



Registration for Division of Land in Atascosa County

I Carol Margaret Chavez, by Robert Park, agent am the owner of the attached filed division of land located at See attachment (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: 12/01/25

Signature:

[Handwritten Signature]

Printed Name:

Carol Margaret Chavez
by Robert Park, agent

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared Carol Margaret Chavez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

[Handwritten Signature]
Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

I Charles Dean Campsey, by Robert Park, agent am the owner of the attached filed division of land located at See attachment (legal description). I have had the division of

land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

- Agricultural Use
- Family
- 10+ Acres
- Veterans Land Board
- State Agency
- Political Subdivision
- Divided into two parts
- All parts to original owner



Date: 12/01/25

Signature: [Handwritten Signature]

Printed Name: Charles Dean Campsey,
by Robert Park, agent

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared Charles Dean Campsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

[Handwritten Signature]
Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

I, Keri Leigh Crouch James, am the owner of the attached filed division of land located at "see exhibit" (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Adopted 6/27/2022



Date: 12/1/2025

Signature: Keri Leigh Crouch James

Printed Name: Keri Leigh Crouch James

ACKNOWLEDGMENT

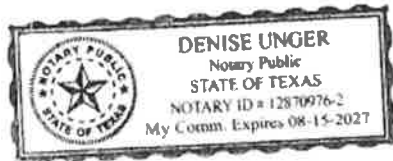
STATE OF TEXAS

COUNTY OF Medina

BEFORE ME, the undersigned Notary Public, on this day personally appeared Keri Leigh Crouch James, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

Denise Unger



Notary Public, in and for
State of Texas



Registration for Division of Land in Atascosa County

I KEVIN TODD CROUCH am the owner of the attached filed division of land located at "SEE EXHIBIT" (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner

Adopted 6/27/2022



Date: 12/1/2025

Signature: Kevin Todd Crouch

Printed Name: KEVIN Todd CROUCH

ACKNOWLEDGMENT

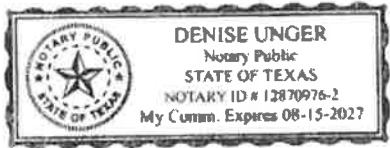
STATE OF TEXAS

COUNTY OF Medina

BEFORE ME, the undersigned Notary Public, on this day personally appeared Kevin Todd Crouch, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

Denise Unger



Notary Public, in and for
State of Texas



Registration for Division of Land in Atascosa County

I Mark Charles Crouch, by Robert Park, agent am the owner of the attached filed division of land located at see attachment (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: 12/01/25

Signature: _____

Printed Name: _____

Mark Charles Crouch
by Robert Park, agent

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.
GIVEN under my hand and seal of office this _____, 20____.

Notary Public, in and for
State of Texas



Registration for Division of Land in Atascosa County

I Mary Clara Ramos, by Robert Park, agent am the owner of the attached filed division of land located at see attachment (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

3 or more parts to original owner



Date: 12/01/25

Signature: _____

[Handwritten Signature]

Printed Name: _____

*Mary Clara Ramos, by
Robert Park, agent*

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Brewer

BEFORE ME, the undersigned Notary Public, on this day personally appeared Mary C. Ramos, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

[Handwritten Signature]

Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

Suzanne Elizabeth
Crouch PUTZ, am the owner of the attached filed division of land located at
see exhibit (legal description). I have had the division of
land reviewed by the Rural Development Office and they have determined the division of land is excepted
from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described
in the filed plat description are subject to all on-site wastewater permit requirements and other
development permit requirements of Atascosa County and further division of the land will need to be
submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a
Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: 1 December 2025

Signature: _____

Printed Name: _____

Suzanne Elizabeth Crouch Patz
Suzanne Elizabeth Crouch Patz

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Brewster

BEFORE ME, the undersigned Notary Public, on this day personally appeared Suzanne E. Crouch Patz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

Stephanie Marie Tavarez
Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

I William Dean Campsey, by Robert Park, agent am the owner of the attached filed division of land located at See attachment (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

parts to original owner



Date: 12/01/25

Signature: _____

Printed Name: _____

William Dean Campsey
by Robert Park, agent

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BOWEN

BEFORE ME, the undersigned Notary Public, on this day personally appeared William Dean Campsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 1, 2025.

Stephanie Marie Tarez

Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

I William Lee Campses, by Robert Park, agent, am the owner of the attached filed division of land located at See Attachment (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: 12/01/25

Signature: _____

Printed Name: _____

[Handwritten Signature]
William Lee Campsey, by
Robert Park, agent

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar

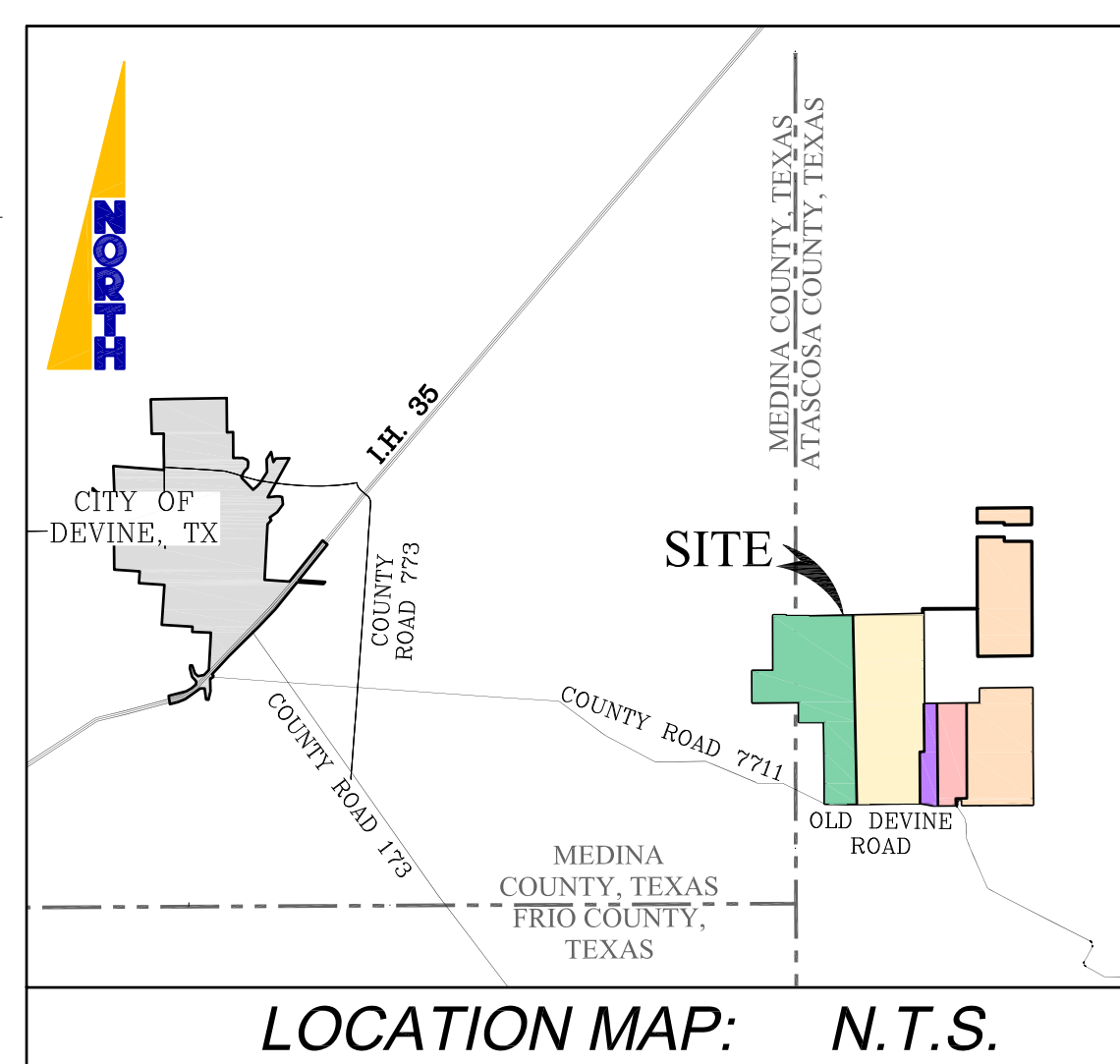
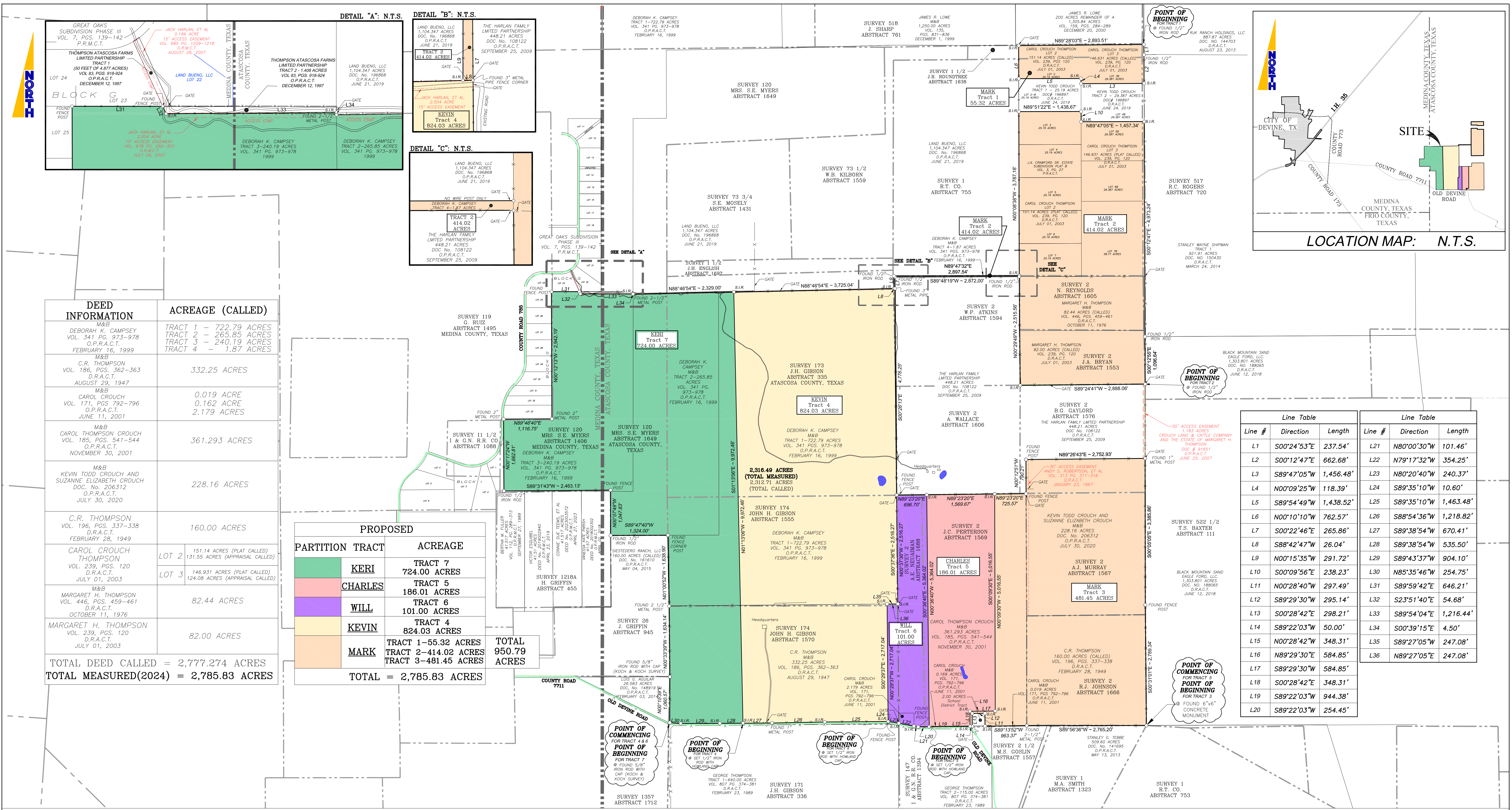
BEFORE ME, the undersigned Notary Public, on this day personally appeared William L. Campsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 1st December, 2025.

