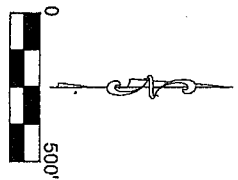


AUSTIN COUNTY, TEXAS BRYANT DAUGHTERY LEAGUE ABSTRACT NO. 32

Project No. 010635-004
Date: February 3, 2025



New Bremen Ranch, LTD
111.995 Acres
File No. 054193
Official Records

20.84
ACRES

Heath Wendt
46.3 Acres
File No. 083469
Official Records

New Bremen Ranch LTD
43.336 Acres
File No. 203864
Official Records

Lawrence A. Kohner
128.4 Acres

24.397
ACRES

Darrell Jozsviak
File No. 224167
Official Records

LINE	BEARING	HORIZ. DIST.
L1	S24°53'57"W	24.61'
L2	S41°07'02"W	28.18'
L3	S19°11'03"W	173.79'
L4	S9°42'22"W	63.22'
L5	S42°02'50"W	60.51'
L6	S23°09'06"W	23.71'
L7	S11°43'51"W	168.68'
L8	S28°45'59"W	35.28'
L9	S71°50'42"W	28.36'
L10	N83°56'27"W	100.36'
L11	N74°18'01"W	12.87'

See rights of ingress and egress in
Vol. 348, Pg. 398
Vol. 348, Pg. 392

LEGEND
○ Found 1/2" Iron Rod
⊕ Found 3/4" Iron Pipe
⊙ Found Railroad Nail
• Point
+ Found T-Post
⊗ Set 1/2" Iron Rod

