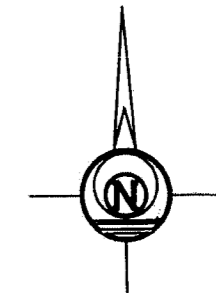
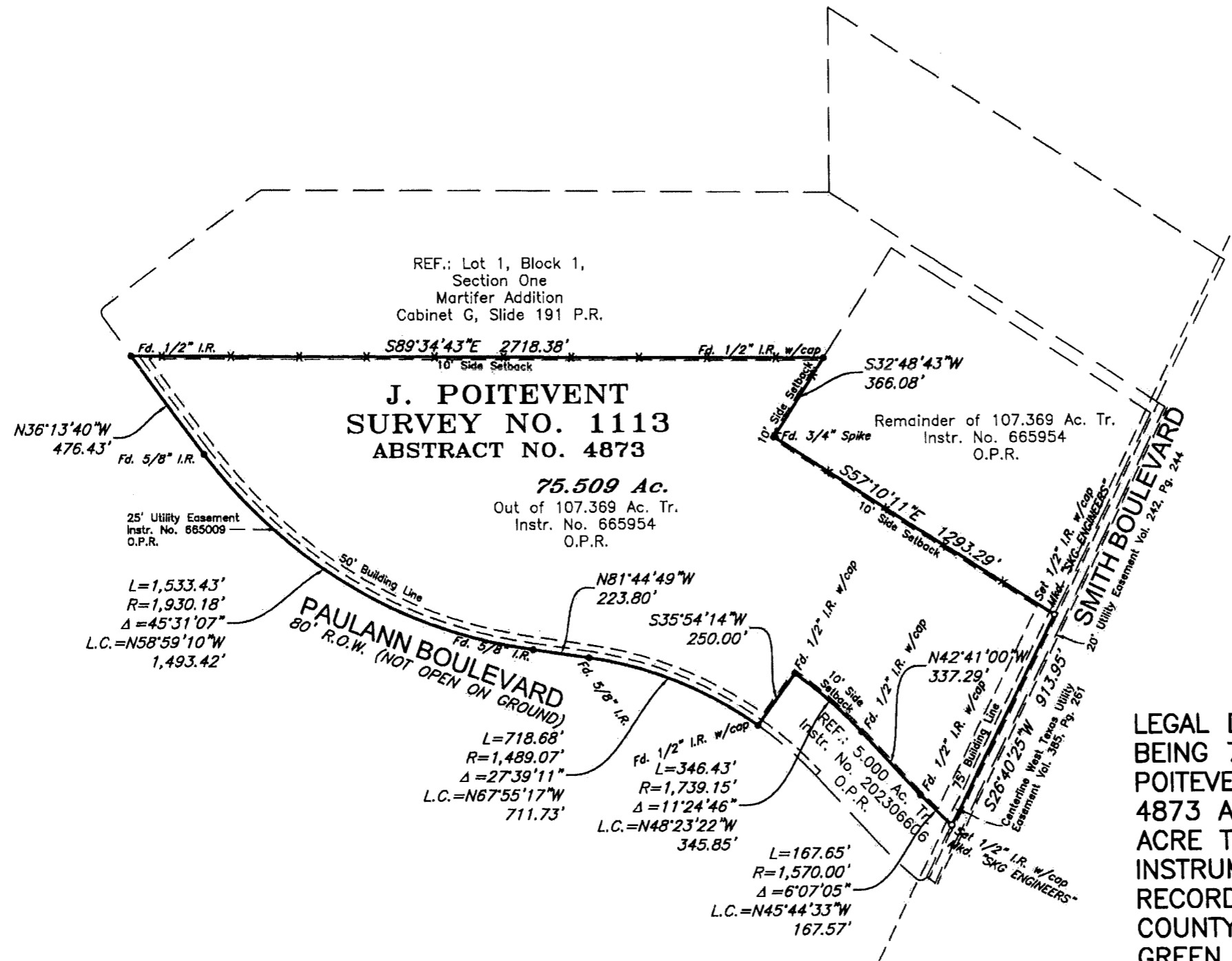


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THIS SURVEY IS PROTECTED BY ALL APPLICABLE STATE AND FEDERAL COPYRIGHT LAWS. THIS SURVEY IS VOID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 500'
 0 250 500 1000
 GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON THE PLAT OF RECORD.

LEGAL DESCRIPTION OF LAND:
 BEING 75.509 ACRE OF LAND OUT OF J. POITEVENT SURVEY NO. 1113, ABSTRACT. NO. 4873 AND BEING OUT OF THAT CERTAIN 107.369 ACRE TRACT DESCRIBED AND RECORDED IN INSTRUMENT NO. 665954 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TOM GREEN COUNTY, TEXAS, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS.
 SEE ATTACHED FIELD NOTES.