[Handwritten Signature]

Notary Public, in and for
State of Texas





DEED INFORMATION	ACREAGE (CALLED)
M&B DEBORAH K. CAMPSEY VOL. 341 PG. 973-978 O.P.R.A.C.T. FEBRUARY 16, 1999	TRACT 1 - 722.79 ACRES TRACT 2 - 265.85 ACRES TRACT 3 - 240.19 ACRES TRACT 4 - 1.87 ACRES
M&B C.R. THOMPSON VOL. 186, PGS. 362-363 D.R.A.C.T. AUGUST 29, 1947	332.25 ACRES
M&B CAROL CROUCH VOL. 171, PGS. 792-796 O.P.R.A.C.T. JUNE 11, 2001	0.019 ACRE 0.162 ACRE 2.179 ACRES
M&B CAROL THOMPSON CROUCH VOL. 185, PGS. 541-544 O.P.R.A.C.T. NOVEMBER 30, 2001	361.293 ACRES
M&B KEVIN TODD CROUCH AND SUZANNE ELIZABETH CROUCH DOC. No. 206312 O.P.R.A.C.T. JULY 30, 2020	228.16 ACRES
C.R. THOMPSON VOL. 196, PGS. 337-338 D.R.A.C.T. FEBRUARY 28, 1949	160.00 ACRES
CAROL CROUCH THOMPSON VOL. 239, PGS. 120 D.R.A.C.T. JULY 01, 2003	LOT 2 151.14 ACRES (PLAT CALLED) 131.55 ACRES (APPRAISAL CALLED) LOT 3 146.931 ACRES (PLAT CALLED) 124.08 ACRES (APPRAISAL CALLED)
M&B MARGARET H. THOMPSON VOL. 446, PGS. 459-461 D.R.A.C.T. OCTOBER 11, 1976	82.44 ACRES
MARGARET H. THOMPSON VOL. 239, PGS. 120 D.R.A.C.T. JULY 01, 2003	82.00 ACRES
TOTAL DEED CALLED = 2,777.274 ACRES	
TOTAL MEASURED(2024) = 2,785.83 ACRES	

PROPOSED PARTITION TRACT	ACREAGE
KERI	TRACT 7 724.00 ACRES
CHARLES	TRACT 5 186.01 ACRES
WILL	TRACT 6 101.00 ACRES
KEVIN	TRACT 4 824.03 ACRES
MARK	TRACT 1-55.32 ACRES TRACT 2-414.02 ACRES TRACT 3-481.45 ACRES
TOTAL = 2,785.83 ACRES	

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S00°24'53"E	237.54'	L21	N80°00'30"W	101.46'
L2	S00°12'47"E	662.66'	L22	N79°17'32"W	354.25'
L3	S89°47'05"W	1,456.48'	L23	N80°20'40"W	240.37'
L4	N00°09'25"W	118.39'	L24	S89°35'10"W	10.60'
L5	S89°54'49"W	1,438.52'	L25	S89°35'10"W	1,463.48'
L6	N00°10'10"W	762.57'	L26	S88°54'36"W	1,218.82'
L7	S00°22'46"E	265.86'	L27	S89°38'54"W	670.41'
L8	S88°42'47"W	26.04'	L28	S89°38'54"W	535.50'
L9	N00°15'35"W	291.72'	L29	S89°43'37"W	904.10'
L10	S00°09'56"E	238.23'	L30	N85°35'46"W	254.75'
L11	N00°28'40"W	297.49'	L31	S89°59'42"E	646.21'
L12	S89°29'30"W	295.14'	L32	S23°51'40"E	54.68'
L13	S00°28'42"E	298.21'	L33	S89°54'04"E	1,216.44'
L14	S89°22'03"W	50.00'	L34	S00°39'15"E	4.50'
L15	N00°28'42"W	348.31'	L35	S89°27'05"W	247.08'
L16	N89°29'30"E	584.85'	L36	N89°27'05"E	247.08'
L17	S89°29'30"W	584.85'			
L18	S00°28'42"E	348.31'			
L19	S89°22'03"W	944.38'			
L20	S89°22'03"W	254.45'			

BLACK JACK RANCH CROUCH RANCH PARTITION

**TRACT 1, 55.32 ACRES; TRACT 2, 414.02 ACRES; TRACT 3, 481.45 ACRES; TRACT 4, 824.03 ACRES; TRACT 5, 186.01 ACRES; TRACT 6, 101.00 ACRES AND TRACT 7, 724.00 ACRES
TOTAL ACREAGE OF 2,785.83 ACRES**

SURVEYOR'S CERTIFICATE

I, JAMES ORNELAS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ITS ACCOMPANYING FIELD NOTE DESCRIPTION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.



03-28-2025
DATE

—	BOUNDARY LINE
- - -	SURVEY LINE
- x - x -	FENCE LINE
S.I.R. ○	SET 1/2" IRON ROD WITH HOWLAND CAP

BASIS OF BEARINGS: G.P.S. COORDINATES, N.A.D. 27, TEXAS STATE PLANE SOUTH CENTRAL ZONE (4204).

MONUMENTS HELD: A FOUND 1/2" IRON ROD BEING THE SOUTHEAST CORNER OF A 1.87 ACRE TRACT, TRACT 4 CONVEYED TO DEBORAH K. CAMPSEY, RECORDED IN VOLUME 341, PAGES 973-978, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF SAID 1.87 ACRE TRACT.

CALLED: S 89°54'39" W ~ 2,872.50' MEASURED: S 89°48'19" W ~ 2,872.00'

REVISION LOG	
REVISION #	DATE
REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FILE No.1136289 WITH AN EFFECTIVE DATE OF MARCH 17, 2021.
- THIS SURVEY MAY NOT SHOW ALL CROSSINGS OF PIPELINES, CABLES, EASEMENTS, RIGHT OF WAYS OR IMPROVEMENTS. HOWLAND ENGINEERING & SURVEYING CO. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.

SITUATED IN
SURVEY 1 1/2, J.R. ROUNDTREE, ABSTRACT 1638; SURVEY 1, R.T. CO., ABSTRACT 755; SURVEY 2, N. REYNOLDS, ABSTRACT 1605; SURVEY 2, J.A. BRYAN, ABSTRACT 1553; SURVEY 2, B.G. GAYLORD, ABSTRACT 1576; SURVEY 2, A.J. MURRAY, ABSTRACT 1567; SURVEY 2, R.J. JOHNSON, ABSTRACT 1666; SURVEY 2, J.C. PERTERSON, ABSTRACT 1569; SURVEY 2, A.E. NEUMAN; SURVEY 174, JOHN H. GIBSON, ABSTRACT 1570; SURVEY 174, JOHN H. GIBSON, ABSTRACT 1555; SURVEY 173, J.H. GIBSON, ABSTRACT 335; SURVEY 120, MRS. S.E. MYERS, ABSTRACT 1649, ATASCOSA COUNTY, TEXAS
AND SURVEY 120, MRS. S.E. MYERS, ABSTRACT 1406, MEDINA COUNTY, TEXAS

GRAPHIC SCALE
0 250 500 1000
(IN FEET)
1 inch = 1000 FT.

HOWLAND
ENGINEERING AND SURVEYING CO.
1896 First Registration No. 14007 1084 Second Registration No. 10964 10913 First Registration No. 1019401
7615 N. Bartlett Avenue Laredo, TX 78041 P. 956.722.4411
4902 Sinclair Road San Antonio, TX 78222 P. 210.648.1600
www.howlandcompanies.com

DRAWN BY:	S.I.M.	CHECKED BY:	J.O.
FIELD DATE:	11-21-2023	FLD. BOOK/	SA192/53
	11-22-2023	PAGE(S):	SA192/54
	11-27-2023		SA193/55
	04-23-2024		SA197/30
JOB No.:	26597.1-25	SHEET:	1 OF 1

LEGAL DESCRIPTION FOR TRACT 1 55.32 ACRES

A TRACT OF LAND CONTAINING 55.32 ACRES, more or less, being out of a 146.931 acre tract (called), Lot 3 conveyed to Carol Crouch Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, on July 01, 2003 and a 151.14 acre tract (called), Lot 2 conveyed to Carol Crouch Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, on July 01, 2003, situated in Survey 1, R.T. Co., Abstract 755 and Survey 1 ½, J.R. Roundtree, Abstract 1638, Atascosa County, Texas and being more particularly described as follows:

BEGINNING, at a found ½" iron rod, being the southeast corner of a 1,305.84 acre tract conveyed to James R. Lowe, recorded in Volume 159, Pages 284-289, Deed Records of Atascosa County, Texas, on December 20, 2000 and the northeast corner of said Lot 3, same being on the west boundary line of a 887.87 acre tract conveyed to RJK Ranch Holdings, LLC, recorded in Document No. 144703, Deed Records of Atascosa County, Texas, on August 23, 2013, for the Northeast corner hereof and the **POINT OF BEGINNING**;

THENCE, S 00°24'53" E, along an existing fence line with the common boundary line of said Lot 3 and this tract, a distance of **237.54 FEET**, to a found ½" iron rod, being the southwest corner of said 887.87 acre tract and the northwest corner of a 921.91 acre tract conveyed to Stanley Wayne Shipman, recorded in Document No. 150430, Deed Records of Atascosa County, Texas, being on the east boundary line of said Lot 3, for a deflection right;

THENCE, S 00°12'47" E, along an existing fence line with the common boundary line of said Lot 3 and this tract, a distance of **662.68 FEET**, to a set ½" iron rod with Howland cap, being on the west boundary line of said 921.91 acre tract, same being the northeast corner of a 29.387 acre tract, Tract 2 conveyed to Kevin Todd Crouch, recorded in Document No. 196897, Deed Records of Atascosa County, Texas, for the Southeast corner hereof;

THENCE, S 89°47'05" W, along the common boundary line of said Tract 2 and this tract, a distance of **1,456.48 FEET**, to a set ½" iron rod with Howland cap, being on the west boundary line of said Tract 2 and the east boundary line of a 25.19 acre tract, Tract 1 conveyed to Kevin Todd Crouch, recorded in Document No. 196897, Deed Records of Atascosa County, Texas, for an exterior corner hereof;

THENCE, N 00°09'25" W, along the common boundary line of said Tract 1 and this tract, a distance of **118.39 FEET**, to a set ½" iron rod with Howland cap, being the northeast corner of said Tract 1, for an interior corner hereof;

THENCE, S 89°54'49" W, along the common boundary line of said Tract 1 and this tract, a distance of **1,438.52 FEET**, to a set ½" iron rod with Howland cap, being the northwest corner of said Tract 1, same being on the west boundary line of a 1,104.347 acre tract conveyed to Land Bueno, LLC, recorded in Document No. 196868, Official Public Records of Atascosa County, Texas, for the Southwest corner hereof;

THENCE, N 00°10'10" W, along an existing fence line, being the common boundary line of said 1,104.347 acre tract and this tract, a distance of **762.57 FEET**, to a set ½" iron rod with Howland cap, being the northwest corner of said Lot 2, same being on the south boundary line of said 1,305.84 acre tract, for the Northwest corner hereof;

THENCE, N 89°28'03" E, generally along an existing fence line being the common boundary line of said 1,305.84 acre tract and this tract, a distance of **2,893.51 FEET**, to the **POINT OF BEGINNING**, containing 55.32 acres of land, more or less.

