

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**AGREED PARTITION DEED**

**Date:** August 8, 2023

**First Party:** ANN KING a/k/a ALICE ANN ARVIN KING, dealing in her sole and separate property forming no part of her marital homestead

**First Party's Mailing Address:** Ann King  
6207 Spicebrush Cove  
Austin, Travis County, Texas 78759

**Second Party:** MILTON SHAW, dealing in his sole and separate property forming no part of his marital homestead

DAVID C. SHAW, dealing in his sole and separate property forming no part of his marital homestead

MICHAEL JON SHAW, dealing in his sole and separate property forming no part of his marital homestead

**Second Party's Mailing Address:** Milton Shaw  
628 River Oaks Rd.  
Blanco, Blanco County, Texas 78606

David C. Shaw  
1209 Berthea St.  
Houston, Harris County, Texas 77006

Michael Jon Shaw  
1012 Paris Ave.  
Nashville, Davidson County, Tennessee 37204

**Third Party:** NANCY TOM, dealing in her sole and separate property forming no part of her marital homestead

ROXANA TOM, dealing in her sole and separate property forming no part of her marital homestead

NANCY KAY TOM, dealing in her sole and separate property forming no part of her marital homestead

PHILIP ANTHONY TOM, II, dealing in his sole and separate property forming no part of his marital homestead

**Third Party's Mailing Address:** Nancy Tom  
13535 Charter Bend Dr.  
San Antonio, Bexar County, Texas 78231

30 PGS  
PARTDEED

237878

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2023



Theresa Carrasco, County Clerk

By Deputy:

*[Handwritten Signature]*

Roxana Tom  
2506 Brighton Oaks  
San Antonio, Bexar County, Texas 78231

Nancy Kay Tom  
4000 FM 1099  
Campbellton, Atascosa County, Texas 78008

Philip Anthony Tom, II  
4002 FM 1099  
Campbellton, Atascosa County, Texas 78008

**Consideration:** The partition effected hereby.

**PROPERTY BEING PARTITIONED:**

TRACT I: 242.39 acres, more or less, being described in two (2) tracts as follows, to wit:

First Tract: 140 acres of land, more or less, out of the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas and

Second Tract: Being Tract No. 5 of the M.T. Shaw Estate, containing 102.39 acres, more or less, out of the C. Montes Survey No. 1435, Abstract No. 579; B. Perez Survey No. 78, Abstract No. 1169; and B. Vallejo Survey No. 22, Abstract No. 1385, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas

Being the same 242.39 acres described in that certain Oil, Gas, and Mineral Lease dated January 10, 1967, executed by Ethel Shaw Tom, et al., in favor of Jack T. Lent and appearing of record in Volume 318, Page 447, Deed Records, Atascosa County, Texas and in that certain Affidavit of Heirship dated February 21, 1984, recorded in Volume 660, Page 161, Deed Records, Atascosa County, Texas.

TRACT II: BEING all right, title, and interest in and to 25.76 acres, more or less, out of the B.B.B. & C. R.R. Co., Survey No. 280, Abstract No. 119; Wm. Caruthers Survey No. 336, Abstract No. 182; Wright Farquhar Survey No. 275, Abstract No. 254; A. Shaw Survey No. 281 1/2, Abstract No. 1251; and B. Perez Survey No. 78, Abstract No. 1169 remaining in and to Tract No. 3 of the M.T. Shaw Estate, originally containing 187.08, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas.

TRACT III: Lot Eight (8) in Block 132, in the City of Jourdanton, Atascosa County, Texas, as per map or plat of said City appearing of record in Volume 34, Page 1, Plat Records, Atascosa County, Texas.

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:

*K. Rosendo*

**PARTITION TRACTS:**

PARTITION SHARE NO. I:

BEING 74.78 acres, more or less, called Tract 1, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 74.78 acre tract of land being more particularly described by metes and bounds on Exhibit A, and depicted on survey plat on Exhibit A-1, attached hereto and incorporated herein for all purposes.

PARTITION SHARE NO. II:

Tract I: BEING 28.79 acres, more or less, called Tract 2, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 28.79 acre tract of land being more particularly described by metes and bounds on Exhibit B, and depicted on survey plat on Exhibit B-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract A, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit C, and depicted on Survey Plat on Exhibit C-1, attached hereto and incorporated herein for all purposes.

PARTITION SHARE NO. III:

Tract I: BEING 28.79 acres, more or less, called Tract 3, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 28.79 acre tract of land being more particularly described by metes and bounds on Exhibit D, and depicted on survey plat on Exhibit D-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract B, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit E, and depicted on Survey Plat on Exhibit E-1, attached hereto and incorporated herein for all purposes.

PARTITION SHARE NO. IV:

BEING all right, title, and interest in and to 25.76 acres, more or less, out of the B.B.B. & C. R.R. Co., Survey No. 280, Abstract No. 119; Wm. Caruthers Survey No. 336, Abstract No. 182; Wright Farquhar Survey No. 275, Abstract No. 254; A. Shaw Survey No. 281 1/2, Abstract No. 1251; and B. Perez Survey No. 78, Abstract No. 1169 remaining in and to Tract No. 3 of the M.T. Shaw Estate, originally containing 187.08, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas.

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:

A handwritten signature in black ink, appearing to read "R. Rosendo".

PARTITION SHARE NO. V:

Lot Eight (8) in Block 132, in the City of Jourdanton, Atascosa County, Texas, as per map or plat of said City appearing of record in Volume 34, Page 1, Plat Records, Atascosa County, Texas.

**Recitals:**

*WHEREAS*, First Party, Second Party, and Third Party are the owners, and all of the heirs of their predecessors in title including, but not limited to Rosalie S. Dooley and LaVerne M. Smith, of the Property Being Partitioned.

*WHEREAS*, First Party, Second Party, and Third Party desire to resolve and settle any dispute surrounding ownership of the Property Being Partitioned.

*WHEREAS*, First Party, Second Party, and Third Party hereto now own the Property Being Partitioned in undivided interests and wish to partition same, such that each of First Party, Second Party, and Third Party will own fee simple title to their portion of said Property Being Partitioned.

