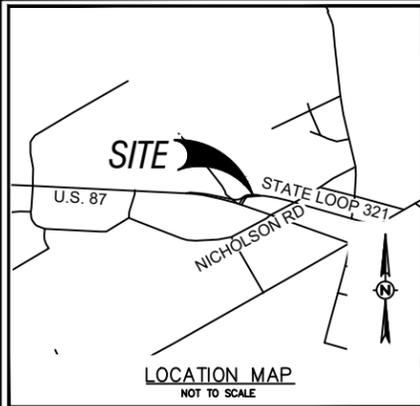


BOUNDARY AND IMPROVEMENT SURVEY OF

A 1.083 ACRE TRACT OF LAND LYING IN THE JUAN DELGADO SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS, SAID 1.083 ACRE TRACT BEING A PART OF A 1.07 ACRES IN A GENERAL WARRANTY DEED TO DONALD W. RACKLER, DATED NOVEMBER 28, 2006, AND RECORDED ON NOVEMBER 28, 2006 IN VOLUME 1373, PAGE 338, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, SAME BEING DEPICTED IN THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) CCSJ.:01043-14-006.



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N19°24'32"E | 38.40' |
| L2 | S88°10'43"E | 85.80' |
| L3 | N01°49'17"E | 15.00' |
| L4 | S88°10'43"E | 104.12' |
| L5 | S74°15'05"E | 89.44' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 223.72' | 920.37' | 13°55'38" | S81°12'54"E | 223.17' |

(RADIUS = 920.37')

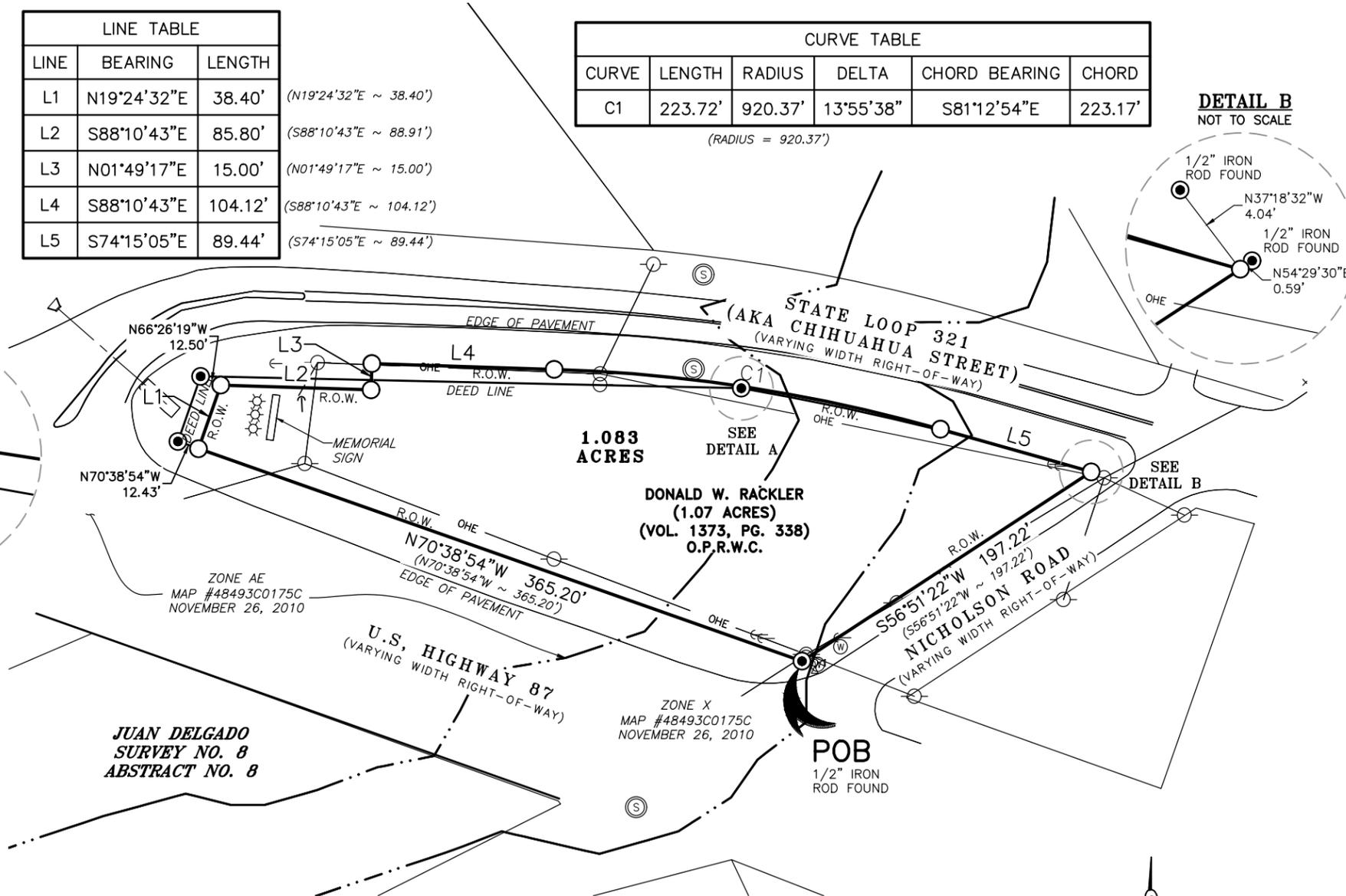
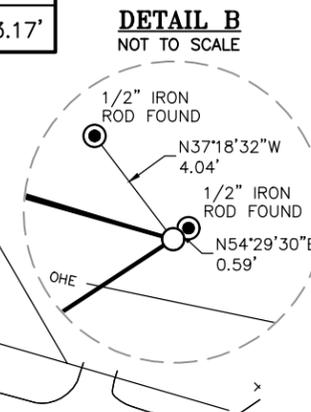
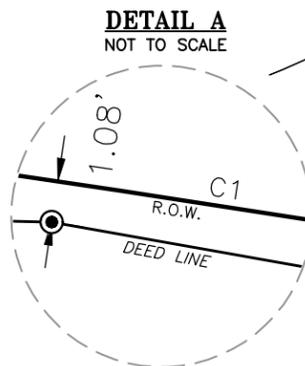
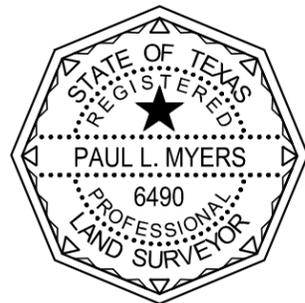
- SURVEYORS NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
 2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY NEW BRAUNFELS TITLE COMPANY, GF NO.: NB-5122-25, EFFECTIVE DATE: DECEMBER 22, 2025, ISSUED: DECEMBER 29, 2025.
 3. A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE (SHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48493C0175C, DATED NOVEMBER 26, 2010. ZONE AE (SHADED) = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 4. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 5. RECORD CALLS TAKEN FROM THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) C.C.S.J.:0143-14-006.
 6. THE SUBJECT TRACT HAS A PHYSICAL ADDRESS OF 13378 U.S. HIGHWAY 87W, LA VERNIA, TEXAS 78121.
 7. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAYS OF U.S. HIGHWAY 87, STATE LOOP 321, AND NICHOLSON ROAD.
 8. THE SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF LA VERNIA, WILSON COUNTY, TEXAS.
 9. THE BOUNDARY DEPICTED HEREON WAS DERIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) C.C.S.J.:014314006 AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, SAN ANTONIO DISTRICT. THE DEED LINES SHOWN HEREON ARE DERIVED FROM VOLUME 1373, PAGE 338, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.
 10. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
 11. FIELD WORK WAS COMPLETED IN JANUARY 2026.

