

SELLER NOTE: As of December 2023, all improvements have been demolished and removed.



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: LARAMIE PACIFIC, LLC
ADDRESS: 1015 STATE HIGHWAY 97 E.
CITY, STATE, ZIP: FLORESVILLE, TEXAS 78114
TITLE COMPANY: DOMA TITLE INSURANCE, INC.
GF NUMBER: 23-4629-SAT
EFFECTIVE DATE: 08/07/2023
ISSUE DATE: 08/16/2023

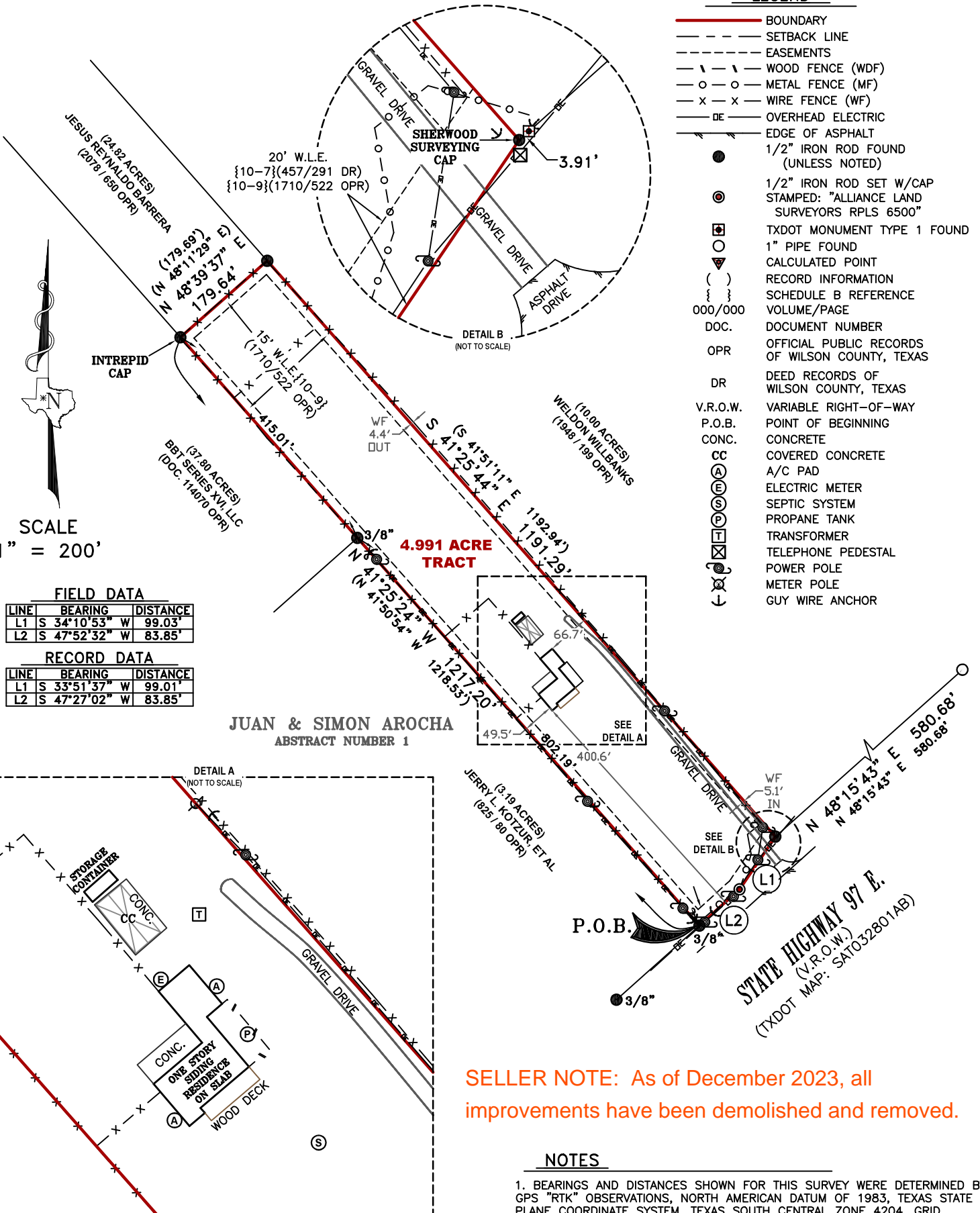


LAND TITLE SURVEY

BEING A 4.991 ACRE TRACT LYING IN THE JUAN AND SIMON AROCHA SURVEY, ABSTRACT NUMBER 1 IN WILSON COUNTY, TEXAS, CALLED 4.998 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO PAUL SADLER AND AMANDA WIBRACHT, HUSBAND AND WIFE, OF RECORD IN VOLUME 1972, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

LEGEND

- BOUNDARY
- - - SETBACK LINE
- - - EASEMENTS
- x - x WOOD FENCE (WDF)
- o - o METAL FENCE (MF)
- x - x WIRE FENCE (WF)
- OE OVERHEAD ELECTRIC
- EDGE OF ASPHALT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 6500"
- ⊕ TXDOT MONUMENT TYPE 1 FOUND
- 1" PIPE FOUND
- ▽ CALCULATED POINT
- () RECORD INFORMATION
- { } SCHEDULE B REFERENCE VOLUME/PAGE
- DOC. DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS
- DR DEED RECORDS OF WILSON COUNTY, TEXAS
- V.R.O.W. VARIABLE RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CONC. CONCRETE
- CC COVERED CONCRETE
- (A) A/C PAD
- (E) ELECTRIC METER
- (S) SEPTIC SYSTEM
- (P) PROPANE TANK
- (T) TRANSFORMER
- (⊕) TELEPHONE PEDESTAL
- (⊙) POWER POLE
- (M) METER POLE
- (⊙) GUY WIRE ANCHOR