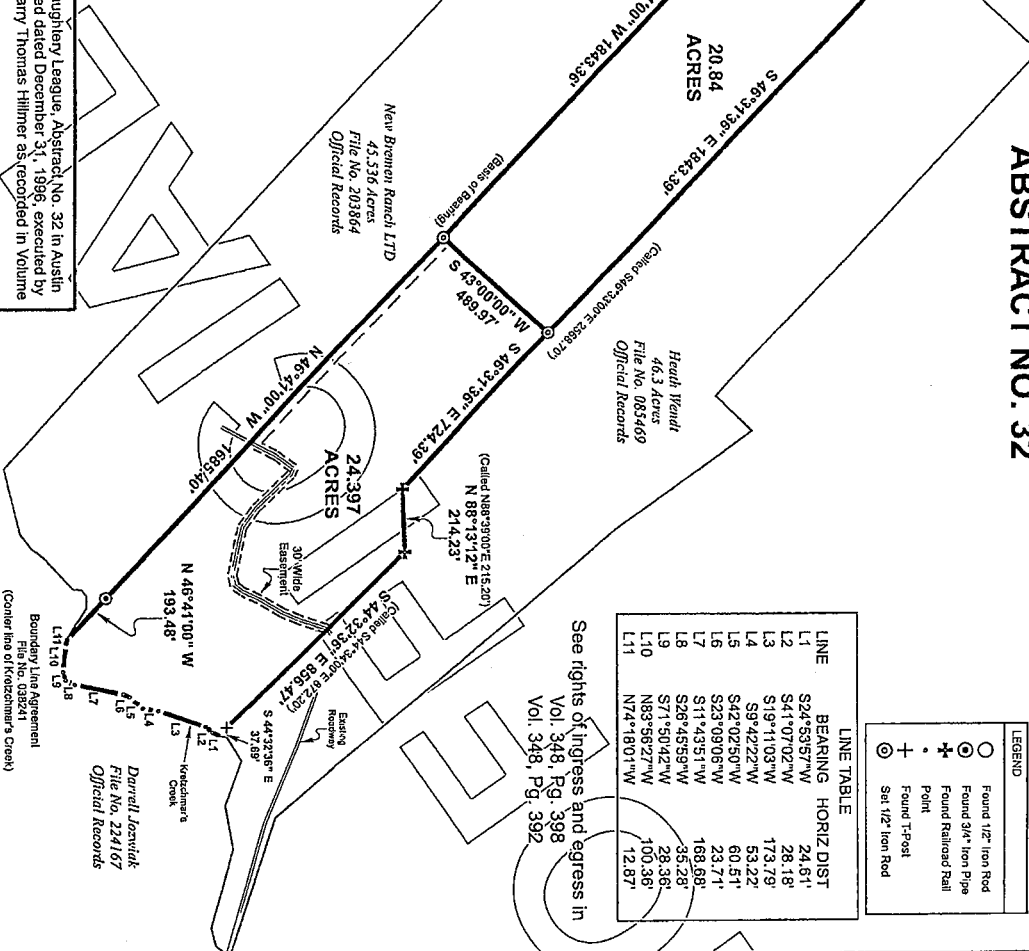


EXHIBIT D

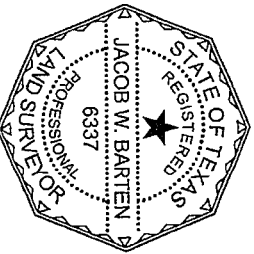
Survey plat of the division of a 45.237 acre tract of land in the Bryant Daughtery League, Abstract No. 32 in Austin County, Texas, and being that same land described as 44.5 acres in Deed dated December 31, 1996, executed by Marvin Hillmer and wife, Lilla Mae Hillmer to Carl August Hillmer, and Larry Thomas Hillmer as recorded in Volume 769, Page 291 of the Austin County Official Records.

This survey was performed without the benefit of a title commitment.

Boundary Line Agreement dated November 29, 2002, executed by and between Barry Jozsviak, Marilyn Wendt, Carl August Hillmer, Larry Thomas Hillmer, Ned William Fowler, Corneille Anne Burke and Renee Janelle Sheffield, recorded under Clerk's File No. 038241, Official Records of Austin County, Texas. (As shown hereon)

Surveyor's Notes:

- This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.
- This property is subject to the rights of the public to any area located within a public roadway, street, or alley.
- This survey was performed without the benefit of an abstract of title.
- This is a boundary and division survey only, and does not show improvements or easements.
- All original points paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.
- This survey is valid for Carl and Larry Hillmer only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.
- This survey is considered an unofficial document unless having an original signature and seal of surveyor.
- Legal descriptions to accompany this plat.
- By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.



TEXAS LAND SYSTEMS

Surveying & Mapping

3554 FM 109 Columbus, Texas 78934

Phone: (979) 732-2086

Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of a survey performed on the ground under my supervision.

Jacob Barten

Jacob W. Barten, PLS 6337

TEXAS LAND SYSTEMS
Surveying & Mapping

PROJECT NO. 010625-004

DATE: FEBRUARY 3, 2025

STATE OF TEXAS

COUNTY OF AUSTIN

Being a 24.397 acre tract of land located in the Bryant Daughters League, Abstract No. 32 in Austin County, Texas; and being a part or portion of that land described in Deed dated December 31, 1996 executed by Marvin Hillmer and wife, Lillie Mae Hillmer to Carl August Hillmer and Larry Thomas Hillmer, recorded in Volume 769, Page 291 of the Austin County Official Records, to which reference is made for all purposes; said 24.397 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/4" iron rod found in the Southeast line of a 11.995 acre tract of land conveyed to New Bremen Ranch, LTD in File No. 054193 of the Austin County Official Records for the West corner of the North corner of a 45.536 acre tract of land conveyed to New Bremen Ranch, LTD in File No. 203864 of the Austin County Official Records.

THENCE with the common line of the parent tract and the 45.536 acre New Bremen Ranch LTD tract, S46°41'00"E (Basis of Bearing) a distance of 1843.36 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract.

THENCE N43°00'00"E a distance of 489.97 feet to a 1/4" iron rod set in the Northeast line of the parent tract, same being the Southwest line of a 46.3 acre tract of land conveyed to Heath Wendt in File No. 085469 of the Austin County Official Records, for the North corner of the herein described tract, same being the East corner of that 20.84 acre tract of land this day surveyed.

THENCE with the common line of the parent tract and the Wendt tract the following courses and distances;

- S46°31'36"E a distance of 724.39 feet to a found railroad rail,
- N88°13'12"E a distance of 214.23 feet (Called N88°39'00"E 215.20') to a found railroad rail,
- S44°32'36"E a distance of 856.47 feet passing a t-post found for reference and continuing a distance of 37.69 feet for a total distance of 894.16 feet (called S44°34'00"E 872.20') to a point in Kretschmar's Creek for the East corner of the herein described tract.

THENCE with the centerline of said creek the following courses and distances;

- S24°53'57"W a distance of 24.61 feet to a point,
- S41°07'02"W a distance of 28.18 feet to a point,
- S19°11'03"W a distance of 173.79 feet to a point,
- S09°42'22"W a distance of 53.22 feet to a point,
- S42°02'50"W a distance of 60.51 feet to a point,
- S23°09'06"W a distance of 23.71 feet to a point,
- S11°43'51"W a distance of 168.68 feet to a point,
- S26°45'59"W a distance of 35.28 feet to a point,
- S71°50'42"W a distance of 28.36 feet to a point,
- N83°56'27"W a distance of 100.36 feet to a point,
- N74°18'01"W a distance of 12.87 feet to a point for the South corner of the herein described tract.