*NOW THEREFORE*, for the Consideration recited, First Party, Second Party, and Third Party hereby partition the Property Being Partitioned as follows:

PARTITION SHARE NO. I

*(Ann King a/k/a Alice Ann Arvin King 74.78 acre Tract)*

**Partition Share No. I Property (including any improvements):**

BEING 74.78 acres, more or less, called Tract 1, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 74.78 acre tract of land being more particularly described by metes and bounds on Exhibit A, and depicted on survey plat on Exhibit A-1, attached hereto and incorporated herein for all purposes.

**Reservations from Partition Share No. I Conveyance:** None.

**Exceptions to Partition Share No. I Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

First Party shall have and possess in severalty the Partition Share No. I Property, and Second Party and Third Party, for the Consideration and subject to the Reservations from Partition Share No. I Conveyance and the Exceptions to Partition Share No. I Conveyance and Warranty, GRANTS AND CONVEYS to First Party the Partition Share No. I Property, together with all and singular the rights and appurtenances thereto

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Theresa Carrasco, County Clerk

By Deputy:

*[Handwritten Signature]*

in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever. Second Party and Third Party bind their respective heirs and successors to warrant and forever defend all and singular the Partition Share No. I Property to First Party and First Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Partition Share No. I Conveyance and the Exceptions to Partition Share No. I Conveyance and Warranty.

First Party releases Second Party and Third Party from any claim or lien for owelty. First Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

**PARTITION SHARE NO. II**  
*(Milton Shaw, David C. Shaw, and Michael Jon Shaw*  
*28.79 acre Tract and 51.11 acre Tract)*

**Partition Share No. II Property (including any improvements):**

Tract I: BEING 28.79 acres, more or less, called Tract 2, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 28.79 acre tract of land being more particularly described by metes and bounds on Exhibit B, and depicted on survey plat on Exhibit B-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract A, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit C, and depicted on Survey Plat on Exhibit C-1, attached hereto and incorporated herein for all purposes.

**Reservations from Partition Share No. II Conveyance:** None.

**Exceptions to Partition Share No. II Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

Second Party shall have and possess in severalty, in equal shares, the Partition Share No. II Property, and First Party and Third Party, for the Consideration and subject to the Reservations from Partition Share No. II Conveyance and the Exceptions to Partition Share No. II Conveyance and Warranty, GRANTS AND CONVEYS to Second Party the Partition Share No. II Property, together with all and singular the rights

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Theresa Carrasco, County Clerk

By Deputy:

*[Handwritten Signature]*

and appurtenances thereto in any way belonging, to have and to hold it to Second Party and Second Party's heirs, successors, and assigns forever. First Party and Third Party bind their respective heirs and successors to warrant and forever defend all and singular the Partition Share No. II Property to Second Party and Second Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Partition Share No. II Conveyance and the Exceptions to Partition Share No. II Conveyance and Warranty.

Second Party releases First Party and Third Party from any claim or lien for owelty. Second Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

**PARTITION SHARE NO. III**  
*(Nancy Tom, Roxana Tom, Nancy Kay Tom, and Philip Anthony Tom, II  
28.79 acre Tract and 51.11 acre Tract)*

**Partition Share No. III Property (including any improvements):**

Tract I: BEING 28.79 acres, more or less, called Tract 3, being out of a 132.36 acre tract of land, described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E.A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas; said 28.79 acre tract of land being more particularly described by metes and bounds on Exhibit D, and depicted on survey plat on Exhibit D-1, attached hereto and incorporated herein for all purposes.

Tract II: BEING 51.11 acres, more or less, called Tract B, being a part of a 102.39 acre tract of land described in an instrument recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey No. 78, Abstract No. 1169; in the B. Vallejo Survey No. 22, Abstract No. 1385; and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas; said 51.11 acre tract of land being more particularly described by metes and bounds on Exhibit E, and depicted on Survey Plat on Exhibit E-1, attached hereto and incorporated herein for all purposes.

**Reservations from Partition Share No. III Conveyance:** None.

**Exceptions to Partition Share No. III Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

Third Party shall have and possess in severalty, in equal shares, the Partition Share No. III Property, and First Party and Second Party, for the Consideration and subject to the Reservations from Partition Share No. III Conveyance and the Exceptions to Partition Share No. III Conveyance and Warranty, GRANTS AND CONVEYS to Third Party the Partition Share No. III Property, together with all and singular the

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Theresa Carrasco, County Clerk  
By Deputy:

*[Handwritten Signature]*

rights and appurtenances thereto in any way belonging, to have and to hold it to Third Party and Third Party's heirs, successors, and assigns forever. First Party and Second Party bind their respective heirs and successors to warrant and forever defend all and singular the Partition Share No. III Property to Third Party and Third Party's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Partition Share No. III Conveyance and the Exceptions to Partition Share No. III Conveyance and Warranty.

Third Party releases First Party and Second Party from any claim or lien for owelty. Third Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

**PARTITION SHARE NO. IV**

*(Ann King a/k/a Alice Ann Arvin King 25.76 acre Tract)*

**Partition Share No. IV Property (including any improvements):**

BEING all right, title, and interest in and to 25.76 acres, more or less, out of the B.B.B. & C. R.R. Co., Survey No. 280, Abstract No. 119; Wm. Caruthers Survey No. 336, Abstract No. 182; Wright Farquhar Survey No. 275, Abstract No. 254; A. Shaw Survey No. 281 1/2, Abstract No. 1251; and B. Perez Survey No. 78, Abstract No. 1169 remaining in and to Tract No. 3 of the M.T. Shaw Estate, originally containing 187.08, and being shown on a plat of said M.T. Shaw Estate recorded in Volume 3, Page 41, (Volume 39-A, New Plat Cabinet), Map and Plat Records, Atascosa County, Texas.

**Reservations from Partition Share No. IV Conveyance:** None.

**Exceptions to Partition Share No. IV Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; any right, claim, or interest of A.V. Shaw and/or Calvin G. Shaw and/or Mary Shaw Medina, or their respective heirs, successors, and/or assigns; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

First Party shall have and possess in severalty the Partition Share No. IV Property, and Second Party and Third Party, for the Consideration and subject to the Reservations from Partition Share No. IV Conveyance and the Exceptions to Partition Share No. IV Conveyance and Warranty, GRANTS AND CONVEYS to First Party the Partition Share No. IV Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law, as well as the warranties in §5.023 of the Texas Property Code, or its successor, are excluded.

