

As scaled from the following referenced map, this property is located in Zone "X" according to the N.F.I.P. Map No. 480266 0315 & 0430 F, Effective Date November 2, 2007.

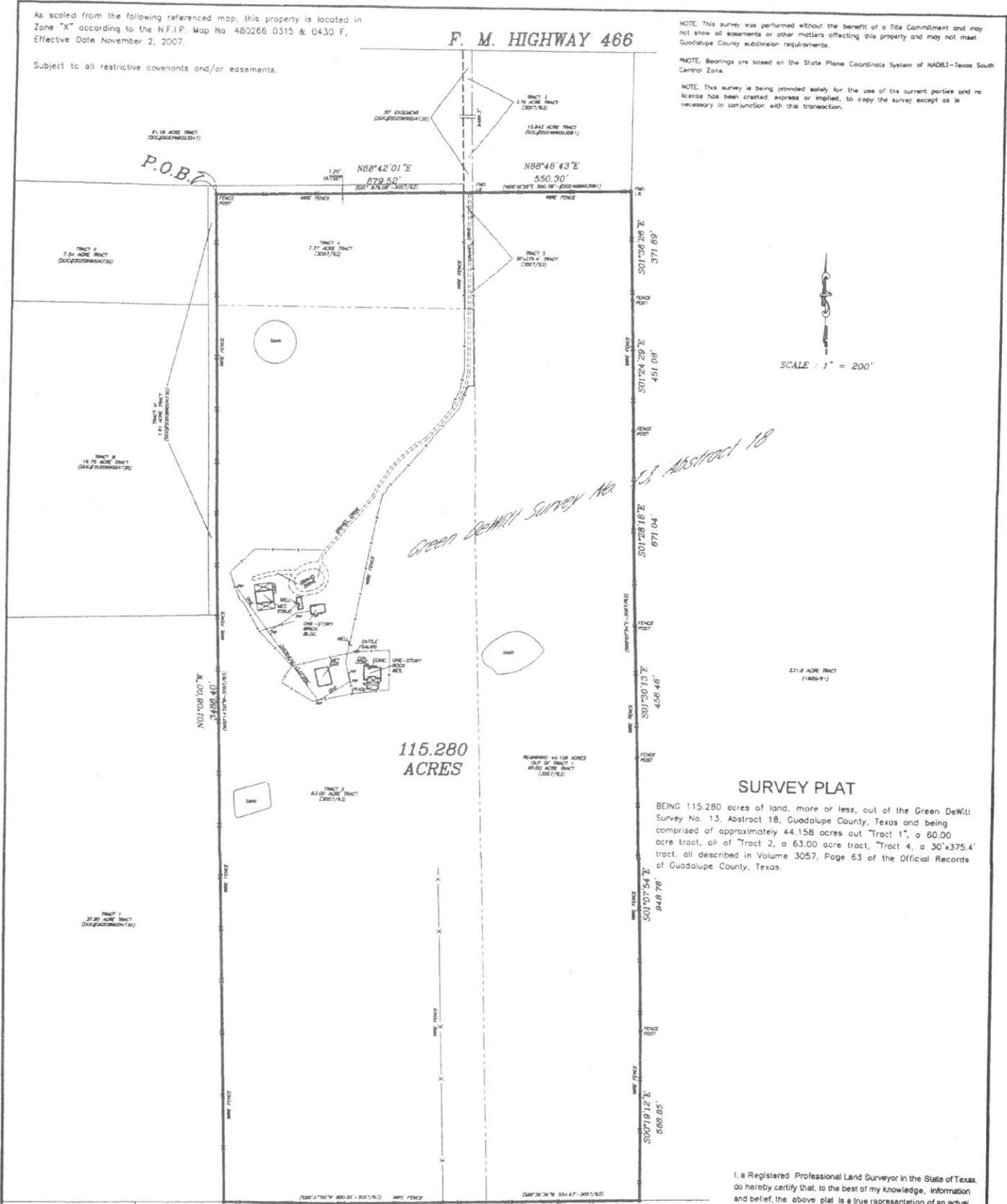
F. M. HIGHWAY 466

Subject to all restrictive covenants and/or easements.

NOTE: This survey was performed without the benefit of a Title Commitment and may not show all easements or other matters affecting this property and may not meet Guadalupe County subdivision requirements.

NOTE: Bearings are based on the State Plane Coordinate System of NAD83-Texas South Central Zone.

NOTE: This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction.



