name of William L. Stout recorded in File No. 05001081, Official Public Records of Guadalupe County, Texas;

That certain 5.053 acre tract in the name of Pecan Hollow Park, LLC recorded in File No. 12-019139, Official Public Records of Guadalupe County, Texas;

That certain 8.95 acre tract in the name of Scott Richard; and

That certain 118 acre tract in the name of Donald Carley;

**S 15°57'32" E, 4526.19 feet** (*record: S 15°27'09"E, 4526.76'*) to an existing 6-inch diameter creosote post marking the east corner of the herein described tract;

**WELLBORN**  
ENGINEERING &  
SURVEYING

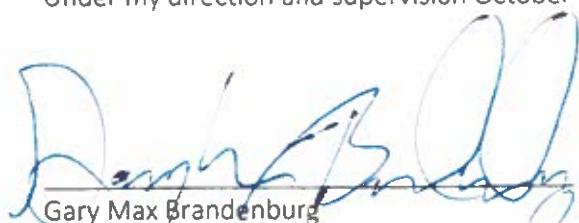
TBP&S FIRM NO. 10194410  
PHONE: 830.217.7100  
[WWW.WELLBORNENGINEERING.COM](http://WWW.WELLBORNENGINEERING.COM)

631 WATER STREET  
KERRVILLE, TX 78028

**THENCE** along or near a fence, with the southeast boundary of the herein described tract and a northwest boundary of said 118 acre tract; **S 84°08'49" W, 570.97 feet** (record: S 84°44'15" W, 571.12') to a ½ inch diameter iron rod with cap stamped "RPLS 2633" found for angle and reentrant corner hereof; and **S 58°12'24" W, 359.91 feet** (record: S 58°44'28" W, 360.77') to a tee-post at a three-way fence corner in the northeast line of said 102 acre tract and marking the south corner of the herein described tract;

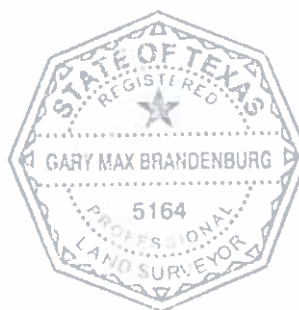
**THENCE** along or near a fence, with the northeast line of said 102 acre tract and southwest line of the herein described tract; **N 16°02'58" W, 4527.07 feet** (record: N 15°31'58" W, 4527.23') to the **POINT OF BEGINNING**, containing 93.73 acres of land within these metes and bounds, a companion document to a plat of this survey dated November 3, 2023.

Based upon a survey conducted on the ground  
Under my direction and supervision October 12, 2023



Dated: 11/03/2023

Gary Max Brandenburg  
Registered Professional Land Surveyor  
State of Texas  
Registration No. 5164



## Exhibit B – Property Description



The above property has the following legal description:

ABS: 23 SUR: E GORTARI 94.0000 AC.