First Party releases Second Party and Third Party from any claim or lien for owelty. First Party hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*Theresa Carrasco*

**PARTITION SHARE NO. V**  
*(Philip Anthony Tom, II City Lot)*

**Partition Share No. V Property (including any improvements):**

Lot Eight (8) in Block 132, in the City of Jourdanton, Atascosa County, Texas, as per map or plat of said City appearing of record in Volume 34, Page 1, Plat Records, Atascosa County, Texas.

**Reservations from Partition Share No. V Conveyance: None.**

**Exceptions to Partition Share No. V Conveyance and Warranty:**

- This conveyance is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded encumbrances, restrictions, reservations, covenants, conditions, ordinances, oil and gas leases, mineral and/or royalty conveyances and/or severances, and other instruments (other than liens and conveyances) that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, which, if any, are related to the hereinabove described Property, whether filed of record or not in Atascosa County, Texas, and taxes for the current year, the payment of which Grantee assumes.

PHILIP ANTHONY TOM, II shall have and possess in severalty, as his sole and separate property, the Partition Share No. V Property, and First Party, Second Party, and Third Party, for the Consideration and subject to the Reservations from Partition Share No. V Conveyance and the Exceptions to Partition Share No. V Conveyance and Warranty, GRANTS AND CONVEYS to PHILIP ANTHONY TOM, II, as his sole and separate property, the Partition Share No. V Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to PHILIP ANTHONY TOM, II and PHILIP ANTHONY TOM, II's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law, as well as the warranties in §5.023 of the Texas Property Code, or its successor, are excluded.

PHILIP ANTHONY TOM, II releases First Party, Second Party, and Third Party from any claim or lien for owelty. PHILIP ANTHONY TOM, II hereby acknowledges that no inequality in the value of the partitioned properties exists and accordingly no lien on any of the Property Being Partitioned hereby arises.

When the context requires, singular nouns and pronouns include the plural.

*{SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON NEXT PAGE}*

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



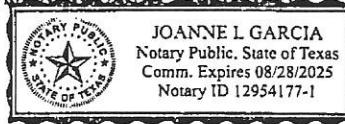
Theresa Carrasco, County Clerk

By Deputy:

*R. Carrasco*

*Alice Ann Arvin King*  
ANN KING

a/k/a ALICE ANN ARVIN KING



STATE OF TEXAS

§  
§  
§

COUNTY OF Brewar

This instrument was acknowledged before me on this the 16<sup>th</sup> day of October, 2023 by ANN KING a/k/a ALICE ANN ARVIN KING.

*Joanne L. Garcia*  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*Theresa Carrasco*

  
MILTON SHAW

STATE OF TEXAS

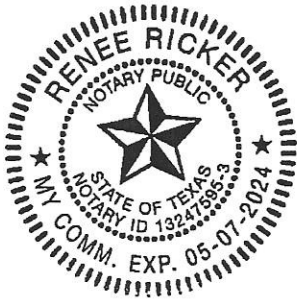
COUNTY OF Harris

This instrument was acknowledged before me on this the 11<sup>th</sup> day of October, 2023 by MILTON SHAW.

  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

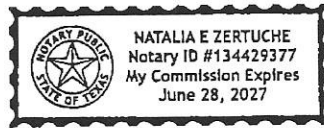


*DS*

DAVID C. SHAW

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on this the 25<sup>th</sup> day of August, 2023 by DAVID C. SHAW.



*Natalia Zertuche*  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*Carrasco*

Michael Jon Shaw  
MICHAEL JON SHAW

STATE OF Tennessee  
COUNTY OF Davidson

This instrument was acknowledged before me on this the 15 day of September, 2023 by MICHAEL JON SHAW.

[Signature]  
NOTARY PUBLIC, STATE OF TN

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office, witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

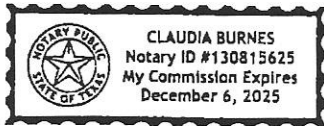
By Deputy:

[Signature]

Nancy Tom  
NANCY TOM

STATE OF TEXAS  
COUNTY OF Bexar

This instrument was acknowledged before me on this the 8<sup>th</sup> day of August, 2023 by NANCY TOM.



Claudia Burnes  
NOTARY PUBLIC, STATE OF TEXAS

*{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}*

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



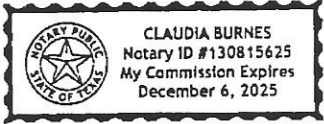
Theresa Carrasco, County Clerk  
By Deputy:

Theresa Carrasco

Roxana Tom  
ROXANA TOM

STATE OF TEXAS  
COUNTY OF Bexar §  
§  
§

This instrument was acknowledged before me on this the 8 day of August  
\_\_\_\_\_ 2023 by ROXANA TOM.



Claudia Burnes  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:

Theresa Carrasco

Nancy Kay Tom  
NANCY KAY TOM

STATE OF TEXAS §  
COUNTY OF Bexar §

This instrument was acknowledged before me on this the 10 day of August, 2023 by NANCY KAY TOM.



Tara Michelle King  
NOTARY PUBLIC, STATE OF TEXAS

{SIGNATURES AND ACKNOWLEDGMENTS CONTINUE ON NEXT PAGE}

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I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



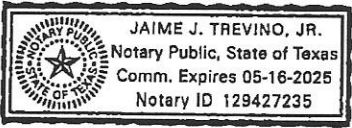
Theresa Carrasco, County Clerk  
By Deputy:

Theresa Carrasco

  
PHILIP ANTHONY TOM, II

STATE OF TEXAS §  
COUNTY OF Atascosa §

This instrument was acknowledged before me on this the 20<sup>th</sup> day of October, 2023 by PHILIP ANTHONY TOM, II.



  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:  
Law Office of Jaime J. Trevino, Jr., PLLC  
P.O. Box 163  
Pleasanton, TX 78064

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:



## EXHIBIT A

Phillip Tom - 16-1655 - 74.78 Acres - Tract 1 - Page 1 of 2

State of Texas  
County of Atascosa

Field notes for 74.78 acres, called Tract 1, being out of a 132.36 acre tract of land, lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023.

