

**Trihydro Corporation**  
1672 Independence Drive, Suite 315 \* NEW BRAUNFELS, TX. 78130  
PHONE (830) 626-3588  
jhickman@trihydro.com  
TBPELS Firm Registration #10194320

21.49 ACRE TRACT

**BEING**, a 21.49 acre tract of land out of the Gustavus Chatwell Survey, Abstract No. 85, Guadalupe County, Texas, and being called a 21.520 acre tract (Tract One) of land described in deed to Brigitte Woosley recorded in Document No. 202299016249, Official Public Records, Guadalupe County, Texas (O.P.R.G.C.TX.) and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found on the southwest right-of-way line of Bylerpool Road marking the east corner of a called 22.52 acre tract described in deed to Joe Rizk recorded in Volume 650, Page 663, Deed Records, Guadalupe County, Texas (D.R.G.C.TX.), same being the north corner of said 21.520 acre tract and the herein described 21.49 acre tract;

**THENCE**, South 40°01'27" East, a distance of 168.17 feet to a 1/2-inch iron rod stamped "B and A" found on said southwest right-of-way line of Bylerpool Road marking the north corner of a called 1.00 acre tract described in deed to Joshua Watkins recorded in Document No. 202199020509, O.P.R.G.C.TX., same being the east corner of said 21.520 acre tract and the herein described 21.49 acre tract;

**THENCE**, South 48°24'52" West, a distance of 336.59 feet departing said southwest right-of-way line of Bylerpool Road with the common line of said 1.00 acre tract and said 21.520 acre tract to a 1/2-inch iron rod stamped "B and A" found marking the west corner of said 1.00 acre tract, same being an interior corner of said 21.520 acre tract and the herein described 21.49 acre tract;

**THENCE**, South 39°55'29" East, a distance of 129.35 feet with the common line of said 1.00 acre tract and said 21.520 acre tract to a 1/2-inch iron rod stamped "B and A" found on the northwest line of a called 22.52 acre tract described in deed to Adam V. Silva recorded in Document No. 201999018126, O.P.R.G.C.TX., marking the south corner of said 1.00 acre tract, same being an exterior corner of said 21.520 acre tract and the herein described 21.49 acre tract;

**THENCE**, South 48°22'27" West, with the common line of said Silva 22.52 acre tract and said 21.520 acre tract at 2032.6 feet a 1/2-inch iron rod found bears South 41°37'33" East, a distance of 0.12 feet, and continuing for a total Distance of 2957.37 feet to a 1/2-inch iron rod found on the northeast line of a called 95.0740 acre tract described in deed to Anita Garza Silva recorded in Document No. 202399016889, O.P.R.G.C.TX., marking the west corner of said Silva 22.52 acre tract, same being the south corner of said 21.520 acre tract and the herein described 21.49 acre tract;

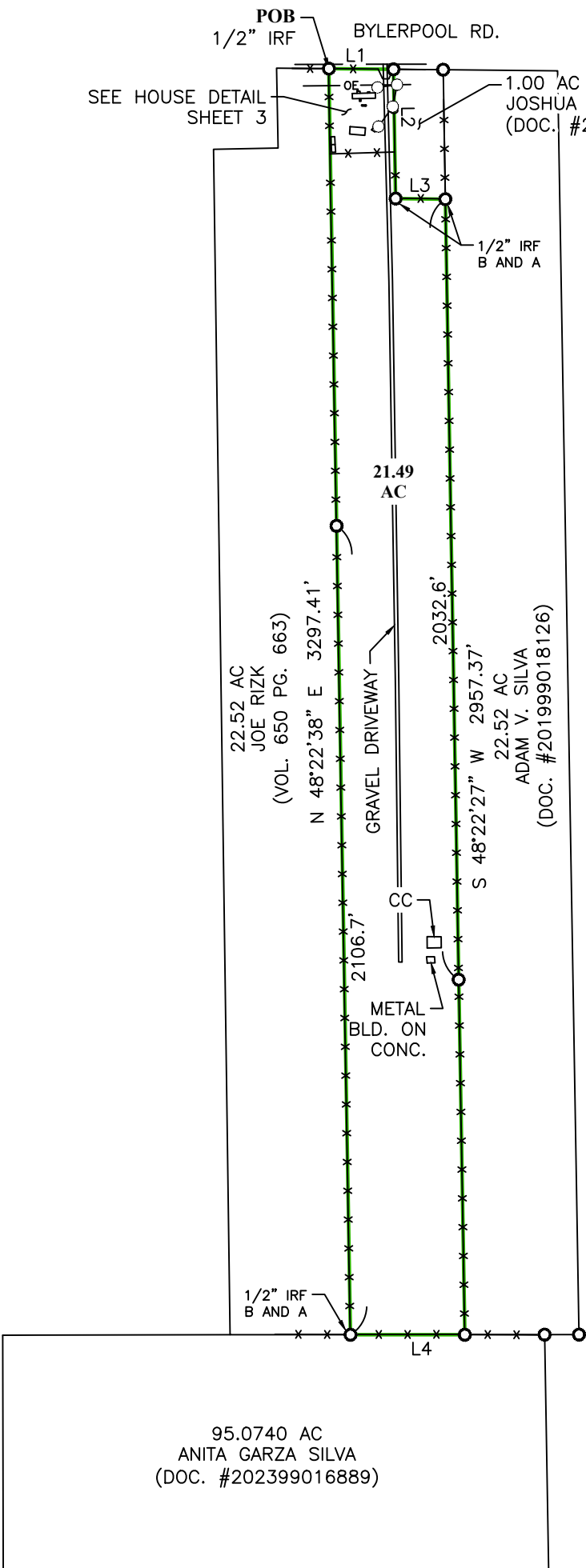
**THENCE**, North 40°38'37" West, a distance of 297.38 feet with the common line of said 95.0740 acre tract and said 21.520 acre tract to a 1/2-inch iron rod stamped "B and A" found marking the south corner of said Rizk 22.52 acre tract, same being the west corner of said 21.520 acre tract and the herein described 21.49 acre tract;