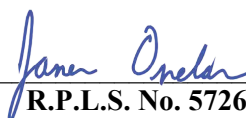
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

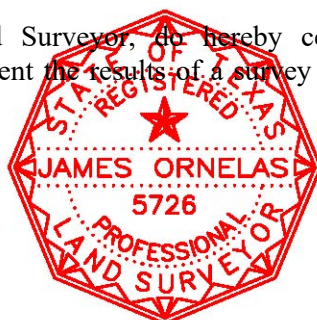
Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



03-28-2025

Date

SHEET 1 OF 1

H:\HOWLAND\SURVEYING DEPARTMENT\Jobs\2025\26597.1-25\26597.1-25 - Tract 1.docx

www.howlandcompanies.com

**LEGAL DESCRIPTION FOR
TRACT 2
414.02 ACRES**

A TRACT OF LAND CONTAINING 414.02 ACRES, more or less, being out of a 146.931 acre tract (called), Lot 3 conveyed to Carol Crouch Thompson, recorded in Volume 239, Pages 120, Deed Records of Atascosa County, Texas, on July 01, 2003; a 151.14 acre tract (called), Lot 2 conveyed to Carol Couch Thompson, recorded in Volume 239, Pages 120, Deed Records of Atascosa County, Texas, on July 01, 2003; a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas; a 82.44 acre tract (called) conveyed to Margaret H. Thompson, recorded in Volume 446, Pages 459-461, Deed Records of Atascosa County, Texas and a 82.00 acre tract (called) conveyed to Margaret H. Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, situated in Survey 1, R.T. Co., Abstract 755, Survey 2, N. Reynolds, Abstract 1605 and Survey 2, J.A. Bryan, Abstract 1553, Atascosa County, Texas and being more particularly described as follows:

BEGINNING, at a found ½” iron rod, being the easternmost northeast corner of a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas, same being on the west boundary line of a 1,303.801 acre tract conveyed to Black Mountain Sand Eagle Ford, LLC., recorded in Document No. 188065, Deed Records of Atascosa County, Texas and the southeast corner of said 82.00 acre tract (called), for the Southeast corner hereof and the **POINT OF BEGINNING**;

THENCE, S 89°24’41” W, along an existing fence line with the common boundary line of said 448.21 acre tract and this tract, a distance of **2,888.06 FEET**, to a set ½” iron rod with Howland cap, being the interior corner of said 448.21 acre tract and the southwest corner of said 82.00 acre tract (called), for the southwest corner hereof;

THENCE, along an existing fence line with the common boundary line of said 448.21 acre tract and this tract, as follows:

N 00°29’49” W, a distance of **2,515.56 FEET**, to a found ½” iron rod, being the northeast corner of said 448.21 acre tract and the southwest corner of a 151.14 acre tract (called) conveyed to Carol Crouch Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, also being the southeast corner of said 1.87 acre tract, for an interior corner hereof;

S 89°48’19” W, a distance of **2,872.00 FEET**, to a found ½” iron rod, being the northwest corner of said 448.21 acre tract and an interior corner of said 1.87 acre tract, for an interior corner hereof;

S 00°22’46” E, a distance of **265.86 FEET**, to a found 3” metal pipe, being the northeast corner of a 722.79 acre tract, Tract 1 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, for an exterior corner hereof;

THENCE, S 88°42’47” W, along an existing fence line with the common boundary line of said 722.79 acre tract and this tract, a distance of **26.04 FEET**, to a set ½” iron rod with Howland cap, being an exterior corner of said 1.87 acre tract, same being on the north boundary line of said 722.79 acre tract, also being on the south boundary line of a 1,104.347 acre tract conveyed to Land Bueno, LLC, recorded in Document No. 196868, Official Public Records of Atascosa County, Texas, for an exterior corner hereof;

THENCE, N 00°15’35” W, along the common boundary line of said 1,104.347 acre tract and this tract, a distance of **291.72 FEET**, to a found ½” iron rod, being the northwest corner of said 1.87 acre tract and interior corner of said 1,104.347 acre tract, for an exterior corner hereof;

THENCE, N 89°47’32” E, along the common boundary line of said 1,104.347 acre tract and this tract, a distance of **2,897.54 FEET**, to a set ½” iron rod with Howland cap, being the southeast corner of said 1,104.347 acre tract, same being on the west boundary line of said 151.14 acre tract (called), for an interior corner hereof;

THENCE, N 00°08’38” W, along an existing fence line being the common boundary line of said 1,104.347 acre tract and this tract, a distance of **3,787.18 FEET**, to a set ½” iron rod with Howland cap, being the southwest corner of a 25.19 acre tract, Tract 1 conveyed to Kevin Todd Crouch, recorded in Document No. 196897, Deed Records of Atascosa County, Texas, also being on the east boundary line of said 1,104.347 acre tract and the west boundary line of said 151.14 acre tract, for the Northwest corner hereof;

THENCE, N 89°51’22” E, along the common boundary line of said 25.19 acre tract and this tract, a distance of **1,438.67 FEET**, to a set ½” iron rod with Howland cap, being the southeast corner of said 25.19 acre tract, also being on the west boundary line of a 29.387 acre tract conveyed to Kevin Todd Crouch, Tract 2 recorded in Document No. 196897, Deed Records of Atascosa County, Texas, for an exterior corner hereof;

SHEET 1 OF 2

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CONTINUATION:

THENCE, S 00°09'56" E, along the common boundary line of said 29.387 acre tract and this tract, a distance of **238.23 FEET**, to a set ½" iron rod with Howland cap, being the southwest corner of said 29.387 acre tract, for an interior corner hereof;

THENCE, N 89°47'05" E, along the common boundary line of said 29.387 acre tract and this tract, a distance of **1,457.34 FEET**, to a set ½" iron rod with Howland cap, being the southeast corner of said 29.387 acre tract, also being on the west boundary line of a 921.91 acre tract conveyed to Stanley Wayne Shipman, recorded in Document No. 150430, Deed Records of Atascosa County, Texas, for the Northeast corner hereof;

THENCE, S 00°12'47" E, generally along an existing fence line being the common boundary line of said 921.91 acre tract and this tract, a distance of **4,973.24 FEET**, to a found ½" iron rod, being the southwest corner of said 921.91 acre tract, same being the northwest corner of said 1,303.801 acre tract, for a deflection left;

THENCE, S 00°12'55" E, generally along an existing fence line being the common boundary line of said 1,303.801 acre tract and this tract, a distance of **1,096.64 FEET**, to the **POINT OF BEGINNING**, containing 414.02 acres of land, more or less.

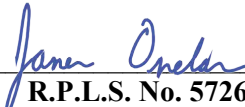
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



03-28-2025

Date

**LEGAL DESCRIPTION FOR
TRACT 3
481.45 ACRES**

A TRACT OF LAND CONTAINING 481.45 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas; a 722.79 acre tract conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Deed Records of Atascosa County, Texas; a 160.00 acre tract (called) conveyed to C.R. Thompson, recorded in Volume 196, pages 337-338, Deed Records of Atascosa County, Texas; a 2.179 acre tract, a 0.019 acre tract, a 0.169 acre tract conveyed to Carol Crouch, recorded in Volume 171, Pages 792-796, Official Public Records of Atascosa County, Texas; a 228.16 acre tract conveyed to Kevin Todd Crouch and Suzanne Elizabeth Crouch, recorded in Document No. 206312, Official Public Records of Atascosa County, Texas, on July 30, 2020 and a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, Texas, situated in Survey 2, J.C. Peterson, Abstract 1569, Survey 2, A.J. Murray, Abstract 1567, Survey 2, B.G. Gaylord, Abstract 1576 and Survey 2, R.J. Johnson, Abstract 1666, Survey 174, John H. Gibson, Abstract 1555, Atascosa County, Texas and being more particularly described as follows:

BEGINNING, at a found 6x6 concrete monument, being the southeast corner of said 160.00 acre tract (called), also being the southwest corner of a 1,303.801 acre tract conveyed to Black Mountain Sand Eagle Ford, LLC., recorded in Document No. 188065, Deed Records of Atascosa County, Texas, same being on the north boundary line of an 509.60 acre tract conveyed to Stanley G. Tebbe, recorded in Document No. 141695, Official Public Records of Atascosa County, Texas, for the Southeast corner hereof and the **POINT OF BEGINNING**;

THENCE, S 89°56'36" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract (called) and this tract, a distance of **2,765.20 FEET**, to a found 2-½" metal post, being the southwest corner of said 160.00 acre tract and a southeast corner of said 361.293 acre tract, for a deflection left;

THENCE, S 89°13'52" W, generally along an existing fence line, being the common boundary line of said 0.019 acre tract and this tract, a distance of **963.37 FEET**, to a set ½" iron rod with Howland cap, being the southeast corner of a 2.00 acre tract of School District, for an exterior corner hereof;

THENCE, along the common boundary line of said 2.00 acre tract and this tract, to a set ½" iron rod with Howland cap, as follows:

N 00°28'40" W, a distance of **297.49 FEET**, for an interior corner hereof;

S 89°29'30" W, a distance of **295.14 FEET**, for an interior corner hereof;

S 00°28'42" E, a distance of **298.21 FEET**, being on the north right of way line of Old Devine Road, also being on the south boundary line of said 0.169 acre tract. for an exterior corner hereof;

THENCE, S 89°22'03" W, generally along an existing fence line, being the common boundary line of said 0.169 acre tract and this tract, a distance of **50.00 FEET**, to a found fence post, being on the north right of way line of said Old Devine Road, for a deflection right;

THENCE, over and across said 361.293 acre tract, to a set ½" iron rod with Howland cap, as follows:

N 00°28'42" W, a distance of **348.31 FEET**, for an exterior corner hereof;

N 89°29'30" E, a distance of **584.85 FEET**, for an interior corner hereof;

N 00°09'30" W, a distance of **5,016.55 FEET**, being on the common boundary line of a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas and said 361.293 acre tract, for the Northwest corner hereof;

THENCE, N 89°23'20" E, generally along an existing fence line, being the common boundary line of said 448.21 acre tract and said 361.293 acre tract, a distance of **725.57 FEET**, to a found fence post, being the northeast corner of said 361.293 acre tract, same being on the west boundary line of said 228.16 acre tract, also being the south corner of said 448.21 acre tract, for an interior corner hereof;

THENCE, N 00°12'51" W, generally along an existing fence line, being the common boundary line of said 448.21 acre tract and said 228.16 acre tract, a distance of **790.21 FEET**, to a found fence post, being the northwest corner of said 228.16 acre tract and an interior corner of said 448.21 acre tract, for an exterior corner hereof;

SHEET 1 OF 2

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CONTINUATION:

THENCE, N 89°26'43" E, generally along an existing fence line, being the common boundary line of said 448.21 acre tract and said 228.16 acre tract, a distance of **2,752.93 FEET**, to a found 1" metal post, being the southeast corner of said 448.21 acre tract, being on the west boundary line of said 1,303.801 acre tract, for the Northeast corner hereof;

THENCE, S 00°05'05" E, along an existing fence line, being the common boundary line of said 1,303.801 acre tract and this tract, a distance of **3,385.86 FEET**, to a found fence post, for a deflection left;

THENCE, S 00°31'01" E, along an existing fence line, being the common boundary line of said 1,303.801 acre tract and this tract, a distance of **2,789.34 FEET**, to the **POINT OF BEGINNING**, containing 481.45 acres of land, more or less.

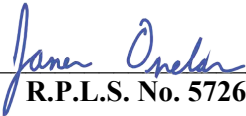
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



03-28-2025

Date

**LEGAL DESCRIPTION FOR
TRACT 4
824.03 ACRES**

A TRACT OF LAND CONTAINING 824.03 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas; a 722.79 acre tract conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Deed Records of Atascosa County, Texas and a 265.85 acre tract, Tract 2 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, situated in Survey 173, J.H. Gibson, Abstract 335, Survey 174, John H. Gibson, Abstract 1555 and Survey 174, John H. Gibson, Abstract 1570, Atascosa County, Texas and being more particularly described as follows:

COMMENCING, at a found 5/8" iron rod with cap, being the southeast corner of a 26.583 acre tract conveyed to Luis G. Aguilar, recorded in Document No. 148919, Official Public Records of Atascosa County, Texas, also being on the north right of way line of Old Devine Road; Thence, S 89°35'43" E, along the north right of way line of said Old Devine Road, a distance of 1,693.63 feet, to a set 1/2" iron rod with Howland cap, for the Southwest corner hereof and the **POINT OF BEGINNING**;

THENCE, N 01°13'06" W, over and across said 332.25 acre tract and said 722.79 acre tract, a distance of **9,972.46 FEET**, to a set 1/2" iron rod with Howland cap, being on the common boundary line of said 722.79 acre tract and a 1,104.347 acre tract conveyed to Land Bueno, LLC, recorded in Document No. 196868, Official Public Records of Atascosa County, Texas, for the Northwest corner hereof;

THENCE, N 88°46'54" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 1,104.347 acre tract, a distance of **3,725.04 FEET**, to a found 3" metal pipe fence corner, being the northwest corner of a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas, for the Northeast corner hereof;

THENCE, S 00°26'13" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 448.21 acre tract, a distance of **4,776.25 FEET**, to a found fence post, being the northwest corner of a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, Texas, for a deflection left;

THENCE, S 00°26'13" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 448.21 acre tract, a distance of **4,776.25 FEET**, to a found fence post, being the northwest corner of a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, Texas, for a deflection left;

THENCE, S 00°37'36" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 361.293 acre tract, a distance of **2,516.27 FEET**, to a set 1/2" iron rod with Howland cap, being the southeast corner of said 722.79 acre tract and the northeast corner of said 332.25 acre tract, also being on the west boundary line of said 361.293 acre tract, for an exterior corner hereof;

THENCE, S 89°27'05" W, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 361.293 acre tract, a distance of **247.08 FEET**, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 00°29'37" E, over and across said 361.293 acre tract, a distance of **2,717.04 FEET**, to a set 1/2" iron rod with Howland cap, being on the north right of way line of said Old Devine Road, for the Southeast corner hereof;

SHEET 1 OF 2

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CONTINUATION:

THENCE, S 89°35'10" W, along an existing fence line being the north right of way line of said Old Devine Road, a distance of **1,463.48 FEET**, to a set ½" iron rod with Howland cap, for a deflection left;

THENCE, S 88°54'36" W, along an existing fence line being the north right of way line of said Old Devine Road, a distance of **1,218.82 FEET**, to a set ½" iron rod with Howland cap, for a deflection right;

THENCE, S 89°38'54" W, generally along an existing fence line, being the north right of way line of said Old Devine Road, a distance of **670.41 FEET**, to the **POINT OF BEGINNING**, containing 824.03 acres of land, more or less.