A 74.78 acres, called Tract 1, being out of a 132.36 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of said 132.36 acre tract of land, lying at the Southwest corner of the intersection of Rossville Road and Old Rock Road, said point of beginning being the Northeast corner of this tract of land;

Thence South 00° 08' 29" East, 1111.18 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for a salient corner of said 132.36 acre tract of land, being the Northeast corner of the Old Rock Baptist Church, Property Identification No. 13698, ACAD, said point being a salient corner of this tract of land;

Thence South 89° 51' 31" West, 361.11 feet, along a South line of said 132.36 acre tract of land, being a common line of said Old Rock Baptist Church tract of land, to a point marked by a fence corner post, found for the Northwest corner of said Old Rock Baptist Church tract of land, said point being a reentrant corner of this tract of land;

Thence South 00° 08' 29" East, 233.33 feet, along an East line of said 132.36 acre tract of land, being a common line of said Old Rock Baptist Church tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of said Old Rock Baptist Church tract of land, said point being a reentrant corner of this tract of land;

Thence North 89° 51' 31" East, 361.11 feet, along a North line of said 132.36 acre tract of land, being a common line of said Old Rock Baptist Church tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for a salient corner of said 132.36 acre tract of land, being the Southeast corner of said Old Rock Baptist Church tract of land, and lying on the West line of Old Rock Road, said point being a salient corner of this tract of land;

Thence along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, the following bearings and distances;

South 00° 08' 29" East, 1627.78 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a reentrant corner of this tract of land;

North 89° 51' 31" East, 361.98 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a salient corner of this tract of land;

South 00° 08' 29" East, 596.75 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 28.79 acre tract of land, Tract 2, surveyed this same day, said point being the Southeast corner of this tract of land;

Thence North 90° 00' 00" West, 1240.28 feet, across said 132.36 acre tract of land, being the North line of said Tract 2, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the East line of Farm to Market Highway No. 476, set for the Northwest corner of said Tract 2, said point being the Southwest corner of this tract of land;

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*Theresa Carrasco*

Phillip Tom - 18-1655 - 74.78 Acres - Tract 1 - Page 2 of 2

Thence along the East line of said Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, the following bearings and distances;

North 00° 24' 56" West, 381.38 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 00° 03' 56" West, 2465.50 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

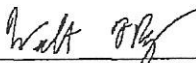
North 00° 28' 04" East, 626.60 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the lower cutoff of the Southeast corner of the intersection of said Farm to Market Highway No. 476 and said Rossville Road, being the lower Northwest corner of said 132.36 acre tract of land, said point being the lower Northwest corner of this tract of land;

North 45° 28' 04" East, 132.28 feet, to a point marked by a fence corner post, found for the upper cutoff of the Southeast corner of the intersection of said Farm to Market Highway No. 476 and said Rossville Road, being the upper Northwest corner of said 132.36 acre tract of land, said point being the upper Northwest corner of this tract of land;

Thence North 89° 51' 31" East, 775.68 feet, along the North line of 132.36 acre tract of land, being the South line of said Rossville Road, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 74.78 acres, Tract 1, on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025

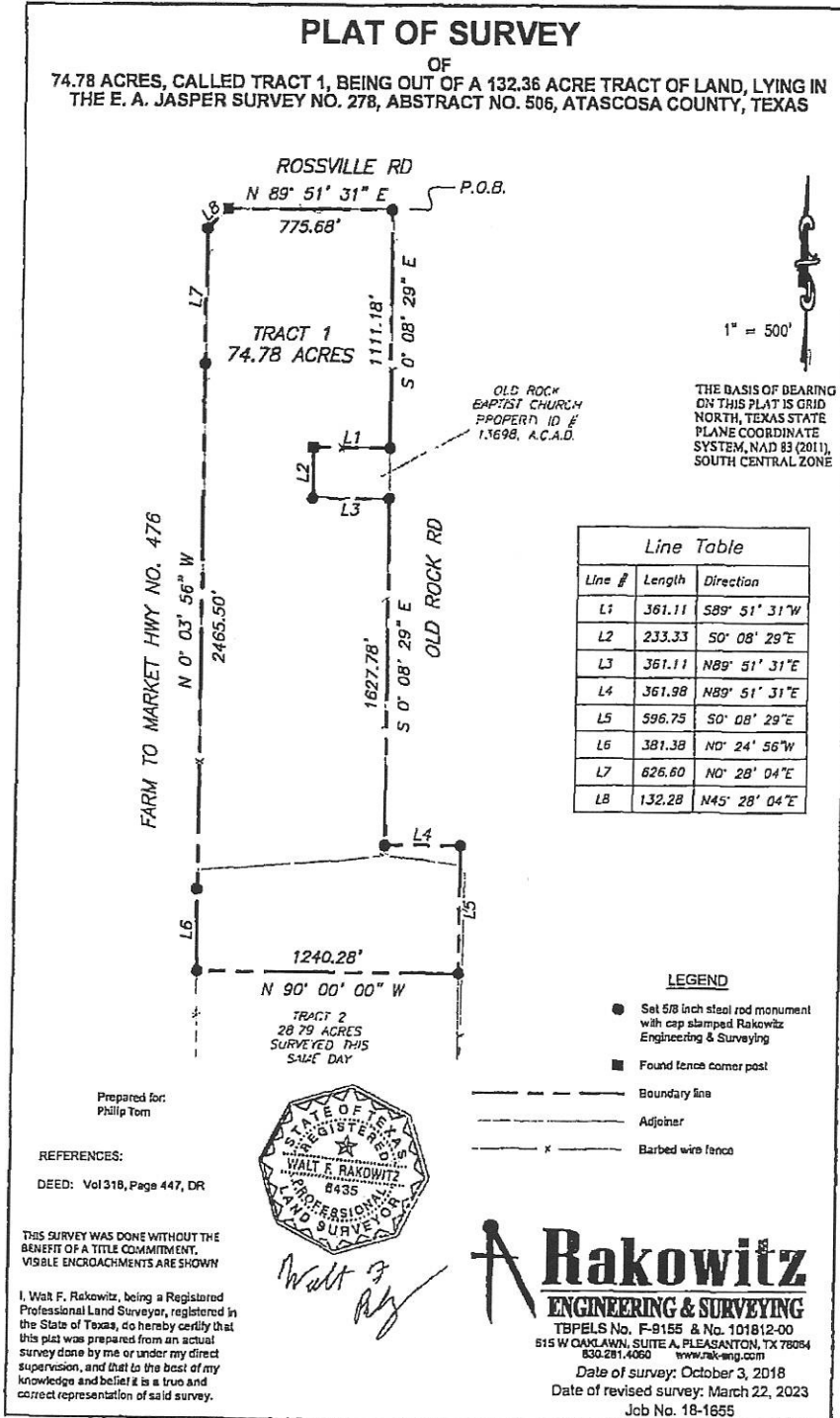


Theresa Carrasco, County Clerk

By Deputy:



EXHIBIT A-1



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy: *[Signature]*

**EXHIBIT B**

Phillip Tom - 18-1655 - 28.79 Acres - Tract 2 - Page 1 of 1

State of Texas  
County of Atascosa

Field notes for 28.79 acres, called Tract 2, being out of a 132.36 acre tract of land, lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023.