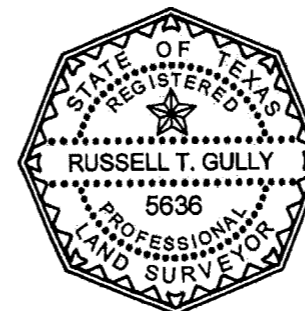
This survey is prepared for the exclusive use and benefit of the purchaser of this survey and for the specific transaction for which this survey is intended. Use of this survey cannot be transferred or assigned to a third party. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

This is to certify that this map or plat and the survey on which it is based were in accordance with the requirements set forth in the Professional Land Surveying Practices Act in effect as of the date of this survey.

Dated: November 14, 2023.

Russell T. Gully

RUSSELL T. GULLY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



GUARANTY TITLE
 GF NO.: 20231027
 TEJANI (buyer)
 CS

SKG
ENGINEERING, LLC
 SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
 SAN ANGELO, TEXAS 76903 FAX: 325.657.8189

FIRM NO.: 10102400
 www.skge.com

23-S-1339

FIELD NOTES

75.509 Acres

November 15, 2023
23-S-1339

Being 75.509 acres of land out of the J. Poitevent Survey No. 1113, Abstract No. 4873, Tom Green County, Texas and said 75.509 acre tract also being out of that 107.369 acre tract described and recorded in Instrument No. 665954, Official Public Records of Real Property of Tom Green County, Texas and said 75.509 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found for the northwest corner of this tract and said 107.369 acre tract and the southwest corner of Lot 1, Block 1, Section 1, Martifer Addition described and recorded in Cabinet G, Slide 191, Plat Records of Tom Green County, Texas and being in the east line of Paulann Boulevard (not open on ground);

Thence with the north line of this tract and said 107.369 acre tract and with the south line of said Lot 1 S. 89° 34' 43" E. a distance of 2718.38 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the northerly northeast corner of this tract and said 107.369 acre tract and the westerly southwest corner of said Lot 1;

Thence with northerly east line of this tract and across said 107.369 acre tract S. 32° 48' 43" W. a distance of 366.08 feet to a ¾" spike found for an ell corner of this tract;

Thence with the easterly north line of this tract and across said 107.369 acre tract S. 57° 10' 11" E. a distance of 1293.29 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the north westerly line of Smith Boulevard and being 40' offset the easterly line of said 107.369 acre tract;

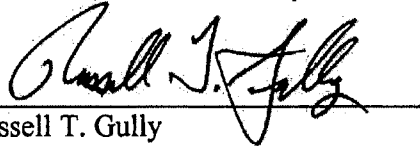
Thence with the east line of this tract and across and parallel 40' from the east line of said 107.369 acre tract and the north westerly line of said Smith Boulevard S. 26° 40' 25" W. a distance of 913.95 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southerly corner of this tract and the easterly corner of a 5.000 acre tract described and recorded in Instrument No. 202306606, Official Public Records of Tom Green County, Texas;

Thence with the south easterly line of this tract and the northerly line of said 5.000 acre tract as follows, being a curve to the right, having a radius of 1570.00 feet, central angle of 06° 07' 05", arc length of 167.65 feet and whose long chord bears N. 45° 44' 33" W. a distance of 167.57 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the end of this curve, N. 42° 41' 00" W. a distance of 337.29 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the beginning of a curve to the left having a radius of 1739.15 feet, central angle of 11° 24' 46", an arc length of 346.43 feet and whose long chord bears N. 48° 23' 22" W. a distance of 345.85 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the end of this curve and for the northerly corner of said 5.000 acre tract and an ell corner of this tract;

Thence with an interior line of this tract and the northwesterly line of said 5.000 acre tract S. 35° 54' 14" W. a distance of 250.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the westerly corner of said 5.000 acre tract and being in the northerly line of said Paulann Boulevard;

Thence with the southerly east line of this tract and said 107.369 acre tract and the northerly line of said Paulann Boulevard as follows, being a curve to the left having a radius of 1489.07 feet, central angle of 27° 39' 11", arc length of 718.68 feet whose long chord bears N. 67° 55' 17" W. a distance of 711.73 feet to a 5/8" iron rod found for the end of this curve, N. 81° 44' 49" W. a distance of 223.80 feet to a 5/8" iron rod found and being the start of a curve to the right having a radius of 1930.18 feet, central angle of 45° 31' 07", arc length of 1533.43 feet and whose long chord bears N. 58° 59' 10" W. a distance of 1493.42 feet to a 5/8" iron rod found for the end of this curve, N. 36° 13' 40" W. a distance of 476.43 feet to the place of beginning and containing an area of 75.509 acres of land.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400