THENCE with the common line of the parent tract and the 45.536 acre New Bremen Ranch LTD tract, N46°41'00"W a distance of 193.48 feet passing a 1/4" iron pipe found for reference and continuing a distance of 1685.40 feet for a total distance of 1878.88 feet to the PLACE OF BEGINNING containing 24.397 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies this metes and bounds description.

Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708



EXHIBIT A

TEXAS LAND SYSTEMS
Surveying & Mapping

PROJECT NO. 010625-004

DATE: FEBRUARY 3, 2025

COUNTY OF AUSTIN

STATE OF TEXAS

Being a 20.84 acre tract of land located in the Bryant Daughtery League, Abstract No. 32 in Austin County, Texas; and being a part or portion of that land described in Deed dated December 31, 1996, executed by Marvin Hillmer and wife, Lillie Mae Hillmer to Carl August Hillmer and Larry Thomas Hillmer, recorded in Volume 769, Page 291 of the Austin County Official Records, to which reference is made for all purposes; said 20.84 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the Southeast line of a 11.1995 acre tract of land conveyed to New Bremen Ranch, LTD in File No. 054193 of the Austin County Official Records for the North corner of a 45.536 acre tract of land conveyed to New Bremen Ranch, LTD in File No. 203864 of the Austin County Official Records, same being the West corner of the herein described tract.

THENCE N43°00'00"E a distance of 495.00 feet to a railroad rail found for the West corner of a 46.3 acre tract of land conveyed to Heath Wendt in File No. 085469 of the Austin County Official Records, same being the North corner of the herein described tract.

THENCE with the common line of the parent tract and the Wendt tract, S46°31'36"E (called S46°33'00"E) a distance of 1843.39 feet to a 1/2" iron set for the East corner of the herein described tract, same being the North corner of that 24.397 acre tract of land this day surveyed.

THENCE S43°00'00"W a distance of 489.97 feet to a 1/2" iron rod set in the Northeast line of the 45.536 acre New Bremen Ranch LTD tract, same being the South corner of the herein described tract.

THENCE with the common line of the parent tract and the 45.536 acre New Bremen Ranch LTD tract, N46°41'00"W (Basis of Bearing) a distance of 1843.36 feet to the PLACE OF BEGINNING containing 20.84 acres of land;

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies this metes and bounds description.

Jacob W. Barten
Jacob W. Barten
K.P.L.S. 6337
Firm Registration No. 10193708



EXHIBIT B

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS
COUNTY OF AUSTIN
PROJECT NO. 010625-004
DATE: FEBRUARY 3, 2025

CENTERLINE DESCRIPTION OF A 30' WIDE ACCESS EASEMENT

Being a 30 foot wide easement over and across that called 44.5 acre tract of land (45.237 acres this day surveyed) located in the Bryant Daugherty League, Abstract No. 32 in Austin County, Texas; and being that same land described in Deed dated December 31, 1996 executed by Marvin Hillmer and wife, Lillie Mae Hillmer to Carl August Hillmer and Larry Thomas Hillmer, recorded in Volume 769, Page 291 of the Austin County Official Records, to which reference is made for all purposes; said 30 foot wide easement being more particularly described as follows:

BEGINNING at a point in the Northeast line of said parent tract, same being the Southwest line of a 46.3 acre tract of land conveyed to Heath Wendt in File No. 085469 in the Austin County Official Records. Said point being N44°32'36"W a distance of 524 feet from the East corner of the 45.237 acre parent tract and being where the centerline of the existing roadway entering the property crosses the boundary line.

THENCE with the centerline of said easement the following courses and distances:

- S18°20'28"W distance of 104.04 feet
- S22°35'01"W a distance of 61.83 feet
- S30°24'06"W a distance of 91.81 feet
- S24°32'31"W a distance of 60.11 feet
- S37°12'23"W a distance of 35.98 feet
- S77°23'06"W a distance of 36.21 feet
- N77°46'07"W a distance of 167.72 feet
- N54°09'21"W a distance of 78.87 feet
- N43°30'18"W a distance of 164.04 feet
- N65°44'57"W a distance of 23.02 feet
- S34°53'06"W a distance of 77.98 feet
- S26°48'49"W a distance of 77.35 feet

THENCE diverging from the original roadway, and being 15 feet from and parallel to the Southwest line of the parent tract N46°41'00"W a distance of 958.13 feet to a point in the Southeast line of a 20.84 acre tract of land this day surveyed, from which a set 1/2" iron rod bears S43°00'00"W a distance of 15.00 feet.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.



Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708

EXHIBIT C