A 28.79 acres, called Tract 2, being out of a 132.36 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the East line of Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, set for the Southwest corner of a 74.78 acre tract of land, Tract 1, surveyed this same day, said point of beginning being the Northwest corner of this tract of land;

Thence North 90° 00' 00" East, 1240.28 feet, across said 132.36 acre tract of land, being the South line of said Tract 1, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of said 132.36 acre tract of land, being the Southeast corner of said Tract 1, and lying on the West line of Old Rock Road, said point being the Northeast corner of this tract of land;

Thence South 00° 08' 29" East, 1013.38 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 28.79 acre tract of land, Tract 3, surveyed this same day, said point being the Southeast corner of this tract of land;

Thence North 90° 00' 00" West, 1235.43 feet, across said 132.36 acre tract of land, being the North line of said Tract 3, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the East line of said Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, set for the Northwest corner of said Tract 3, said point being the Southwest corner of this tract of land;

Thence North 00° 24' 56" West, 1013.40 feet, along the East line of said Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 28.79 acres, Tract 2, on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

*Walt F. Rakowitz*

Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office MAR 21 2025

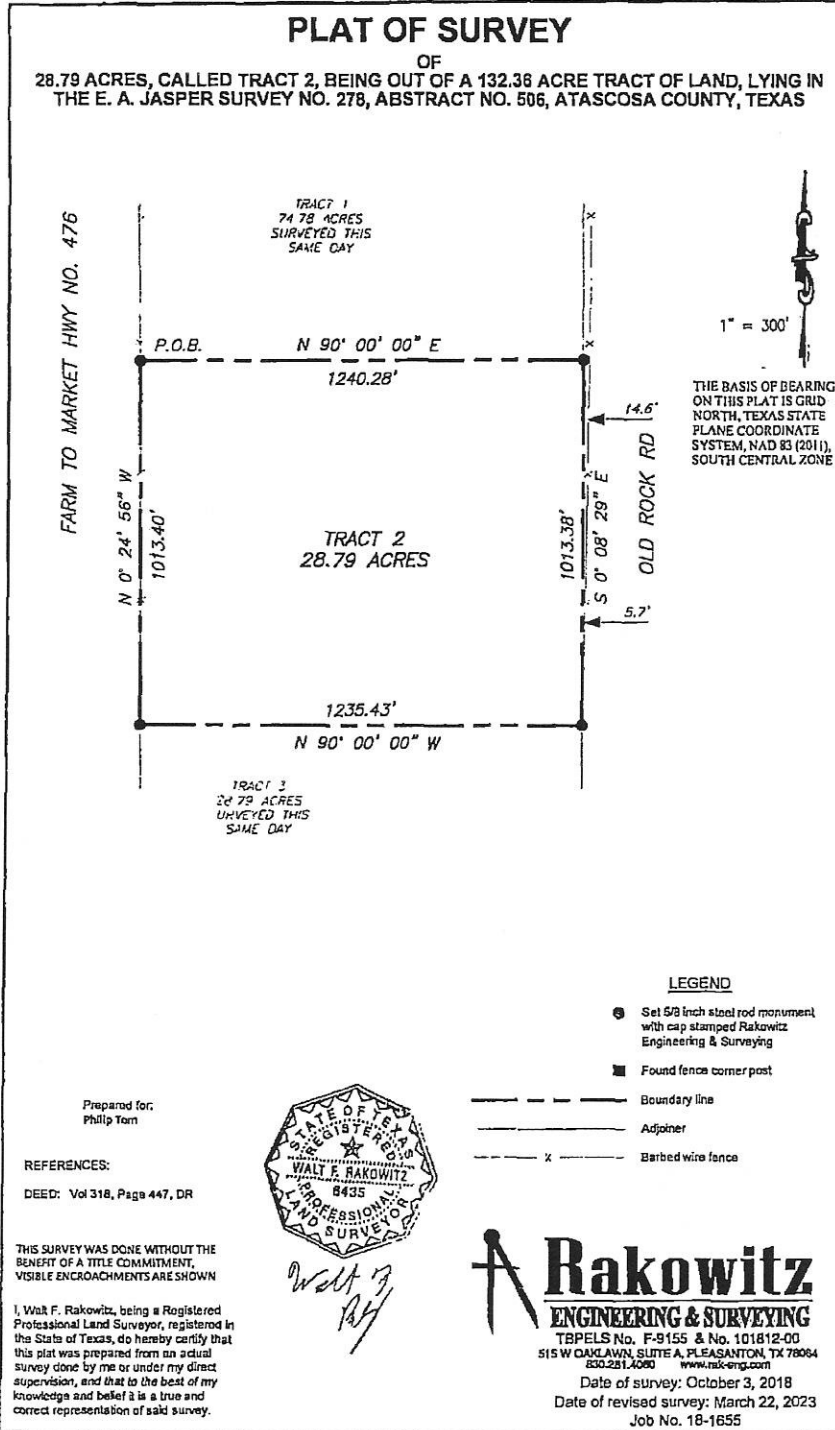


Theresa Carrasco, County Clerk

By Deputy:

*[Signature]*

EXHIBIT B-1



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By *[Signature]*

EXHIBIT C

Phillip Tom – 18-1655 – 51.11 Acres – Tract A – Page 1 of 2

State of Texas  
County of Atascosa

Field notes for 51.11 acres, called Tract A, being part of a 102.39 acre tract of land, lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018.