**THENCE**, North 48°22'38" East, with the common line of said Rizk 22.52 acre tract and said 21.520 acre tract at 2106.7 feet a 1/2-inch iron rod found bears North 41°37'22" West, a distance of 0.39 feet and continuing for a total distance of 3297.41 feet to the **POINT OF BEGINNING**, and containing 21.49 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

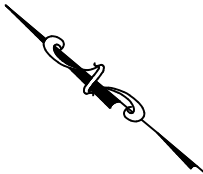
  
John Mark Hickman, RPLS 7001  
Job No.: TXSUR-025-0054  
Date: 09/09/2025



|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXHIBIT<br><br><b>A</b><br><br>1 OF 3 | SURVEY SHOWING A 21.49 ACRE TRACT, OUT OF THE GUSTAVUS CHATWELL SURVEY, ABSTRACT NO. 85, AND BEING CALLED A 21.520 ACRE TRACT DESCRIBED IN DEED TO BRIGITTE WOOSLEY RECORDED IN DOCUMENT NO. 202299016249, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.<br><br><b>NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.</b> | DRAWN BY: PME        | <b>PREPARED BY:</b><br><br><small>New Braunfels Office<br/>Texas Survey Firm 10194320<br/>Texas Engineering Firm F-131<br/>1672 Independence Dr., Ste 315<br/>New Braunfels, Texas 78132<br/>(P) 830/626.3588 (F) 830/626.3544</small> |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CHECKED BY: JMH      |                                                                                                                                                                                                                                                                                                                             |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DATE: 09/09/2025     |                                                                                                                                                                                                                                                                                                                             |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SCALE: NONE          |                                                                                                                                                                                                                                                                                                                             |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | FILE: TXSUR-025-0054 |                                                                                                                                                                                                                                                                                                                             |



Scale: 1" = 400'



LEGEND:

- CC COVERED CONCRETE
- WM WATER METER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- PP POWER POLE
- MB MAIL BOX
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE
- OE OVERHEAD UTILITY
- W F WIRE FENCE
- P F PIPE FENCE
- W I F WROUGHT IRON FENCE
- 1/2" IRON ROD FOUND (UNLESS NOTED)

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE NO.   | BEARING     | DISTANCE |
| L1         | S40°01'27"E | 168.17'  |
| L2         | S48°24'52"W | 336.59'  |
| L3         | S39°55'29"E | 129.35'  |
| L4         | N40°38'37"W | 297.38'  |

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY G.F. #1965SG  
DATED: AUGUST 29, 2025  
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

EXHIBIT

A

2 OF 3

SURVEY SHOWING A 21.49 ACRE TRACT, OUT OF THE GUSTAVUS CHATWELL SURVEY, ABSTRACT NO. 85, AND BEING CALLED A 21.520 ACRE TRACT DESCRIBED IN DEED TO BRIGITTE WOOSLEY RECORDED IN DOCUMENT NO. 202299016249, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