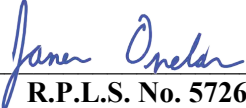
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



03-28-2025

Date

**LEGAL DESCRIPTION
FOR
TRACT 5
186.01 ACRES**

A TRACT OF LAND CONTAINING 186.01 ACRES, more or less, being out of a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, situated in Survey 2, J.C. Perterson, Abstract 1569, Atascosa County, Texas and being more particularly described as follows:

COMMENCING, at a found 6x6 concrete monument, being the southeast corner of a 160.00 acre tract (called) conveyed to C.R. Thompson, recorded in Volume 196, Pages 337-338, Deed Records of Atascosa County, Texas, also being the southwest corner of a 1,303.801 acre tract conveyed to Black Mountain Sand Eagle Ford, LLC., recorded in Document No. 188065, Deed Records of Atascosa County, Texas, Thence, S 89°05'13" W, a distance of 5,018.02 feet, to a set ½" iron rod with Howland cap, being on the north right of way line of said Old Devine Road, same being the south boundary line of said 361.293 acre tract, for the Southwest corner hereof and the **POINT OF BEGINNING**;

THENCE, N 00°36'40" W, over and across said 361.293 acre tract, a distance of **5,364.02 FEET**, to a set ½" iron rod with Howland cap, being the common boundary line of said 361.293 acer tract and a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa, County, Texas, for the Northwest corner hereof;

THENCE, N 89°23'20" E, along an existing fence line, being the common boundary line of said 361.293 acre tract and said 448.21 acre tract, a distance of **1,569.67 FEET**, to a set ½" iron rod with Howland cap, for the Northeast corner hereof;

THENCE, S 00°09'30" E, over and across said 361.293 acre tract, a distance of **5,016.55 FEET**, to a set ½" iron rod with Howland cap, for an exterior corner hereof;

THENCE, S 89°29'30" W, over and across said 361.293 acre tract, a distance of **584.85 FEET**, to a set ½" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 00°28'42" E, over and across said 361.293 acre tract, a distance of **384.31 FEET**, to a set ½" iron rod with Howland cap, being on the common boundary line of said 361.293 acre tract and said Old Devine Road, for an exterior corner hereof;

THENCE, S 89°22'03" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of **944.38 FEET**, to the **POINT OF BEGINNING**, containing 186.01 acres of land, more or less.

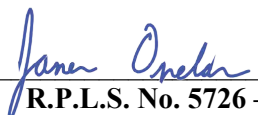
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



03-28-2025

Date

SHEET 1 OF 1

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**LEGAL DESCRIPTION
FOR
TRACT 6
101.00 ACRES**

A TRACT OF LAND CONTAINING 101.00 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas and a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, situated in Survey 174, John H. Gibson, Abstract 1570, Survey 2, A.E. Neuaiman, Abstract 1688 and Survey 2, J.C. Perterson, Abstract 1569, Atascosa County, Texas and being more particularly described as follows:

COMMENCING, at a found 5/8" iron rod with cap, being the southeast corner of a 26.583 acre tract conveyed to Luis G. Aguilar, recorded in Document No. 148919, Official Public Records of Atascosa County, Texas, also being on the north right of way line of Old Devine Road; Thence, N 89°42'21" E, along the north right of way line of said Old Devine Road, a distance of 5,046.09 feet, to a set 1/2" iron rod with Howland cap, for the Southwest corner hereof and the **POINT OF BEGINNING**;

THENCE, N 00°29'37" W, over and across said 361.293 acre tract, a distance of **2,717.04 FEET**, to a set 1/2" iron rod with Howland cap, for an exterior corner hereof;

THENCE, N 89°27'05" E, over and across said 361.293 acre tract, a distance of **247.08 FEET**, to a set 1/2" iron rod with Howland cap, being the northeast corner of said 332.25 acre tract and the southeast corner of a 722.79 acre tract conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, for an interior corner hereof;

THENCE, N 00°37'36" W, over and across said 361.293 acre tract, a distance of **2,516.27 FEET**, to a set 1/2" iron rod with Howland cap, being the northwest corner of said 361.293 acre tract, for the Northwest corner hereof;

THENCE, N 89°23'20" E, along an existing fence line being the common boundary line of said 361.293 acre tract and a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas, a distance of **696.70 FEET**, to a set 1/2" iron rod with Howland cap, for the Northeast corner hereof;

THENCE, S 00°36'40" E, over and across said 361.293 acre tract, a distance of **5,364.02 FEET**, to a set 1/2" iron rod with Howland cap, for the Southeast corner hereof;

THENCE, along an existing fence line, being the north right of way line of said Old Devine Road, to a set 1/2" iron rod with Howland cap, as follows:

- S 89°22'03" W**, a distance of **254.45 FEET**, for a deflection right;
- N 80°00'30" W**, a distance of **101.46 FEET**, for a deflection right;
- N 79°17'32" W**, a distance of **354.25 FEET**, for a deflection left;
- N 80°20'40" W**, a distance of **240.37 FEET**, for a deflection left;

THENCE, S 89°35'10" W, generally along an existing fence line, being the north right of way line of said Old Devine Road, a distance of **10.60 FEET**, to the **POINT OF BEGINNING**, containing 101.00 acres of land, more or less.

Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

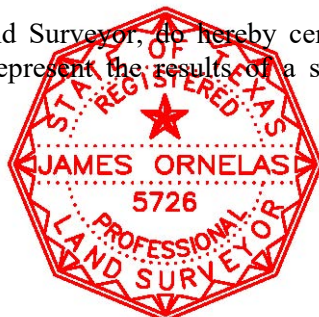
Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



03-28-2025
Date

SHEET 1 OF 1

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**LEGAL DESCRIPTION FOR
TRACT 7
724.00 ACRES**

A TRACT OF LAND CONTAINING 724.00 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas; a 722.79 acre tract, Tract 1, a 265.85 acre tract, Tract 2 & a 240.19 acre tract, Tract 3 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, situated in Survey 120, Mrs. S.E. Myers, Abstract 1649, Survey 174, John H. Gibson, Abstract 1555, Survey 173, J.H. Gibson, Abstract 335 and Survey 174, John H. Gibson, Abstract 1570, Atascosa County, Texas and Survey 120, Mrs. S.E. Myers, Abstract 1406, Medina County, Texas and being more particularly described as follows:

BEGINNING, at a found 5/8" iron rod with cap (Koch & Koch Survey), being the southeast corner of a 26.583 acre tract conveyed to Luis G. Aguilar, recorded in Document No. 148919, Official Public Records of Atascosa County, Texas, also being on the north right of way line of Old Devine Road, for the Southwest corner hereof and the **POINT OF BEGINNING**;

THENCE, N 00°15'35" E, generally along an existing fence line, being the common boundary line of said 26.583 acre tract and said 332.25 acre tract, a distance of **1,060.57 FEET**, to a found 5/8" iron rod with cap (Koch & Koch Survey), being the northeast corner of said 26.583 acre tract, same being the southeast corner of a 160.00 acre tract (called) conveyed to Siestedero Ranch, LLC, recorded in Document No. 161610, Official Public Records of Atascosa County, Texas, for a deflection left;

THENCE, N 00°33'39" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract and said 332.25 acre tract, a distance of **1,634.14 FEET**, to a found 2 1/2" metal post, being the northwest corner of said 332.25 acre tract and the southwest corner of said 722.79 acre tract, for a deflection left;

THENCE, N 01°00'52" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract and said 722.79 acre tract, a distance of **1,638.90 FEET**, to a found fence corner post, being the northeast corner of said 160.00 acre tract (called), also being on the south boundary line of said 265.85 acre tract, for an interior corner hereof;

THENCE, S 89°47'40" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract and said 265.85 acre tract, a distance of **1,324.00 FEET**, to a found 1/2" iron rod, being the northwest corner of said 160.00 acre tract (called) and the southwest corner of said 265.85 acre tract, also being on the east boundary line of a 41.57 acre tract conveyed to Vanessa Kate Parish, recorded in Deed No. 2018002302, Official Public Records of Medina County, Texas, for an exterior corner hereof;

THENCE, N 00°07'49" W, generally along an existing fence line, being the common boundary line of said 41.57 acre tract and said 265.85 acre tract, a distance of **1,047.83 FEET**, to a found fence post, being the northeast corner of said 41.57 acre tract, also being on the south boundary line of said 240.19 acre tract, for an interior corner hereof;

THENCE, S 89°31'43" W, generally along an existing fence line, being the common boundary line of said 240.19 acre tract and this tract, a distance of **2,463.13 FEET**, to a found 1/2" iron rod, being the southwest corner of said 240.19 acre tract and the southeast corner of Lot 1, Block I, of Great Oaks Subdivision, Phase III, recorded in Volume 7, Pages 139-142, Plat Records of Medina County, Texas, also being on the north boundary line of a 41.517 acre tract conveyed to Bertha M. Fuller, recorded in Volume 112, Pages 289-313, Official Public Records of Medina County, Texas, for an exterior corner hereof;

THENCE, along an existing fence line, being the common boundary line of said Great Oaks Subdivision, Phase III and said 240.19 acre tract, as follows:

N 00°17'24" W, a distance of **1,662.81 FEET**, to a found 2" metal post, for an exterior corner hereof;
N 89°46'40" E, a distance of **1,116.75 FEET**, to a found 2" metal post, for an interior corner hereof;
N 00°12'13" W, a distance of **2,942.19 FEET**, to a found fence post, for the Northwest corner hereof;
S 89°59'42" E, a distance of **646.21 FEET**, to a found fence post, being the northwest corner of a 1.408 acre tract, Tract 2 conveyed to Thompson Atascosa Farms Limited Partnership for an exterior corner hereof;

THENCE, S 23°51'40" E, generally along an existing fence line, being the common boundary line of said 1.408 acre tract and this tract, a distance of **54.68 FEET**, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

SHEET 1 OF 2

H:\HOWLAND\SURVEYING DEPARTMENT\Jobs\2025\26597.1-25\26597.1-25 - Tract 7.docx

www.howlandcompanies.com

CONTINUATION:

THENCE, S 89°54'04" E, generally along an existing fence line, being the common boundary line of said 1.408 acre tract and this tract, a distance of **1,216.44 FEET**, to a set 1/2" iron rod with Howland cap, for an exterior corner hereof;

THENCE, S 00°39'15" E, generally along an existing fence line, being the common boundary line of said 1.408 acre tract and this tract, a distance of **4.50 FEET**, to a found 2-1/2" metal post, being the northwest corner of said 265.85 acre tract, also being on the south boundary line of said 1,104.347 acre tract, for an interior corner hereof;

THENCE, N 88°46'54" E, along an existing fence line, being the common boundary line of said 1,104.347 acre tract and this tract, a distance of **2,329.00 FEET**, to a set 1/2" iron rod with Howland cap, for the Northeast corner hereof;

THENCE, S 01°13'06" E, over and across said 722.79 acre tract and said 332.25 acre tract, a distance of **9,972.46 FEET**, to a set 1/2" iron rod with Howland cap, being on the north right of way line of said Old Devine Road, for the Southeast corner hereof;

THENCE, S 89°38'54" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of **535.50 FEET**, to a set 1/2" iron rod with Howland cap, for a deflection left;

THENCE, S 89°43'37" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of **904.10 FEET**, to a set 1/2" iron rod with Howland cap, for a deflection right;

THENCE, N 85°35'46" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of **254.75 FEET**, to the **POINT OF BEGINNING**, containing 724.00 acres of land, more or less.