A 51.11 acre tract of land, called Tract A, being part of a 102.39 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod monument, found for the Northeast corner of said 102.39 acre tract of land, being the Southeast corner of a 35.51 acre tract of land, described in an instrument, recorded in Clerk's File No. 201971, Official Public Records, Atascosa County, Texas, and lying on the West line of Webb Road, said point of beginning being the Northeast corner of this tract of land;

Thence along the East line of said 102.39 acre tract of land, being the West line of said Webb Road, the following bearings and distances;

South 00° 10' 01" East, 480.47 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a salient corner of this tract of land;

North 82° 37' 28" West, 18.49 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being a reentrant corner of this tract of land;

South 00° 09' 59" Wests, 449.96 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 51.11 acre tract of land, Tract B, surveyed this same day, said point being the Southeast corner of this tract of land;

Thence North 90° 00' 00" West, 2017.96 feet, across said 102.39 acre tract of land, being the North line of said Tract B, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the Southwest line of said 102.39 acre tract of land, set for the Northwest corner of said Tract B, and lying on the Northeast line of a property in the name of Virginia Mitchell, Property Identification No. 194127, ACAD, said point being the Southwest corner of this tract of land;

Thence along the Southwest line of said 102.39 acre tract of land, being the Northeast line of said Virginia Mitchell tract of land, the following bearings and distances;

North 37° 28' 01" West, 116.27 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*[Handwritten Signature]*

Phillip Tom – 18-1655 – 51.11 Acres – Tract A – Page 2 of 2

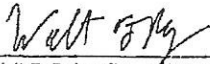
North 41° 41' 01" West, 874.50 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 38° 50' 01" West, 209.72 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northwest corner of said 102.39 acre tract of land, being the Southwest corner of said 35.51 acre tract of land, said point being the Northwest of this tract of land;

North 89° 36' 29" East, 2820.06 feet, along the North line of said 102.39 acre tract of land, being the South line of said 35.51 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 51.11 acres, Tract A, on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.



Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060

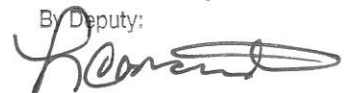


I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office MAR 21 2025

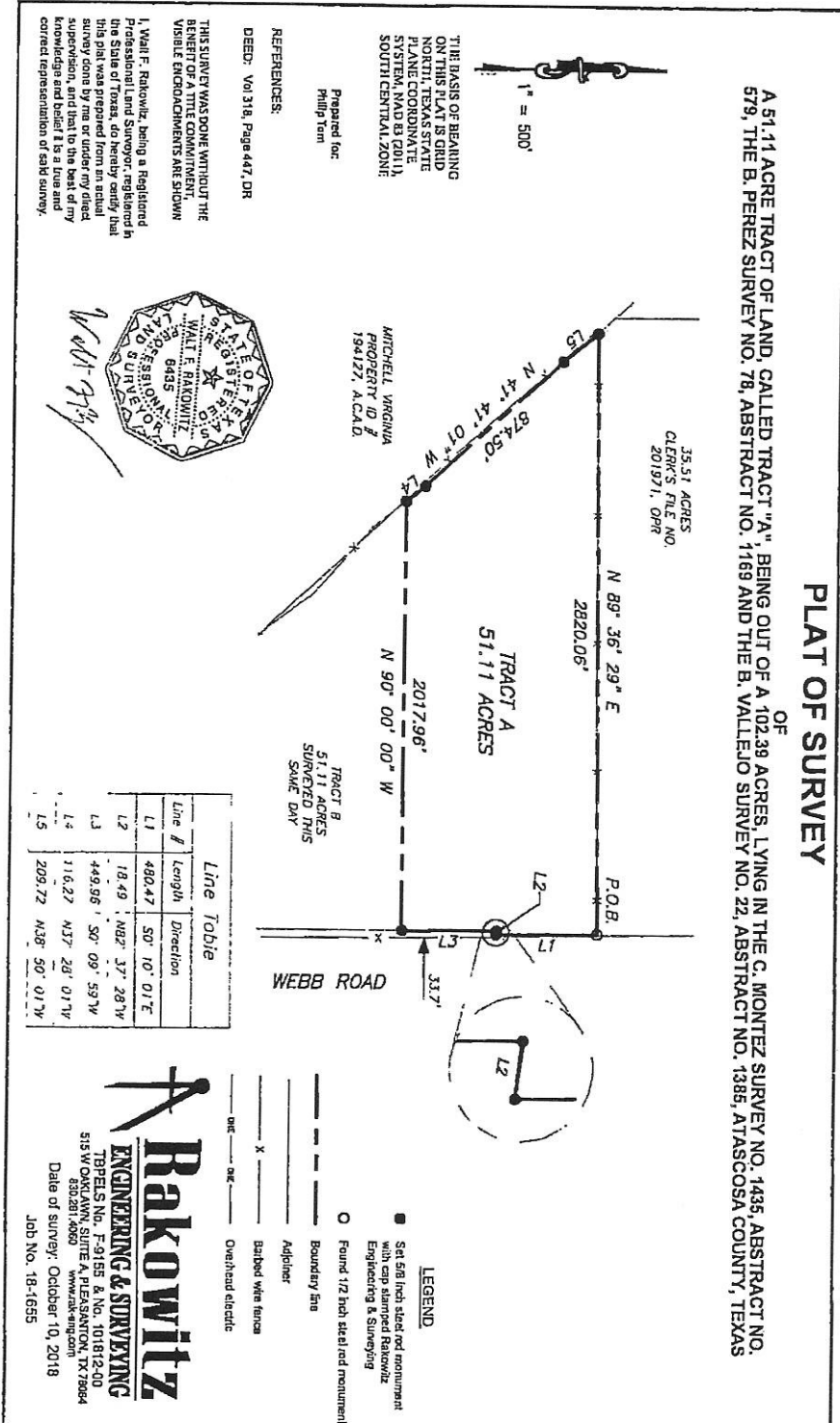


Theresa Carrasco, County Clerk

By Deputy:



**EXHIBIT C-1**



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2023



Theresa Carrasco, County Clerk  
By Deputy: *[Signature]*

**EXHIBIT D**

Phillip Tom – 18-1655 – 28.79 Acres – Tract 3 – Page 1 of 1

State of Texas  
County of Atascosa

Field notes for 28.79 acres, called Tract 3, being out of a 132.36 acre tract of land, lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023.