DRAWN BY: PME

CHECKED BY: JMH

FIELD WORK: 09/05/2025

SCALE: AS SHOWN

FILE: TXSUR-025-0054

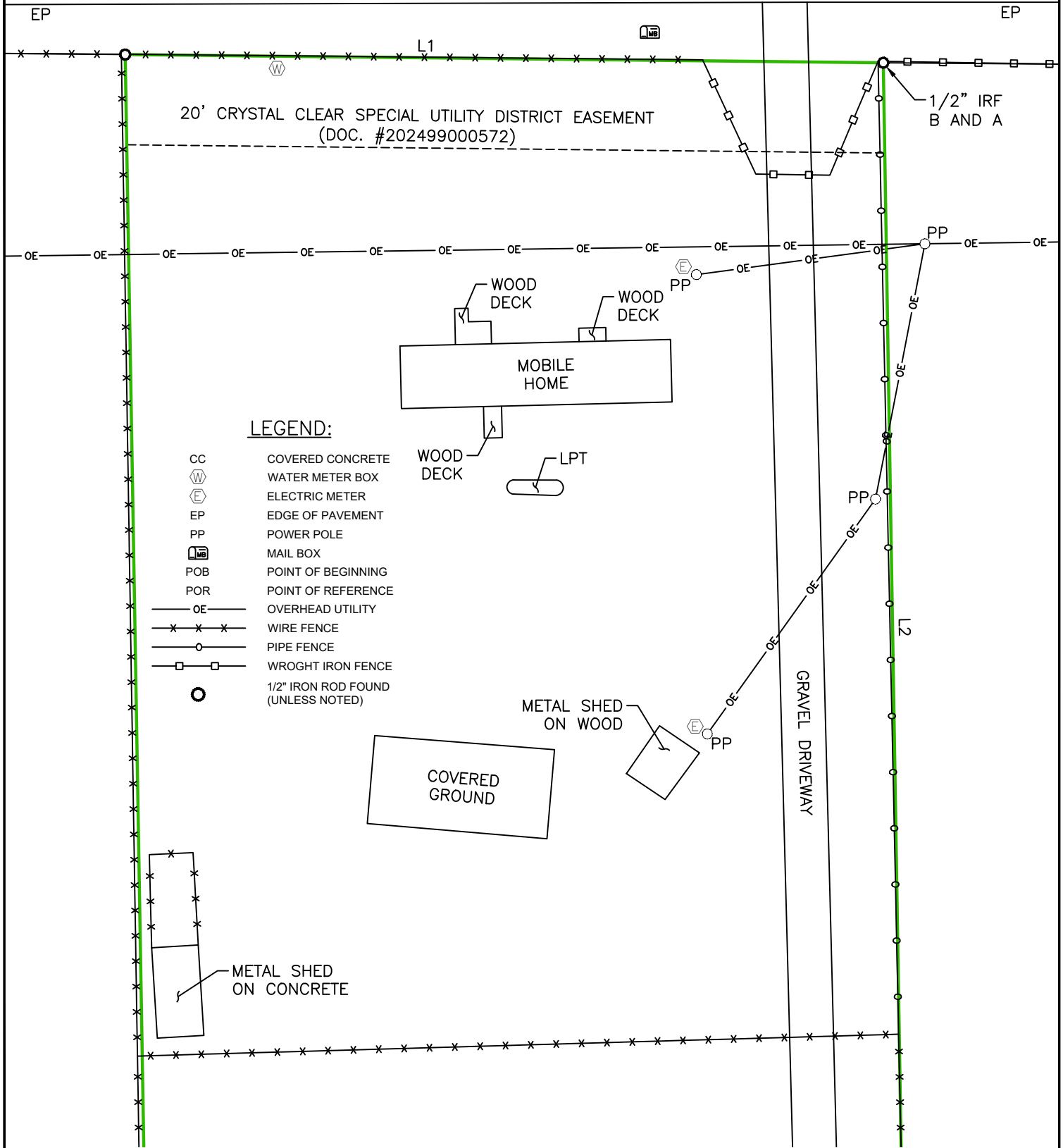
PREPARED BY:



New Braunfels Office  
Texas Survey Firm 10194320  
Texas Engineering Firm F-131  
1672 Independence Dr., Ste 315  
New Braunfels, Texas 78132  
(P) 830/626.3588 (F) 830/626.3544

Scale: 1" = 30'

BYLERPOOL RD.



ADDRESS: 2850 BYLERPOOL RD.

- REFERENCES:
- VOL. 81, PG. 603 (DOES NOT AFFECT)
  - VOL. 650, PG. 663
  - VOL. 1033, PG. 815
  - DOC. #20199018126
  - DOC. #202199020509
  - DOC. #202299016249
  - DOC. #202299017665
  - DOC. #202399016889
  - DOC. #202499000572



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

*John Mark Hickman*

JOHN MARK HICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR

# 7001  
TEXAS REGISTRATION NO.  
JOB # TXSUR-025-0054  
DATE: 9/9/25

EXHIBIT

A

3 OF 3

SURVEY SHOWING A 21.49 ACRE TRACT, OUT OF THE GUSTAVUS CHATWELL SURVEY, ABSTRACT NO. 85, AND BEING CALLED A 21.520 ACRE TRACT DESCRIBED IN DEED TO BRIGITTE WOOSLEY RECORDED IN DOCUMENT NO. 202299016249, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

DRAWN BY: PME

CHECKED BY: JMH

FIELD WORK: 09/05/2025

SCALE: AS SHOWN

FILE: TXSUR-025-0054

PREPARED BY:



New Braunfels Office  
Texas Survey Firm 10194320  
Texas Engineering Firm F-131  
1672 Independence Dr., Ste 315  
New Braunfels, Texas 78132  
(P) 830/626.3588 (F) 830/626.3544