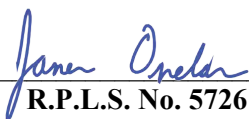
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Central Zone (4204).

Monuments Held: A found 1/2" iron rod being the southeast corner of a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas to a found 1/2" iron rod for an interior corner of said 1.87 acre tract.

Called: S 89°54'39" W ~ 2,872.50'

Measured: S 89°48'19" W ~ 2,872.00'

I, **James Ornelas**, a Professional Land Surveyor, do hereby certify that this legal description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 5726 – Texas



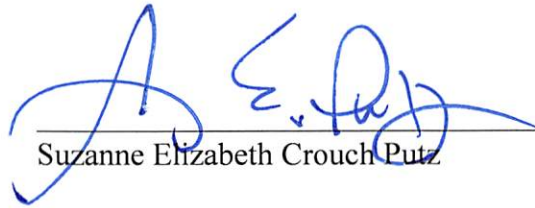
03-28-2025

Date

Keri Leigh Crouch James: 2441 County Road 770, Natalia, Texas 78059	20%
Suzanne Elizabeth Crouch Putz: 6103 Ashford Pt, San Antonio, Texas 78240	20%
Kevin Todd Crouch: Post Office Box 145, Devine, Texas 78016	20%
Mark Charles Crouch: 531 Raintree Circle, Coppell, Texas 75019	20%
Carol Margaret Chavez: 151 Larchmont Drive, San Antonio, Texas 78209	5%
Charles Campsey: 273 County Road 777, Devine, Texas 78016	5%
William Lee Campsey: 390 County Road 777, Devine, Texas 78016	5%
Mary Clara Ramos: 484 County Road 775, Devine, Texas 78016	5%

Further, affiant saith not.

[Signatures to follow.]

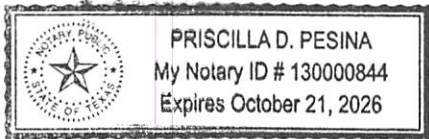

Suzanne Elizabeth Crouch Putz


ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was subscribed, sworn to and acknowledged before me on the 9th day of April, 2025, by Suzanne Elizabeth Crouch Putz.


Notary Public, State of Texas





Kevin Todd Crouch

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was subscribed, sworn to and acknowledged before me on the 9th day of April, 2025, by Kevin Todd Crouch.


Notary Public, State of Texas

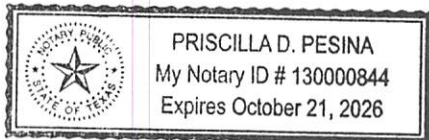


Exhibit "A"

Attached to and made a part of that certain Affidavit of Suzanne Elizabeth Crouch Putz

- Tract 1: 228.16 acres, more or less, out of the A.J. Murphy Survey No. 2; Abstract No. 1567 and the B. G. Gaylord Survey No. 2, Abstract No. 1576, Atascosa County, Texas, being the same property described in a Ratification Deed dated July 18, 1988, to Crouch Land and Cattle Company, and being recorded in Volume 807, page 367, Deed Records of Atascosa County, Texas.
- Tract 2: 82.44 acres of land, more or less, in Atascosa County, Texas, being the same property described in that certain Deed from Ada Maverick Jamison, a widow, and Helen Maverick Dorn, as Grantors to Margaret H. Thompson, a widow, dated August 18, 1975 and recorded in volume 446, page 459 of the Deed Records of Atascosa County, Texas.
- Tract 3: 25.19 acres of land, more or less, in Atascosa County, Texas, being the same property described in that certain Deed from Glen D. Climer and wife, Jewel Climer, as Grantors, to Margaret Thompson, as Grantee, dated March 28, 1963 and recorded in Volume 293, Page 169 of the Deed Records of Atascosa County, Texas.
- Tract 4: 149.50 acres of land, more or less, in Frio County, Texas, being same property described in that certain Special Warranty Deed by and between Crouch Land and Cattle Company, as Grantor, and Kevin Todd Crouch and Suzanne Elizabeth Crouch Putz, successor co-trustees of the Trust created under the will of Margaret H. Thompson, Deceased, as Grantee, dated July 1, 2020 and recorded in Volume 291, Page 309 of the Deed Records of Frio County, Texas.
- Tract 5: 166.375 acres, more or less, being the north half of the William Heiner Survey No. 148, Abstract 375, Frio County, Texas, and being the same land described in that deed dated February 13, 1948 from George Washington Thompson to C.R. Thompson recorded in volume 127, page 271 of the Deed Records of Frio County, Texas
- Tract 6: 150 acres, more or less, being the southern 150 acres of the west half of the Frederck Volk Survey 132, Abstract No. 652, Frio County, Texas, and being the same land described in that deed dated February 11, 1947 from W. J. Sutton and wife, Nannie Sutton, To C.R. Thompson recorded in Volume 123, page 20 of the Deed Records of Frio County, Texas.
- Tract 7: 310.68 acres, more or less, being the south half of the Zacharia Ludwig Survey No. 131, Abstract No. 454, Frio County, Texas, and being the same land described in that deed dated December 28, 1945 from Mamie a. Hefley et al to C.R. Thompson recorded in Volume 121, page 365 of the Deed Records of Frio County, Texas.
- Tract 8: 332.25 acres of land, more or less, more particularly described in that certain deed by and between Alma O. English and wife, Allie English, as Grantors, and C.R.

Thompson, as Grantee, dated August 25th, 1947, recorded in volume 186, Page 362 of the Deed Records of Atascosa County, Texas.

- Tract 9: Tract 8: 160 acres of land, more or less, more particularly described in that certain deed by and between Ray Clark and wife, Linda Clark, as Grantors, to C. R. Thompson, as Grantee, dated March 25, 1948 and recorded in Volume 196, Page 337 of the Deed Records of Atascosa County, Texas.
- Tract 10: 82.44 acres of land, in Atascosa County, Texas, being the South one-half (1/2) of the Northeast one-fourth (1/4) of the Rusk Transportation Company, Section 2, Certificate Number 72, Abstract Number 1553, as fully described in deed recorded in Volume 187, Pages 293-295, Deed Records of Atascosa County, Texas.
- Tract 11: 163.731 acres, more or less, located in Atascosa County, Texas, being described in five tracts out of the Rusk Transportation Company Survey Number 1, Abstract Number 755, as fully described by metes and bounds in Volume 141, Pages 56-58, Deed Records of Atascosa County, Texas.
- Tract 12: 54.57 acres of land, more or less, more particularly described in that certain deed by and between Sterling Goalin and wife, Dovie Goalin, as Grantors, and C.R. Thompson, as Grantee, dated December 17th, 1953 and recorded in volume 227 Page 639 of the Deed Records of Atascosa County, Texas.
- Tract 13: 54.577 acres of land, more or less, more particularly described in that certain deed from Travis Davidson, et al., as Grantors to C.R. Thompson, as Grantee, dated June 29, 1940, recorded in Volume 147, Page 358 of the Deed Records of Atascosa County, Texas.
- Tract 14: 116 acres of land, more or less, more particularly described in that certain Warranty Deed dated July 1, 1947, by and between Charles Baker, et al., as Grantors, and C. R. Thompson, as Grantee, recorded in Volume 127, Page 631 of the Deed Records of Frio County, Texas.
- Tract 15: 80 acres more or less, more particularly described in that certain Deed by and between F. G. Dublin, as Grantor, and C. R. Thompson, as Grantee, dated April 2, 1947, recorded in Volume 125, page 411 of the Deed Records of Frio County, Texas.
- Tract 16: 77.67 acres, more or less, more particularly described in that certain Vendor's Lien Deed by and between C. R. Jenkins and Levy H Jenkins, as Grantors, and C. R. Thompson, as Grantee, dated February 4, 1947 and recorded in Volume 125, Page 270 of the Deed Records of Frio County, Texas.
- Tract 17: 160 acres, more or less, more particularly described in that certain Vendor's Lien Deed dated December 14, 1908, by and between W. King, et al., as Grantors, and H. A. Scheller, as Grantee, recorded in Volume 40, Page 255 of the Deed Records of Frio County, Texas.

- Tract 18: 160 acres, more or less, more particularly described in that certain Assumption Deed dated February 1, 1936, by and between C R. Thompson as Grantor and Florence A Thompson, as Grantee, recorded in Volume 99, Page 310 of the Deed Records of Frio County, Texas.
- Tract 19: 1,230.70 acres, more or less, in Medina and Atascosa Counties, Texas, more particularly described in that certain Special Warranty Deed dated November 28, 2001, by and between Carol Thompson Crouch, as Grantor, and Kevin Todd Crouch and Deborah Kay Crouch Campsey, Co-Trustees under the Will of Margaret H. Thompson, as Grantees, recorded in Volume 185, Page 536 of the Deed Records of Atascosa County, Texas.
- Tract 19: An interest in the oil, gas and other minerals in 166.375 acres, more or less, out of the Wm. Heiner Survey No. 148, Abstract No. 375, Frio County, Texas, being the North half of Survey No. 148, Dist. No. 2, granted to Wm. Heiner by Castro Colony, Cert. No. 209, Vol. No. 3, Abst. No. 375, and being the same property described as tract 2 in a Guardians Deed dated January 21, 1948, from G. W. Thompson—Guardian to C.R. Thompson and being recorded in Volume 128, Page 273, Deed Records of Frio County, Texas.
- Tract 20: An interest in the oil, gas and other minerals in 160.00 acres, more or less, out of the F. Bower Survey No. 142, Abstract No. 69, Frio County, Texas, being the South half of Survey No. 142, District No. 2, originally granted to Frederick Bower, by Castro's Colony, Cert. No. 174, patented to J. B. Lacoste, October 11, 1851, by Pat. No. 964, Abst. No. 69, and being the same property described as Tract 1 in a Guardians Deed dated January 21, 1948, from G.W. Thompson—Guardian to C.R. Thompson and being recorded in Volume 128, Page 273, Deed Records of Frio County, Texas.
- Tract 21: An interest in the oil, gas and other minerals in 160 acres of land, more or less, being the northeast quarter of the Nicolas Kaufman Survey no. 137, Abstract No. 442, Frio County, Texas and being the same land described in that deed dated April 3, 1939 from troy Akins and wife, Robbie Akins, To C.R. Thompson recorded in Volume 106, Page 624 of the Deed Records of Frio County, Texas.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Theresa Carrasco

Theresa Carrasco, County Clerk
Atascosa County Texas

April 23, 2025 12:21:54 PM

FEE: \$45.00

KPONTON

251532

AFF



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.

EXECUTOR'S DISTRIBUTION DEED

STATE OF TEXAS

§
§
§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTIES OF FRIO
ATASCOSA, MEDINA
AND REEVES

WHEREAS, CAROL THOMPSON CROUCH (referred to herein as "Decedent") was the owner of the hereinafter described property as her sole and separate property; and

WHEREAS, Decedent died testate on August 25, 2023, leaving a Last Will and Testament dated August 27, 2015, which was admitted to probate in Cause No. 2023-PC1-03691 in Probate Court Number One, Bexar County, Texas (the "Will"); and

WHEREAS, SUZANNE ELIZABETH CROUCH PUTZ and KERI LEIGH CROUCH JAMES, were appointed Co-Independent Executors of the Estate of Decedent (the "Estate") on November 8, 2023; and

WHEREAS, the devisees under the Will are SUZANNE ELIZABETH CROUCH PUTZ, KERI LEIGH CROUCH JAMES, KEVIN TODD CROUCH, MARK CHARLES CROUCH, CAROL MARGARET CHAVEZ, MARY CLARA RAMOS, WILLIAM LEE CAMPSEY, and CHARLES CAMPSEY (referred to herein as "Grantees"); and

WHEREAS, all of the debts, state inheritance taxes, and federal estate taxes of the Estate have been paid or otherwise provided for.