A 28.79 acre, called Tract 3, being out of a 132.36 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the E. A. Jasper Survey No. 278, Abstract No. 506, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said 132.36 acre tract of land, being a reentrant corner of Old Rock Road, said point of beginning being the Southeast corner of this tract of land;

Thence North 89° 32' 33" West, 1180.35 feet, along the South line of said 132.36 acre tract of land, being the North line of said Old Rock Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, being the lower cutoff of the Northeast intersection of Farm to Market Highway No. 476 and Old Rock Road, said point being the lower Southwest corner of this tract of land;

Thence North 45° 10' 56" West, 71.40 feet, along the East line of Farm to Market Highway No. 476, being the West line of said 132.36 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the upper cutoff of the Northeast intersection of Farm to Market Highway No. 476 and Old Rock Road, said point being the upper Southwest corner of this tract of land;

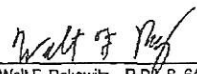
Thence North 00° 24' 56" West, 963.42 feet, continuing along the same common line, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of a 28.79 acre tract of land, Tract 2, surveyed this same day, said point being the Northwest corner of this tract of land;

Thence North 90° 00' 00" East, 1235.43 feet, across said 132.36 acre tract of land, being the South line of said Tract 2, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the East line of said 132.36 acre tract of land, set for the Southeast corner of said Tract 2, and lying on the West line of said Old Rock Road, said point being the Northeast corner of this tract of land;

Thence South 00° 08' 29" East, 1023.15 feet, along the East line of said 132.36 acre tract of land, being the West line of Old Rock Road, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 28.79 acres, Tract 3, on the accompanying Plat of Survey prepared for the Phillip Tom, dated March 22, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand, and Seal of office on MAR 21 2023

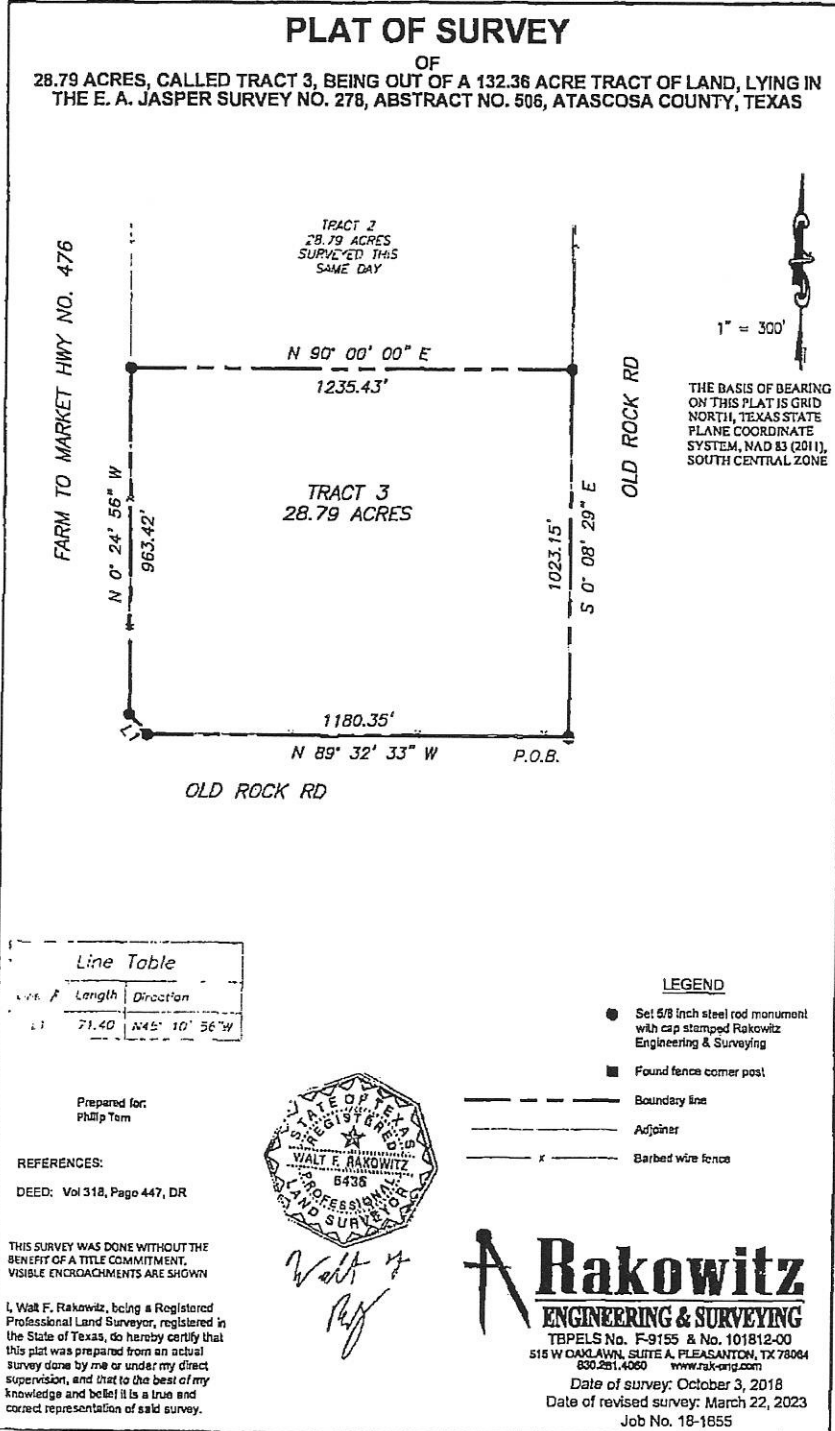


Theresa Carrasco, County Clerk

By Deputy:



**EXHIBIT D-1**



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*[Signature]*

**EXHIBIT E**

Phillip Tom – 18-1655 – 51.11 Acres – Tract B – Page 1 of 2

State of Texas  
County of Atascosa

Field notes for 51.11 acres, called Tract B, being part of a 102.39 acre tract of land, lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018.