115.280 ACRES

SURVEY PLAT

BEING 115.280 acres of land, more or less, out of the Green DeWitt Survey No. 13, Abstract 18, Guadalupe County, Texas and being comprised of approximately 44.158 acres out "Tract 1", a 60.00 acre tract, all of "Tract 2", a 63.00 acre tract, "Tract 4", a 30'x375.4' tract, all described in Volume 3057, Page 63 of the Official Records of Guadalupe County, Texas.

I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that, to the best of my knowledge, information and belief, the above plat is a true representation of an actual survey made on the ground under my supervision, to the local standard of care, and that I have located apparent easements, right-of-ways, and encroachments as of the 18th day of August 2025.

This is the 18th day of August, 2025.
Field Notes also prepared this day.

J.M. Butz, Jr., R.P.L.S. No. 2024
JOB NO. 23-132.A



DRAWN BY: R.C.O.



BUTZ LAND SURVEYING
PRL NO. 01030552

3630 KLEINERZ RD.
ST. HELENA, TX. 78152-0778

PHONE: 210-667-1380
FAX: 210-667-1304

FIELD NOTES

August 19, 2025

BEING 115.280 acres of land, more or less, out of the Green DeWitt Survey No. 13, Abstract 18, Guadalupe County, Texas and being comprised of approximately 44.158 acres out of "Tract 1", a 60.00 acre tract, all of "Tract 2", a 63.00 acre tract, "Tract 4", a 7.27 acre tract and "Tract 5", a 30' x 375.4' tract, all described in Volume 3057, Page 63 of the Official Records of Guadalupe County, Texas and being more particularly described as follows:

BEGINNING at a wood fence corner post found for the northwest corner of this tract and the northwest corner of the above referenced "Tract 4", said point also being an interior corner of a 1.91 acre tract described as "Tract IV" in Doc. #202099004730 of the Official Records of Guadalupe County, Texas;

THENCE, N 88°42'01" E, 879.59 feet (*East, 879.08 feet-3057/63*) generally along an existing fence and the common line with said "Tract IV" and "Tract 3", a 3.76 acre tract described in Volume 3057, Page 63 of the Official Records of Guadalupe County, Texas to an iron rod found for an angle point of this tract and the northeast corner of said "Tract 5";

THENCE, N 88°48'43" E, 550.30 feet (*S 88°48'28" E, 550.78 feet-#202499003091*) generally along an existing fence and the common line with a 15.842 acre tract described in Doc. #202499003091 of the Official Records of Guadalupe County, Texas to an iron rod found in the common line with a 231.8 acre tract described in Volume 1820, Page 91 of the Official Records of Guadalupe County, Texas for the northeast corner of this tract and the southeast corner of said 15.842 acre tract;

THENCE, along the meanders of an existing fence and the common with said 231.8 acre tract as follows:

S 01°36'26" E, 371.89 feet to a wood fence post found for an angle point,
S 01°24'29" E, 451.08 feet to a wood fence post found for an angle point,
S 01°28'19" E, 671.04 feet to a wood fence post found for an angle point,
S 01°30'13" E, 456.46 feet to a wood fence post found for an angle point,
S 01°07'54" E, 948.78 feet to a wood fence post found for an angle point, and
S 00°19'22" E, 588.85 feet to a wood fence corner post found in the common line with a 139 acre tract described in Volume 1422, Page 832 of the Official Records of Guadalupe County, Texas for the southeast corner of this tract and the southeast corner of said "Tract 1", said point also being the southwest corner of said 231.8 acre tract;

THENCE, along the meanders of an existing fence add the common line with said 139 acre tract as follows:

S 88°21'55" W, 280.13 feet to a wood fence post found for an angle point,
S 88°15'39" W, 399.23 feet to a wood fence post found for an angle point,
S 88°21'15" W, 361.36 feet to a wood fence post found for an angle point, and
S 89°48'13" W, 392.94 feet to a wood fence corner post found for the southwest corner of this tract and the southwest corner of said "Tract 2", said point also being the southeast corner of a 37.80 acre tract described as "Tract I" in Doc. #202099004730 of the Official Records of Guadalupe County, Texas;

THENCE, N 01°08'00" W, (*N 00°14'00" W-3057/63*) 3488.40 feet, generally along an existing fence and the common line with said "Tract I" and said "Tract IV" to the POINT OF BEGINNING and containing 115.280 acres of land, more or less.

Note: Plat also prepared this day.

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN23-132.A