- SCHEDULE B, ITEM 10:**
- e. SUBJECT PROPERTY LIES WITHIN SAN ANTONIO RIVER AUTHORITY (MAY AFFECT SUBJECT TRACT)
 - f. SUBJECT PROPERTY LIES WITHIN THE EVERGREEN UWC DISTRICT (MAY AFFECT SUBJECT TRACT)
 - g. RULES, REGULATIONS, AND ORDERS FOR RESIDENTIAL SUBDIVISION, SANITATION AND WASTE DISPOSAL AND THE CONSTRUCTION AND USE OF SEPTIC TANKS AS PASSED BY COMMISSIONER'S COURT OF WILLSON COUNTY, TEXAS, AND THE TEXAS WATER QUALITY BOARD (MAY AFFECT SUBJECT TRACT)
 - h. RULES, REQUIREMENTS, AND REGULATIONS OF THE NATIONAL FLOOD ADMINISTRATION AS PROMULGATED BY THE COMMISSIONER'S COURT OF WILSON COUNTY, TEXAS (MAY AFFECT SUBJECT TRACT)

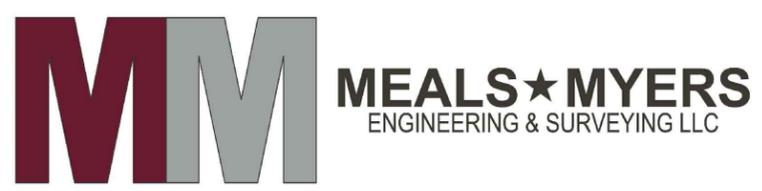
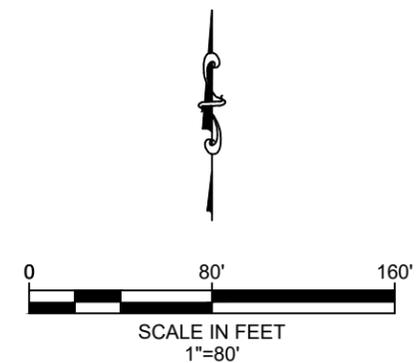
TO: OTG INVESTMENTS, LLC, A TEXAS LIABILITY COMPANY, DONALD W. RACKLER, AND NEW BRAUNFELS TITLE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2025 THROUGH JANUARY 2026, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Paul L. Myers
 PAUL L. MYERS
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



- LEGEND**
- — 1/2" IRON ROD WITH PLASTIC STAMPED "POLLAK & SONS" UNLESS OTHERWISE NOTED
 - — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES PROP CORN" UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - — TRANSFORMER POLE
 - — POWER POLE
 - — SERVICE POWER POLE
 - ⊙ — LIGHT
 - ⌋ — GUY WIRE
 - ⊥ — SIGN
 - ⊕ — FIRE HYDRANT
 - ⊙ — WATER VALVE
 - ⊙ — WATER METER
 - ⊞ — ELECTRIC JUNCTION BOX
 - ⊙ — SANITARY SEWER MANHOLE
 - OHE — OVERHEAD ELECTRIC
 - O.P.R.W.C. — OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS



10102 HUEBNER ROAD
 SAN ANTONIO, TX 78240
 PHONE: (830) 931-1269
 PHONE: (210) 740-2483
 TBPE #F-18576
 TBPLS #10194291

JOB #25119
 JANUARY 20, 2026
 UPDATED JANUARY 30, 2026