SCALE
1" = 200'

FIELD DATA

LINE	BEARING	DISTANCE
L1	S 34°10'53" W	99.03'
L2	S 47°52'32" W	83.85'

RECORD DATA

LINE	BEARING	DISTANCE
L1	S 33°51'37" W	99.01'
L2	S 47°27'02" W	83.85'

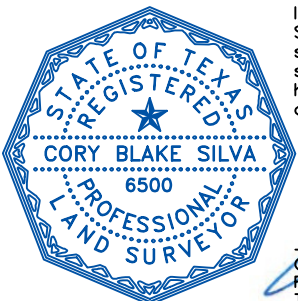
JUAN & SIMON AROCHA
ABSTRACT NUMBER 1

SELLER NOTE: As of December 2023, all improvements have been demolished and removed.

NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
 - {10-8} 15-FOOT WATERLINE EASEMENT GRANTED TO S. S. WATER SUPPLY CORPORATION, RECORDED IN VOLUME 762, PAGE 848, DEED RECORDS, WILSON COUNTY, TEXAS. (CENTERED ON FACILITIES AS INSTALLED, UNDERGROUND IMPROVEMENTS NOT LOCATED BY THIS SURVEY, MAY APPLY)
 - {10-10} 15-FOOT WATERLINE EASEMENT GRANTED TO S. S. WATER SUPPLY CORPORATION, RECORDED IN VOLUME 2033, PAGE 754, OFFICIAL PUBLIC RECORDS, WILSON COUNTY, TEXAS. (CENTERED ON FACILITIES AS INSTALLED, UNDERGROUND IMPROVEMENTS NOT LOCATED BY THIS SURVEY, APPLIES)

ACCORDING TO FEMA MAP NUMBER 48493C0295C WITH AN EFFECTIVE DATE OF 11/26/2010, AND A REVISION DATE OF 02/15/2018, THIS PROPERTY LIES WITHIN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 230815294	CREW: L.G. DATE: 08/14/2023	DRAWN: JTD	REVIEW: A.L.M. / C.B.S.	REVISION DATE: -/-/-	DATE: 08/17/2023
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STATE OF TEXAS §
 COUNTY OF BEXAR §

BEING A 4.991 ACRE TRACT LYING IN THE JUAN AND SIMON AROCHA SURVEY, ABSTRACT NUMBER 1 IN WILSON COUNTY, TEXAS, CALLED 4.998 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO PAUL SADLER AND AMANDA WIBRACHT, HUSBAND AND WIFE, OF RECORD IN VOLUME 1972, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, THIS 4.991 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found for the south corner of this 4.991 acre tract, on the existing northwest right-of-way of State Highway 97 East, at the southeast corner of 3.19 acres to Jerry L. Kotzur, et al of record in Volume 825, Page 80 of the Official Public Records of Wilson County, Texas;

THENCE North 41°25'24" West with the southwest line of this 4.991 acre tract and the northeast line of said 3.19 acres, at a distance of 802.19 feet pass a 3/8 inch iron rod found at the north corner of said 3.19 acres and at the east corner of 3.7.80 acres to BBT Series XVI, LLC of record in Document Number 114070 of the Official Public Records of Wilson County, Texas, and continuing for a total distance of **1217.20 feet** to a 1/2 inch iron rod found with cap stamped "INTREPID" for the northwest corner of this 4.991 acre tract, on the northeast line of said 37.80 acres and the southwest corner of 24.82 acres to Jesus Reynaldo Barrera of record in Volume 2078, Page 650 of the Official Public Records of Wilson County, Texas;

THENCE North 48°39'37" East 179.64 feet with the northwest line of this 4.991 acre tract and the western-most southeast line of said 24.82 acres to a 1/2 inch iron rod found for the north corner of this 4.991 acre tract, at the western-most southeast corner of said 24.82 acres and on the southwest line of 10.00 acres to Weldon Willbanks of record in Volume 1948, Page 199 of the Official Public Records of Wilson County, Texas;

THENCE South 41°25'44" East 1191.29 feet with the northeast line of this 4.991 acre tract and the southwest line of said 10.00 acres to a 1/2 inch iron rod found with cap stamped "SHERWOOD SURVEYING" for the southeast corner of this 4.991 acre tract, at the south corner of said 10.00 acres and on the existing northwest right-of-way of State Highway 97 East, from which a Texas Department of Transportation type 1 monument found bears: North 48°15'43" East 3.91 feet;

THENCE with the southeast boundary of this 4.991 acre tract and the existing north right-of-way of State Highway 97 East, the following two (2) calls:

- 1) **South 34°10'53" West 99.03 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for angle;
- 2) **South 47°52'32" West 83.85 feet** to the **POINT OF BEGINNING** and containing 4.991 acres of land.

BASIS OF BEARINGS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



 Cory Blake Silva
 RPLS No. 6500
 August 16, 2023
 Job No. 230815294