NOW, THEREFORE, the undersigned, SUZANNE ELIZABETH CROUCH PUTZ and KERI LEIGH CROUCH JAMES as Co-Independent Executors of the Estate of Decedent (the "Grantor"), in order to carry out the provisions of the Will, have GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL and CONVEY all of Grantor's right, title and interest in the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes and located in the Counties of Frio, Atascosa, Medina, and Reeves, Texas (the "Subject Property") unto Grantees as their sole and separate property subject to the exceptions hereinafter made and in the following undivided shares:

1. KERI LEIGH CROUCH JAMES: One-Fifth (1/5)
2441 County Road 770
Natalia, Texas 78059

2. SUZANNE ELIZABETH CROUCH PUTZ: One-Fifth (1/5)
6103 Ashford Drive
San Antonio, Texas 78240

3. KEVIN TODD CROUCH: One-Fifth (1/5)
P.O. Box 145
Devine, Texas 78016

4. MARK CHARLES CROUCH: One-Fifth (1/5)
531 Raintree Circle
Coppell, Texas 75019

5. MARY CLARA RAMOS: One-Twentieth (1/20)
484 County Road 777
Devine, Texas 78016

6. CAROL MARGARET CHAVEZ: One-Twentieth (1/20)
151 Larchmont Drive
San Antonio, Texas 78209

7. CHARLES CAMPSEY: One-Twentieth (1/20)
273 County Road 777
Devine, Texas 78016

8. WILLIAM LEE CAMPSEY: One-Twentieth (1/20)
390 County Road 777
Devine, Texas 78016

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions affecting the Subject Property, to the extent that the same are valid and in force and effect and shown of record in the office of the County Clerk where the Subject Property is located, however in the event any matter of record has terminated, this instrument shall not ratify or revive such matter of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the Subject Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, Grantees' legal representatives, successors and assigns, forever; and Grantor, as Co-Independent Executors of the Estate of Decedent, does hereby bind the Estate, its legal representatives, successors and assigns, to warrant and forever defend all and singular the Subject Property unto Grantees, Grantees' legal representatives, successors and assigns, against

every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise.

EXECUTED this 9th day of April 2025.

[Signatures on the Following Page]

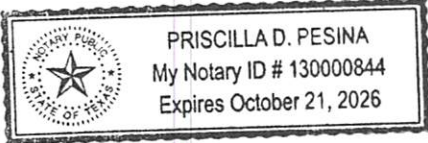
GRANTOR:

SUZANNE ELIZABETH CROUCH PUTZ
CO-INDEPENDENT EXECUTOR OF THE
ESTATE OF CAROL THOMPSON CROUCH

KERI LEIGH CROUCH JAMES
CO-INDEPENDENT EXECUTOR OF THE
ESTATE OF CAROL THOMPSON CROUCH

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

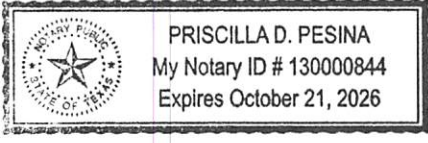
This instrument was acknowledged before me on the 9th day of April, 2025 SUZANNE ELIZABETH CROUCH PUTZ, in her capacity as Co-Independent Executor of the Estate of Carol Thompson Crouch.



Priscilla D. Pesina
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 9th day of April, 2025 by KERI LEIGH CROUCH JAMES, in her capacity AS Co-Independent Executor of the Estate of Carol Thompson Crouch.



Priscilla D. Pesina
Notary Public, State of Texas

EXHIBIT "A"
PROPERTY DESCRIPTION

- Tract 1: Being 722.79 acres, more or less, in Atascosa County, Texas described as being 439.61 acres out of the J. H. Gibson Survey No. 173, Abstract No. 335, and 283.18 acres out of the B. B. Garland Survey No. 174, Abstract No. 1555, and being the same and identical land described in instrument from Dewey English and wife, Rowena English, to C. R. Thompson, dated June 6, 1955, recorded in Volume 241 on pages 469-470 of the Deed Records of Atascosa County, Texas.
- Tract 2: Being 265.85 acres, more or less, in Atascosa County, Texas, described as being 131.72 acres out of the J. H. Gibson Survey No. 183, Abstract No. 335, 109.63 acres out of the Mrs. S. E. Meyers Survey No. 120, Abstract No. 1649, and 24.5 acres out of the B. F. Garland Survey No. 174, Abstract No. 1555 and being the same land described in Deed from Jewell English Holden, et al, to C. R. Thompson, dated April 15, 1947, recorded in Volume 186 on pages 360-362 of the Deed Records of Atascosa County, Texas.
- Tract 3: Being 1.870 acres of land, more or less, in Atascosa County, Texas, being 1.696 acres out of Survey No. 1, Rusk Transportation Co., Abstract No. 755, and 0.174 acres out of Survey No. 173, John H. Gibson, Abstract No. 335, located about 7.4 miles South 86 degrees East of Devine, Medina County, Texas, and being out of and part of a 756.15 acre tract conveyed by Gift Deed, dated June 21, 1966, from George W. Thompson, and wife, Rowena Thompson, to George W. Thompson Jr., as recorded in Volume 310, Page 244, Atascosa County Deed Records, and being a part of a 352.642 acre tract conveyed by Gift Deed, dated May 23, 1973, from George W. Thompson, and wife Rowena Thompson, to George W. Thompson Jr., as recorded in Volume 393, Page 459, Atascosa County Deed Records, and being the same land described at "Tract 4" in that certain Gift Deed dated December 28, 1998 from Carol Thompson Crouch to Kevin T. Crouch, recorded in Volume 107, Page 836, Deed Records of Atascosa County, Texas.
- Tract 4: Being 2.36 acres of land, more or less, in Atascosa County, Texas, being a 0.019 acre tract of land, a 0.162 acre tract of land and a 2.179 acre tract of land more particularly described in that certain Deed Without Warranty dated May 31, 2001, from Rowena T. Thompson, life tenant, and Thompson Atascosa Farms Limited Partnership, remainderman, to Carol Crouch, recorded in Volume 171, Page 792, Deed Records of Atascosa County, Texas.
- Tract 5: Being 361.293 acres, more or less, being composed of a 325.293 acre tract out of the Section Number 2, Certificate #105, issued to Rusk Transportation Company, Abstract #1569; said tract being described as "Tract #1—328 acres of land less 2 acres given to the public school", and a 36 acre tract out of Abstract #1688; said tract being described as "Tract #2—36 acres of land awarded to A.E. Neuman by

the State of Texas, lying and adjoining said 328 acres”, both tracts being recorded in Volume 191, Page 273 of the Deed Records of Atascosa County, Texas, and being the same land described in that certain Special Warranty Deed dated November 28, 2001, from Carol Thompson Crouch, life tenant, et al, to Carol Thompson Crouch, individually, recorded in Volume 185, Page 541 of the Deed Records of Atascosa County, Texas.

- Tract 6: Being 238.782 acres of land, more or less, in Atascosa and Medina Counties, Texas, described as 240.19 acres of land and as Tract 3 in that certain Special Warranty Deed dated November 28, 2001, from Carol Thompson Crouch, individually, to Kevin Todd Crouch and Deborah Kay Crouch Campsey, Co-Trustees, recorded in Volume 185, Page 536 of the Deed Records of Atascosa County, Texas.
- Tract 7: Being 89.300 acres of land, more or less, in Medina County, Texas, described as 89.00 acres out of a certain 100 acres of land, more or less, described in a Deed to Carol Thompson Crouch from Mark Charles Crouch, dated November 7, 1989, as recorded in Volume 115, Page 122 of the Official Public Records of Medina County, Texas, less 11.000 acres of land, more or less, described in a General Warrant Deed with Vendor’s Lien from Carol Thompson Crouch to William Lee Campsey and Dayleena Marie Alanis, dated November 3, 2022, recorded in as Document Number 2022011515 of the Official Public Records of Medina County, Texas.
- Tract 8: Being 670 acres of land, more or less, in Reeves County, Texas, known as the West part of Survey 1, Block C 18, Public School, about 12 miles South 68 deg. West from Pecos, Texas, more particularly described as Tract One and Tract Two in that certain Special Warranty Deed from the Estate of Horace S. Hawkins, Deceased, to Carol Thompson Crouch, dated November 5, 1979, recorded in Volume 382 Page 157, Deed Records of Reeves County, Texas.
- Tract 9: Being 40 acres of land, more or less, in Reeves County, Texas, known as the Northeast one-fourth of the Northeast one-fourth of Survey 3, Block C 18, Public School land in Reeves County Texas, more particularly described as Tract Three in that certain Special Warranty Deed from the Estate of Horace S. Hawkins, Deceased, to Carol Thompson Crouch, dated November 5, 1979, recorded in Volume 382 Page 157, Deed Records of Reeves County, Texas.
- Tract 10: Being 160.00 acres, more or less, out of the F. Bower Survey No. 142, Abstract No. 69, Frio County, Texas, being the South half of Survey No. 142, District No. 2, originally granted to Frederick Bower, by Castro’s Colony, Cert. No. 174, patented to J. B. Lacoste, October 11, 1851, by Pat. No. 964, Abst. No. 69, and being the same property described as Tract 1 in a Guardians Deed dated January

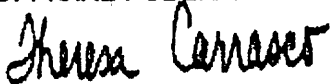
21, 1948, from G.W. Thompson—Guardian to C.R. Thompson and being recorded in Volume 128, Page 273, Deed Records of Frio County, Texas.

Tract 11: Being 166.375 acres, more or less, out of the Wm. Heiner Survey No. 148, Abstract No. 375, Frio County, Texas, being the North half of Survey No. 148, Dist. No. 2, granted to Wm. Heiner by Castro Colony, Cert. No. 209, Vol. No. 3, Abst. No. 375, and being the same property described as tract 2 in a Guardians Deed dated January 21, 1948, from G. W. Thompson—Guardian to C.R. Thompson and being recorded in Volume 128, Page 273, Deed Records of Frio County, Texas.

Tract 12: Being 160.00 acres, more or less, out of the N. Kaufman Survey No. 137, Abstract No. 442, Frio County, Texas, being the northeast one-fourth of Survey No. 137, District No. 2, originally granted to Nicholas Kaufman by Castro Colony Certificate No. 238, and being the same property described in a Warranty Deed dated April 3, 1939, from Troy Akins, et ux, to C.R. Thompson and being recorded in Volume 106, Page 624, Deed Records of Frio County, Texas

Tract 13: Being 317 acres, more or less, being the South one-half (S ½) of the Nicholas Kaufman Survey No. 137, Abstract No. 442, Frio County, Texas, and being the same property described in that certain Trustees Deed dated November 20, 1987, from Martha M. Combs Trust to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County Texas

April 23, 2025 12:21:54 PM

FEE: \$49.00

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PARTITION DEED

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.

- Effective Date:** As of May 1, 2025
- First Party:** KERI LEIGH CROUCH JAMES, with the address of 2441 County Road 770, Natalia, Texas 78059.
- Second Party:** SUZANNE ELIZABETH CROUCH PUTZ, with the address of 6103 Ashford Pt, San Antonio, Texas 78240.
- Third Party:** KEVIN TODD CROUCH, with the address of Post Office Box 145, Devine, Texas 78016.
- Fourth Party:** MARK CHARLES CROUCH, with the address of 531 Raintree Circle, Coppell, Texas 75019.
- Fifth Party:** MARY CLARA RAMOS, with the address of 484 County Road 775, Devine, Texas 78016.
- Sixth Party:** CAROL MARGARET CHAVEZ, with the address of 151 Larchmont Drive, San Antonio, Texas 78209.
- Seventh Party:** WILLIAM DEAN CAMPSEY, with the address of 387 County Road 777, Devine, Texas 78016.
- Eighth Party:** CHARLES DEAN CAMPSEY, with the address of 273 County Road 777, Devine, Texas 78016.
- Ninth Party:** WILLIAM LEE CAMPSEY, with the address of 390 County Road 777, Devine, Texas 78016.
- Consideration:** The partition effected hereby, the sufficiency of which is hereby acknowledged.

Partition of Share Number One:

Share Number One Property (including any improvements): The surface estate and the executive rights only of the property more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from Share Number One Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number One Property, with the exception of the executive rights which are being partitioned hereby.

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Exceptions to Share Number One Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number One Property, to the extent valid and subsisting.

First Party shall have and possess the Share Number One Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty, grant and convey to First Party the Share Number One 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. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number One 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 when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the First Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number One, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number One, and all revenues and monies of any nature that have accrued as to Share Number One, insofar as such funds have not been already tendered prior to the date of this instrument.

First Party releases all remaining Parties for any claim or lien for owelty.