A 51.11 acre tract of land, called Tract B, being part of a 102.39 acre tract of land, described in an instrument, recorded in Volume 318, Page 447, Deed Records, Atascosa County, Texas, and lying in the B. Perez Survey 78, Abstract No. 1169, in the B. Vallejo Survey No. 22, Abstract No. 1385, and the C. Montes Survey No. 1435, Abstract No. 579, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of said 102.39 acre tract of land, being the Southeast corner of a 51.11 acre tract of land, called Tract A, surveyed this same day, and lying on the East line of Webb Road, said point of beginning being the Northeast corner of this tract of land;

Thence South 00° 09' 59" West, 2101.24 feet, along the East line of said 102.39 acre tract of land, being the West line of Webb Road, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said 102.39 acre tract of land, being the upper East corner of a 12.00 acre tract of land, Property Identification No. 194117, ACAD, said point being the Southeast corner of this tract of land;

Thence South 89° 31' 59" West, 130.70 feet, along the South line of said 102.39 acre tract of land, being a common line of said 12.00 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for a salient corner of said 102.39 acre tract of land, being a reentrant corner of said 12.00 acre tract of land, said point being a salient corner of this tract of land;

Thence along the Southwest line of said 102.39 acre tract of land, being the Northeast line of said 12.00 acre tract of land and 139.00 acre tract of land, Property Identification No. 194127, ACAD, the following bearings and distances;

North 40° 57' 01" West, 1276.20 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 42° 25' 01" West, 672.30 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 36° 33' 01" West, 257.00 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk  
By Deputy:

Phillip Tom -- 18-1655 -- 51.11 Acres -- Tract B -- Page 2 of 2

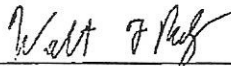
North 48° 48' 01" West, 421.40 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being an angle point of this tract of land;

North 37° 28' 01" West, 199.13 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of said Tract A, said point being the Northwest corner of this tract of land;

Thence North 90° 00' 00" East, 2017.96 feet, across said 102.39 acre tract of land, being the South line of said Tract A, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 51.11 acres, Tract B, on the accompanying Plat of Survey prepared for the Phillip Tom, dated October 3, 2018, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.



Walt F. Rakowitz R.P.L.S. 6435  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

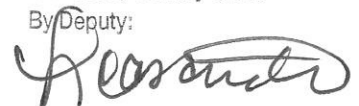
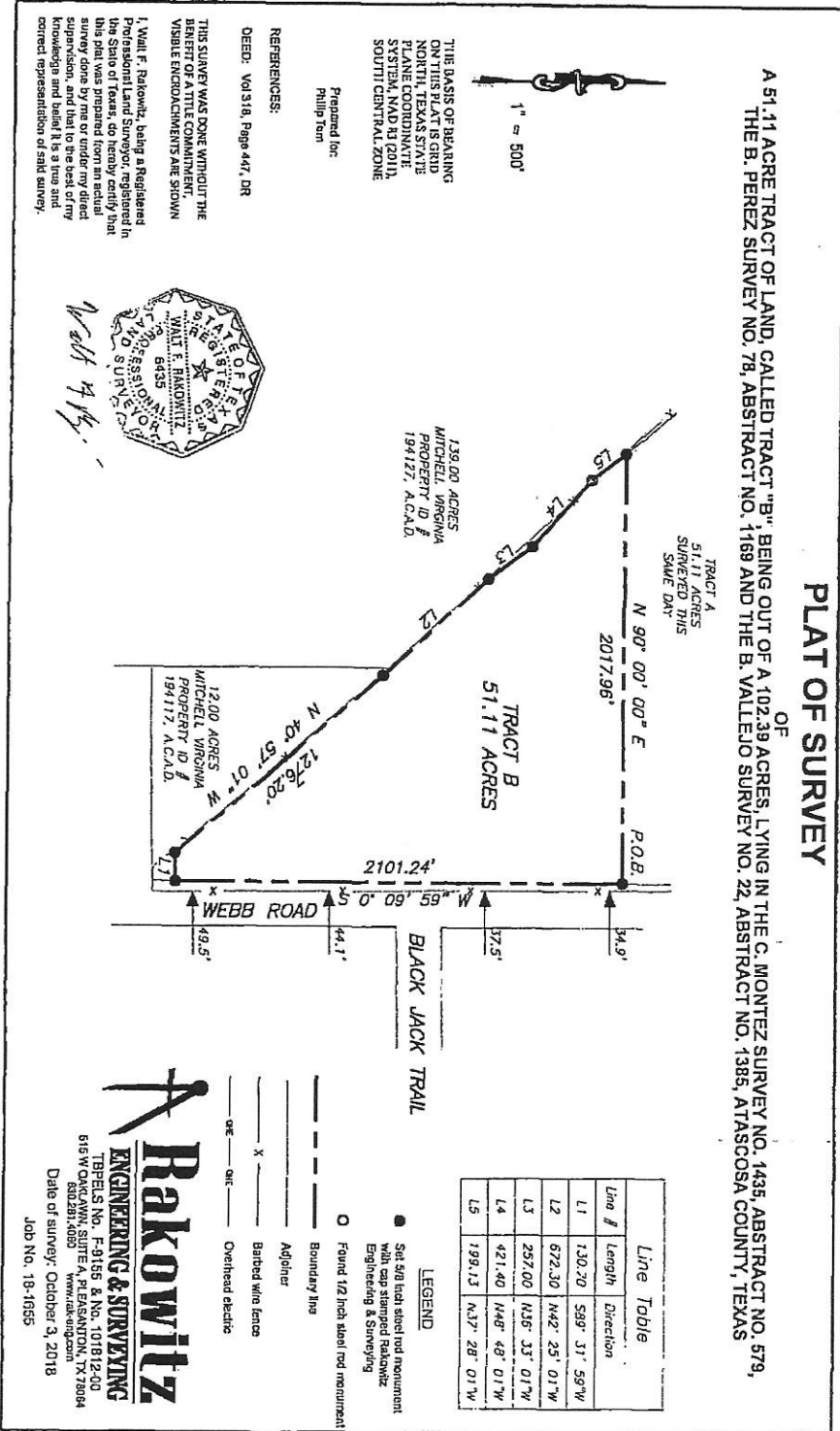


EXHIBIT E-1



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025

Theresa Carrasco, County Clerk  
By Deputy *[Signature]*

RECORD'S MEMORANDUM  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Theresa Carrasco*

Theresa Carrasco, County Clerk  
Atascosa County Texas

October 23, 2023 02:08:11 PM

FEE: \$138.00 YSALINAS  
PARTDEED

237878



I, Theresa Carrasco County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and Seal of office on MAR 21 2025



Theresa Carrasco, County Clerk

By Deputy:

*R. Carrasco*