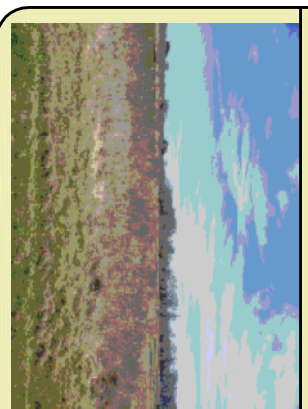


GF NO. 3016920-05104 TEXAS AMERICAN TITLE
 ADDRESS: HUBER ROAD
 SEGUIN, TEXAS 78155
 BORROWER: GRABA EQUITY CORPORATION

1.0000 ACRE
SITUATED IN THE
A.M. ESNAUZER SURVEY, A-20
 OF GUADALUPE COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENT PER CF NO. 1980003770. (DOES NOT AFFECT)
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



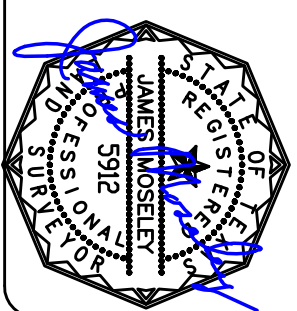
THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48187C 0130 F
 MAP REVISION: 11/02/2007
 ZONE AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PRESENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

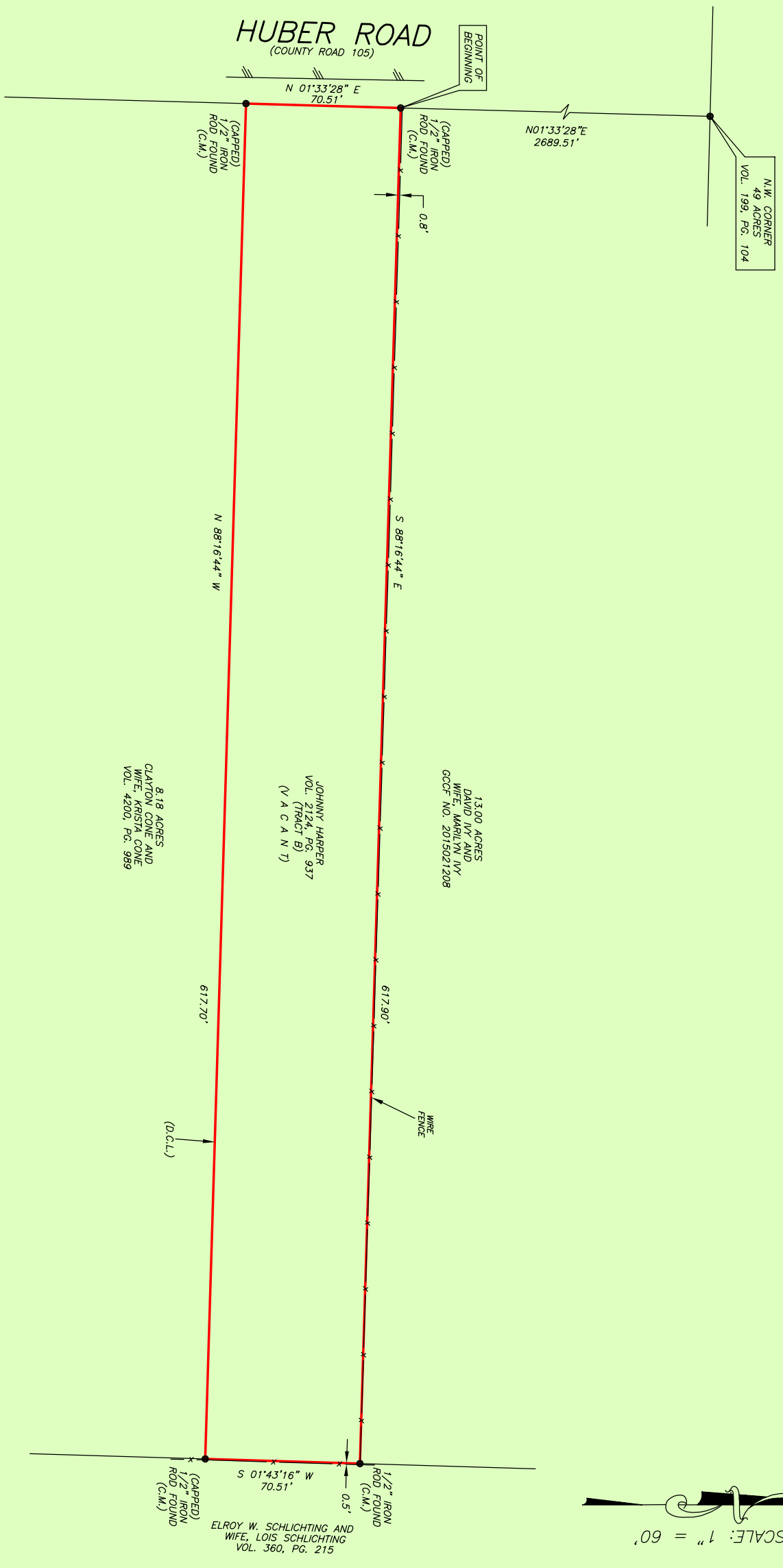
D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 2124, PG. 937