Partition of Share Number Two:

Share Number Two Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Two Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Two Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Two Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Two Property, to the extent valid and subsisting.

Second Party shall have and possess the Share Number Two Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty, grant and convey to Second Party the Share Number Two Property, together with all and singular the rights 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. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Two 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 when the claim is by, through or under

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such remaining Parties, but not otherwise, except as to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Second Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Two, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Two, and all revenues and monies of any nature that have accrued as to Share Number Two, insofar as such funds have not been already tendered prior to the date of this instrument.

Second Party releases all remaining Parties for any claim or lien for owelty.

Partition of Share Number Three:

Share Number Three Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "C" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Three Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Three Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Three Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Three Property, to the extent valid and subsisting.

Third Party shall have and possess the Share Number Three Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Three Conveyance and the Exceptions to Share Number Three Conveyance and Warranty, grant and convey to Third Party the Share Number Three Property, together with all and singular the 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. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Three 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 when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Three Conveyance and the Exceptions to Share Number Three Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Third Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Three, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Three, and all revenues and monies of any nature that have accrued as to Share Number Three, insofar as such funds have not been already tendered prior to the date of this instrument.

Third Party releases all remaining Parties for any claim or lien for owelty.

Partition of Share Number Four:

Share Number Four Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "D" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Four Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Four Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Four Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Four Property, to the extent valid and subsisting.

Fourth Party shall have and possess the Share Number Four Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Four Conveyance and the Exceptions to Share Number Four Conveyance and Warranty, grant and convey to Fourth Party the Share Number Four Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Fourth Party and Fourth Party's heirs, successors and assigns, forever. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Four Property to Fourth Party and Fourth Party's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Four Conveyance and the Exceptions to Share Number Four Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Fourth Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Four, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Four, and all revenues and monies of any nature that have accrued as to Share Number Four, insofar as such funds have not been already tendered prior to the date of this instrument.

Fourth Party releases all remaining Parties for any claim or lien for owelty.

Partition of Share Number Five:

Share Number Five Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "E" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Five Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Five Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Five Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Five Property, to the extent valid and subsisting.

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Fifth Party shall have and possess the Share Number Five Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Five Conveyance and the Exceptions to Share Number Five Conveyance and Warranty, grant and convey to Fifth Party the Share Number Five Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Fifth Party and Fifth Party's heirs, successors and assigns, forever. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Five Property to Fifth Party and Fifth Party's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Five Conveyance and the Exceptions to Share Number Five Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Fifth Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Five, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Five, and all revenues and monies of any nature that have accrued as to Share Number Five, insofar as such funds have not been already tendered prior to the date of this instrument.

Fifth Party releases all remaining Parties for any claim or lien for owelty.

Partition of Share Number Six:

Share Number Six Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "F" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Six Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Six Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Six Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Six Property, to the extent valid and subsisting.

Sixth Party shall have and possess the Share Number Six Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Six Conveyance and the Exceptions to Share Number Six Conveyance and Warranty, grant and convey to Sixth Party the Share Number Six Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Sixth Party and Sixth Party's heirs, successors and assigns, forever. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Six Property to Sixth Party and Sixth Party's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Six Conveyance and the Exceptions to Share Number Six Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Sixth Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Six, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Six, and all revenues and monies of any nature that have accrued as to Share Number Six, insofar as such funds have not been already tendered prior to the date of this instrument.

Sixth Party releases all remaining Parties for any claim or lien for owelty.

Partition of Share Number Seven (Life Estate):

Share Number Seven Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "G" attached hereto and incorporated herein for all purposes for the natural life of the Seventh Party, remainder to Mary Clara Ramos, Carol Margaret Chavez, Charles Campsey and William Lee Campsey, in equal shares.

Reservations from Share Number Seven Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Seven Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Seven Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Seven Property, to the extent valid and subsisting.

Seventh Party shall have and possess the Share Number Seven Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Seven Conveyance and the Exceptions to Share Number Seven Conveyance and Warranty, grant and convey to Seventh Party the Share Number Seven Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Seventh Party for the natural life of the Seventh Party, remainder to Mary Clara Ramos, Carol Margaret Chavez, Charles Campsey and William Lee Campsey, in equal shares. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Seven Property to Seventh Party and Seventh Party's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Seven Conveyance and the Exceptions to Share Number Seven Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Seventh Party for the Seventh Party for the natural life of the Seventh Party with remainder to Mary Clara Ramos, Carol Margaret Chavez, Charles Campsey and William Lee Campsey, in equal shares, all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Seven, as well as all interest, if any, in all personal property claims or causes of action attributable to Share

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Number Seven, and all revenues and monies of any nature that have accrued as to Share Number Seven, insofar as such funds have not been already tendered prior to the date of this instrument.

Seventh Party shall not be entitled to consume the corpus of the life estate.

Partition of Share Number Eight:

Share Number Eight Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "H" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Eight Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Eight Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Eight Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Eight Property, to the extent valid and subsisting.

Eighth Party shall have and possess the Share Number Eight Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Eight Conveyance and the Exceptions to Share Number Eight Conveyance and Warranty, grant and convey to Eighth Party the Share Number Eight Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Eighth Party and Eighth Party's heirs, successors and assigns, forever. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Eight Property to Eighth Party and Eighth Party's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Eight Conveyance and the Exceptions to Share Number Eight Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Eighth Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Eight, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Eight, and all revenues and monies of any nature that have accrued as to Share Number Eight, insofar as such funds have not been already tendered prior to the date of this instrument.

Owely: The Eighth Party retains an owely over the First Party, Second Party, Third Party and Fourth Party (the "Owely Parties") in the amount of Nine Thousand, Three Hundred and 50/100 Dollars (\$9,300.50) to be paid to the Eighth Party by the Owely Parties, pro rata, within thirty (30) days of closing, if and when the Eight Party sells the Share Number Eight Property. Should the Eighth Party sell only a portion of the Share Number Eight Property, the Owely owed by the Owely Parties shall be proportionately reduced on an acreage basis.

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Partition of Share Number Nine:

Share Number Nine Property (including any improvements): The surface estate and executive rights only of the property more particularly described in Exhibit "I" attached hereto and incorporated herein for all purposes.

Reservations from Share Number Nine Conveyance: All the oil, gas and other minerals in, under and that may be produced from the Share Number Nine Property, with the exception of the executive rights which are being partitioned hereby.

Exceptions to Share Number Nine Conveyance and Warranty: All covenants, conditions and restrictions against the Share Number Nine Property, to the extent valid and subsisting.

Ninth Party shall have and possess the Share Number Nine Property, and the remaining Parties, for the Consideration and subject to the Reservations from Share Number Nine Conveyance and the Exceptions to Share Number Nine Conveyance and Warranty, grant and convey to Ninth Party the Share Number Nine Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Ninth Party and Ninth Party's heirs, successors and assigns, forever. The remaining Parties bind themselves and their heirs, successors and assigns, to warrant and forever defend all and singular the Share Number Nine Property to Ninth Party and Ninth Party's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under such remaining Parties, but not otherwise, except as to the Reservations from Share Number Nine Conveyance and the Exceptions to Share Number Nine Conveyance and Warranty.

Assignment of Personalty: The Parties hereby Assign, Grant, Sell, Transfer and Convey unto the Ninth Party all right, title and interests (real, personal, mixed, contractual or otherwise) in those tangible personal property, equipment, fixtures and improvements located on Share Number Nine, as well as all interest, if any, in all personal property claims or causes of action attributable to Share Number Nine, and all revenues and monies of any nature that have accrued as to Share Number Nine, insofar as such funds have not been already tendered prior to the date of this instrument.

Owelty: The Ninth Party retains an owelty over the First Party, Second Party, Third Party and Fourth Party (the "Owelty Parties") in the amount of Five Thousand Fifty and 00/100 Dollars (\$5,050.00) to be paid to the Ninth Party by the Owelty Parties, pro rata, within thirty (30) days of closing, if and when the Ninth Party sells the Share Number Nine Property. Should the Ninth Party sell only a portion of the Share Number Nine Property, the Owelty owed by the Owelty Parties shall be proportionately reduced on an acreage basis.

THE PARTIES HAVE NOT MADE, DO NOT MAKE, AND EXPRESSLY DISCLAIM, ANY WARRANTIES, REPRESENTATIONS, COVENANTS, OR GUARANTEES, EXPRESS OR IMPLIED, OR ARISING OUT OF OPERATION OF LAW, AS TO THE MERCHANTABILITY, HABITABILITY, QUANTITY, QUALITY OR ENVIRONMENTAL CONDITION OF THE PROPERTY PARTITIONED HEREIN OR ITS SUITABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR USE. THE PARTIES TAKE THEIR

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RESPECTIVE TRACTS IN THEIR PRESENT CONDITION ON AN "AS IS," "WHERE IS," AND "WITH ALL FAULTS" BASIS.

Right of First Refusal: For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, each Party grants, sells and conveys to the other Parties a continuing right of first refusal in accordance with the following terms (the "ROFR") to acquire each Party's right, title and interest in all or any part of their respective partitioned property as described herein (the "ROFR Property"). The term of the ROFR shall be eight (8) years from the date hereof (the "ROFR Term") and shall operate as follows: If any Party receives a bona fide offer to purchase or otherwise acquire the ROFR Property or a portion thereof during the ROFR Term and such Party desires to accept such offer, or desires to sell and/or list the ROFR Property or a portion thereof during the ROFR Term (each of which is referred to herein as an "Offer"), such Party shall immediately forward a true and correct copy of such Offer to the other Parties (the "ROFR Offer Notice"), and the other Parties shall, within twenty (20) days after their receipt of the ROFR Offer Notice, notify the noticing Party in writing of whether or not they intend to exercise their right to purchase the ROFR Property, or applicable portions thereof. During the first two (2) years of the ROFR Term, such purchase of the ROFR Property shall be based upon the appraised value contained in Exhibit "J" attached hereto and incorporated herein for all purposes. During the next six (6) years of the ROFR Term, such purchase of the ROFR Property shall be based either on (i) the purchase price stated in such bona fide offer to purchase or (ii) the current market value of the ROFR Property, whichever is greater. Failure by any Party to give the noticing Party written notice of such Party's exercise of its ROFR within the 20-day time period specified above shall constitute such Party's waiver of its ROFR as to the Offer. Should multiple Parties wish to exercise their ROFR as to the Offer, the ROFR Property shall be sold to them as cotenants in equal shares with the purchase price divided equally between them. If all Parties waive or elect to not exercise their ROFR as to the Offer, the noticing Party may sell the ROFR Property or the applicable portion thereof which is subject to the Offer. Any attempted or completed sale or conveyance of the ROFR Property or portion thereof which does not comply with the terms of this ROFR shall be deemed null and void. This ROFR shall be binding upon and inure to the benefit of all Parties hereto, and their respective heirs and assigns.

When the context requires, singular nouns and pronouns include the plural. This document may be executed and delivered in multiple counterparts.

[Remainder of this page left intentionally blank. Signature page follows.]

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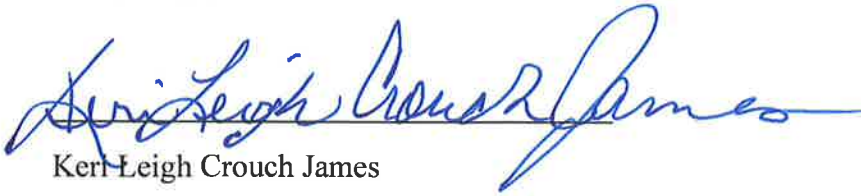
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SIGNATURES AND ACKNOWLEDGMENTS

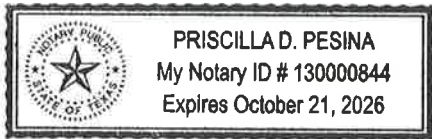
FIRST PARTY:



Keri Leigh Crouch James

STATE OF TEXAS §

COUNTY OF Bexar §

25th This instrument was acknowledged before me, the undersigned Notary Public, on the
day of April, 2025, by Keri Leigh Crouch James.




Notary Public, State of Texas

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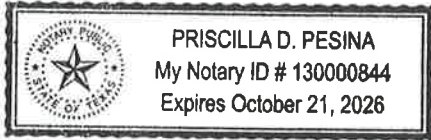
SECOND PARTY:

Suzanne Elizabeth Crouch Putz
Suzanne Elizabeth Crouch Putz

STATE OF TEXAS §

COUNTY OF Bexar §

25th This instrument was acknowledged before me, the undersigned Notary Public, on the day of April, 2025, by Suzanne Elizabeth Crouch Putz.



