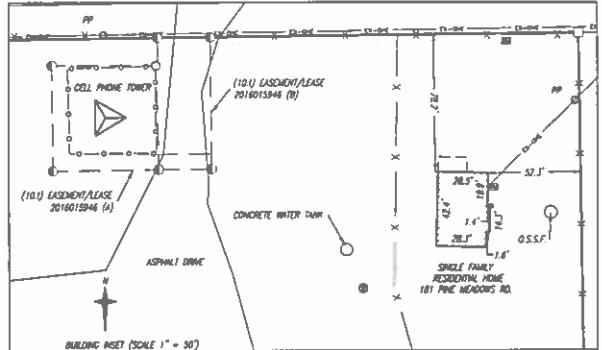


VICINITY MAP

1" = 2000'



* LEGEND

- FOUND 1/2" LR UNLESS OTHERWISE NOTED
- FOUND 1/2" LR w/DOOR SWUNG "SOLS KAMM"
- FOUND CONCRETE MOVEMENT
- FENCE CORNER AS NOTED
- UTILITY POLE
- WATER VALVE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- ARMED BIKE FENCE
- CHAN LINE FENCE LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TRANSMISSION LINE
- POLE/BODY OF RIVER
- RETAINING WALL
- BUILDING
- CONCRETE
- FEMA 100 YEAR "ZONE A"
- FEMA FLOODPLAIN

FEASMENT/EXCEPTION NOTE
10.1 - File No. 2016015946 & 2016015947
Show banner
10.2 - File No. 202199002415
Blanket easement

A horizontal line representing a DNA construct. The left end is labeled '100' and the right end is labeled '300'. A central 200 bp region is highlighted with a grey box.

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THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE
FILE NUMBER OF 23-2933-C, EFFECTIVE 08/20/2023.

SELLER(S): UNION READER

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

LAND TITLE SURVEY

3.73 ACRES

(CALLED 83,706 ACRES), SITUATED IN THE ELIJO GORTON SURVEY No. 16, BLOCK 16, ABSTRACT No. 25 ACCORDING TO THE EXECUTOR'S BLDG RECORDED IN FILE No. 202200011340 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS - WITHIN GUADALUPE COUNTY, TEXAS

"SURVEYOR'S CERTIFICATION."

第15章 中国与世界 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;



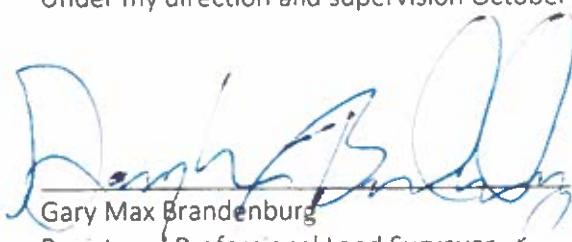
TBPELS FIRM NO. 10194410
PHONE: 830.217.7100
WWW.WELLBORNENGINEERING.COM

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 $\frac{1}{2}$ 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

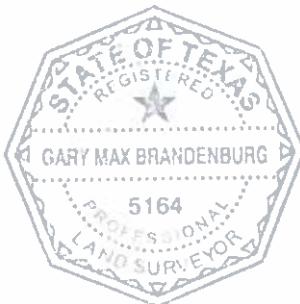


Exhibit B – Property Description



The above property has the following legal description:

ABS: 23 SUR: E GORTARI 94.0000 AC.

COORDINATE PLZ 23497 POMHAGE CRO
DRAWING FILE 3439-POMHAGE PI AC-DWG.DF
COURT DATE 10/20/2011
REC'D DATE 10/20/2011
PROPERTY ID#

Legend:
1.000' 1/4
1.000' 1/2
1.000' 1
1.000' 2
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