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE MONUMENTS FOUND AT THE
 FIELD AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

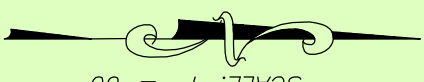
JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. SA2021-01244
 MARCH 05, 2021
 REVISED: MARCH 10, 2021 (EASEMENT)



DRAWN BY: JB/RE



SCALE: 1" = 60'



1.300 ACRES
 DAVID IVY AND
 WIFE, MARILYN IVY
 GCOF NO. 2015021208

JOHNNY HARPER
 VOL. 2124, PG. 937
 (TRACT B)
 (V A C A N T)

8.18 ACRES
 CLAYTON CONE AND
 WIFE, KRISTA CONE
 VOL. 4200, PG. 989

ELROY W. SCHLICHTING AND
 WIFE, LOIS SCHLICHTING
 VOL. 360, PG. 215



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREEBONDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

STATE OF TEXAS

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§

COUNTY OF GUADALUPE

A TRACT OR PARCEL OF LAND CONTAINING 1.0000 ACRES, (43,561 SQUARE FEET), SITUATED IN THE A. M. ESNAUIZER SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 49 ACRE TRACT OF LAND AS CONVEYED TO CLARENCE HARPER AND WIFE, BETTIE HARPER BY INSTRUMENT RECORDED IN VOLUME 199, PAGE 104, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 1.0000 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND AS CONVEYED TO JOHNNY HARPER BY INSTRUMENT RECORDED IN VOLUME 2124, PAGE 937, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 1.0000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 2124, PAGE 937, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS).

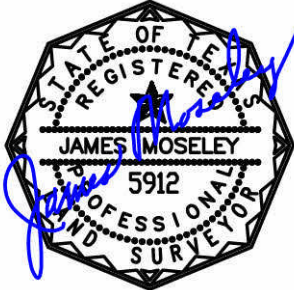
BEGINNING at a capped iron rod found on the east right-of-way line of Huber Road, (County Road 105), for the southwest corner of that certain called 13.00 acre tract of land as conveyed to David Ivy and Wife, Marilyn Ivy by instrument recorded in Document No. 2015021208 of the Official Public Records of Guadalupe County, Texas, same being the northwest corner and POINT OF BEGINNING of the herein described tract, from which a calculated point for the northwest corner of said 49 Acre Tract bears, N 01°33'28" E, a distance of 2,689.51 feet;

Thence, S 88°16'44" E, along the common line of said 13.00 Acre Tract, a distance of 617.90 feet to a ½" iron rod found on the common line of that certain tract of land as conveyed to Elroy W. Schlichting and Wife, Lois Schlichting by instrument recorded in Volume 360, Page 215, of the Deed Records of Guadalupe County, Texas, for the southeast corner of said 13.00 Acre Tract, same being the northeast corner of the herein described tract;

Thence, S 01°43'16" W, along the common line of said Schlichting Tract, a distance of 70.51 feet to a capped iron rod found for the northeast corner of that certain called 8.18 acre tract of land as conveyed to Clayton Cone and Wife, Krista Cone by instrument recorded in Volume 4200, Page 989, of the Deed Records of Guadalupe County, Texas, same being the southeast corner of the herein described tract;

Thence, N 88°16'44" W, along the common line of said 8.18 Acre Tract, a distance of 617.70 feet to a capped iron rod found on the east right-of-way line of Huber Road for the northwest corner of said 8.18 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 01°33'28" E, along the east right-of-way line of Huber Road, a distance of 70.51 feet to the POINT OF BEGINNING and containing 1.0000 acres or 43,561 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. SA2021-01244
March 5, 2021

See Drawing Attached