Priscilla D. Pesina
Notary Public, State of Texas

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THIRD PARTY:

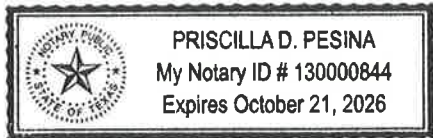
Kevin Todd Crouch

Kevin Todd Crouch

STATE OF TEXAS §

COUNTY OF Bexar §

23rd This instrument was acknowledged before me, the undersigned Notary Public, on the day of April, 2025, by Kevin Todd Crouch.



Priscilla D. Pesina

Notary Public, State of Texas

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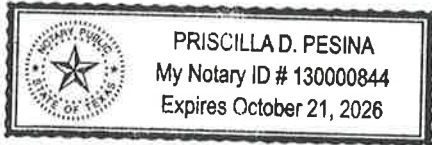
FOURTH PARTY:

Mark Charles Crouch

STATE OF TEXAS §

COUNTY OF Bexar §

25th This instrument was acknowledged before me, the undersigned Notary Public, on the day of April, 2025, by Mark Charles Crouch.



Priscilla D. Pesina

Notary Public, State of Texas

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FIFTH PARTY:

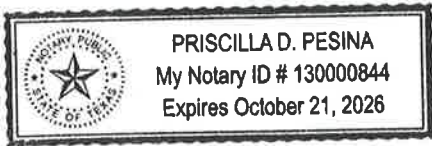
Mary Clara Ramos

Mary Clara Ramos

STATE OF TEXAS §

COUNTY OF Bexar §

23rd This instrument was acknowledged before me, the undersigned Notary Public, on the day of April, 2025, by Mary Clara Ramos.



Priscilla D. Pesina

Notary Public, State of Texas

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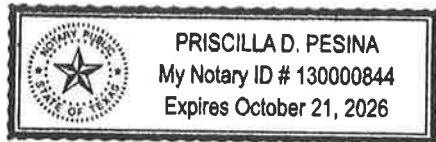
SIXTH PARTY:

Carol Margaret Chavez
Carol Margaret Chavez

STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me, the undersigned Notary Public, on the 22nd day of April, 2025, by Carol Margaret Chavez.



Priscilla D. Pesina
Notary Public, State of Texas

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SEVENTH PARTY:

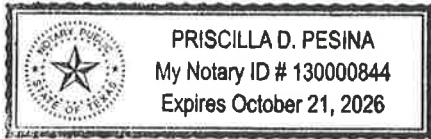
William Dean Campsey

William Dean Campsey

STATE OF TEXAS §

COUNTY OF Bexar §

23rd This instrument was acknowledged before me, the undersigned Notary Public, on the day of April, 2025, by William Dean Campsey.



Priscilla D. Pesina

Notary Public, State of Texas

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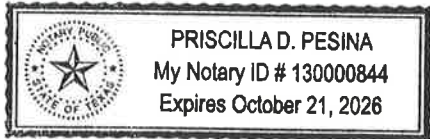
EIGHTH PARTY:

Charles Dean Campsey
Charles Dean Campsey

STATE OF TEXAS §

COUNTY OF Bexar §

23rd This instrument was acknowledged before me, the undersigned Notary Public, on the day of April, 2025, by Charles Dean Campsey.



Priscilla D. Pesina
Notary Public, State of Texas

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NINTH PARTY:

William Lee Campsey

William Lee Campsey

STATE OF TEXAS §

COUNTY OF Medina §

22nd This instrument was acknowledged before me, the undersigned Notary Public, on the
day of April, 2025, by William Lee Campsey.

Christina Martinez
Notary Public, State of Texas



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EXHIBIT "A"
SHARE NUMBER ONE

Parcel 1:
724.00 ACRES

A TRACT OF LAND CONTAINING 724.00 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas; a 722.79 acre tract, Tract 1, a 265.85 acre tract, Tract 2 & a 240.19 acre tract, Tract 3 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, situated in Survey 120, Mrs. S.E. Myers, Abstract 1649, Survey 174, John H. Gibson, Abstract 1555, Survey 173, J.H. Gibson, Abstract 335 and Survey 174, John H. Gibson, Abstract 1570, Atascosa County, Texas and Survey 120, Mrs. S.E. Myers, Abstract 1406, Medina County, Texas and being more particularly described as follows:

BEGINNING, at a found 5/8" iron rod with cap (Koch & Koch Survey), being the southeast corner of a 26.583 acre tract conveyed to Luis G. Aguilar, recorded in Document No. 148919, Official Public Records of Atascosa County, Texas, also being on the north right of way line of Old Devine Road, for the Southwest corner hereof and the POINT OF BEGINNING;

THENCE, N 00°15'35" E, generally along an existing fence line, being the common boundary line of said 26.583 acre tract and said 332.25 acre tract, a distance of 1,060.57 FEET, to a found 5/8" iron rod with cap (Koch & Koch Survey), being the northeast corner of said 26.583 acre tract, same being the southeast corner of a 160.00 acre tract (called) conveyed to Siestedero Ranch, LLC, recorded in Document No. 161610, Official Public Records of Atascosa County, Texas, for a deflection left;

THENCE, N 00°33'39" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract and said 332.25 acre tract, a distance of 1,634.14 FEET, to a found 2 ½" metal post, being the northwest corner of said 332.25 acre tract and the southwest corner of said 722.79 acre tract, for a deflection left;

THENCE, N 01°00'52" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract and said 722.79 acre tract, a distance of 1,638.90 FEET, to a found fence corner post, being the northeast corner of said 160.00 acre tract (called), also being on the south boundary line of said 265.85 acre tract, for an interior corner hereof;

THENCE, S 89°47'40" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract and said 265.85 acre tract, a distance of 1,324.00 FEET, to a found ½" iron rod, being the northwest corner of said 160.00 acre tract (called) and the southwest corner of said 265.85 acre tract, also being on the east boundary line of a 41.57 acre tract conveyed to Vanessa Kate Parish, recorded in Deed No. 2018002302, Official Public Records of Medina County, Texas, for an exterior corner hereof;

THENCE, N 00°07'49" W, generally along an existing fence line, being the common boundary line of said 41.57 acre tract and said 265.85 acre tract, a distance of 1,047.83 FEET, to a found

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fence post, being the northeast corner of said 41.57 acre tract, also being on the south boundary line of said 240.19 acre tract, for an interior corner hereof;

THENCE, S 89°31'43" W, generally along an existing fence line, being the common boundary line of said 240.19 acre tract and this tract, a distance of 2,463.13 FEET, to a found ½" iron rod, being the southwest corner of said 240.19 acre tract and the southeast corner of Lot 1, Block I, of Great Oaks Subdivision, Phase III, recorded in Volume 7, Pages 139-142, Plat Records of Medina County, Texas, also being on the north boundary line of a 41.517 acre tract conveyed to Bertha M. Fuller, recorded in Volume 112, Pages 289-313, Official Public Records of Medina County, Texas, for an exterior corner hereof;

THENCE, along an existing fence line, being the common boundary line of said Great Oaks Subdivision, Phase III and said 240.19 acre tract, as follows:

N 00°17'24" W, a distance of 1,662.81 FEET, to a found 2" metal post, for an exterior corner hereof; N 89°46'40" E, a distance of 1,116.75 FEET, to a found 2" metal post, for an interior corner hereof;

N 00°12'13" W, a distance of 2,942.19 FEET, to a found fence post, for the Northwest corner hereof;

S 89°59'42" E, a distance of 646.21 FEET, to a found fence post, being the northwest corner of a 1.408 acre tract, Tract 2 conveyed to Thompson Atascosa Farms Limited Partnership for an exterior corner hereof;

THENCE, S 23°51'40" E, generally along an existing fence line, being the common boundary line of said 1.408 acre tract and this tract, a distance of 54.68 FEET, to a set ½" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 89°54'04" E, generally along an existing fence line, being the common boundary line of said 1.408 acre tract and this tract, a distance of 1,216.44 FEET, to a set ½" iron rod with Howland cap, for an exterior corner hereof;

THENCE, S 00°39'15" E, generally along an existing fence line, being the common boundary line of said 1.408 acre tract and this tract, a distance of 4.50 FEET, to a found 2-1/2" metal post, being the northwest corner of said 265.85 acre tract, also being on the south boundary line of said 1,104.347 acre tract, for an interior corner hereof;

THENCE, N 88°46'54" E, along an existing fence line, being the common boundary line of said 1,104.347 acre tract and this tract, a distance of 2,329.00 FEET, to a set ½" iron rod with Howland cap, for the Northeast corner hereof;

THENCE, S 01°13'06" E, over and across said 722.79 acre tract and said 332.25 acre tract, a distance of 9,972.46 FEET, to a set ½" iron rod with Howland cap, being on the north right of way line of said Old Devine Road, for the Southeast corner hereof;

THENCE, S 89°38'54" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of 535.50 FEET, to a set ½" iron rod with Howland cap, for a deflection left;

THENCE, S 89°43'37" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of 904.10 FEET, to a set ½" iron rod with Howland cap, for a deflection right;

THENCE, N 85°35'46" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of 254.75 FEET, to the POINT OF BEGINNING, containing 724.00 acres of land, more or less.

**Parcel 2:
228.19 ACRES**

A TRACT OF LAND CONTAINING 228.19 ACRES, more or less, being out of the remainder of a 317.00 acre tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas, dated November 30, 1987, and the remainder of a 166.375 acre tract, called as Second Tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 291, Page 315, Official Public Records of Frio County, Texas, dated July 30, 2020, situated in Survey 137, Nicolas Kaufmann, Abstract 442 and Survey 148, William Hiener, Abstract 375, Frio County, Texas, and being more particularly described as follows:

BEGINNING at a found 2-1/2" metal fence corner post, being the southeast corner of said remainder of a 166.375 acre tract, same being the northeast corner of a 64.986 acre tract, conveyed to Oscar Carielo, et ux, recorded in Volume 94, Page 768, Official Public Records of Frio County, Texas, dated August 01, 2011, same being on the west right-of-way line of County Road 2400, for the Southeast corner hereof and the POINT OF BEGINNING;

THENCE, N 85°56'11" W, generally along an existing barbed wire fence, being the south boundary line of said 166.375 acre tract, same being the north boundary line of said 64.986 acre tract, same being the north boundary line of a 261.36 acre tract, conveyed to James Biediger, recorded in Volume 251, Page 13, Official Public Records of Frio County, Texas, dated October 15, 2018, also being the south right-of-way line of County Road 2515, a distance of 2,609.86 FEET, to a set 1/2" iron rod with Howland cap, being the southwest corner of said remainder of 166.375 acre tract, same being the north boundary line of said 261.36 acre tract, also being the south right-of-way line of County Road 2515, for the Southwest corner hereof;

THENCE, N 04°33'16" E, along the west boundary line of said remainder of 166.375 acre tract, same being the centerline of County Road 2515, passing a set 60d nail and the north right-of-way line of said County Road 2515, at a distance of 2,792.44, and continuing for a total distance of 3,823.55 FEET, to a set 1/2" iron rod with Howland cap, for the Northwest corner hereof;

THENCE, S 85°56'11" E, a distance of 2,600.13 FEET, to a set 1/2" iron rod with Howland cap, being on the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of a 0.91 acre tract, conveyed to Frio County, State of Texas, recorded in Volume

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164, Page 633, Deed Records of Frio County, Texas, dated May 17, 1955, also being on the west right-of-way line of County Road 2400, for the Northeast corner hereof;

THENCE, S 04°58'42" W, generally along an existing barbed wire fence, being the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of said 0.91 acre tract, also being the west right-of-way line of said County Road 2400, a distance of 1,059.17 FEET, to a fence deflection, being on the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of said 0.91 acre tract, also being on the west right-of-way line of County Road 2400, for the deflection point;

THENCE, S 04°11'25" W, generally along an existing barbed wire fence, being the east boundary line of said remainder of 317.00 acre tract and the east boundary line of said remainder of 166.375 acre tract, same being the west boundary line of said 0.91 acre tract and the west boundary line of a 1.03 acre tract, conveyed to Frio County, State of Texas, recorded in Volume 165, Page 270, Deed Records of Frio County, Texas, dated May 17, 1955, also being the west right-of-way line of said County Road 2400, a distance of 2,764.38 FEET, to the POINT OF BEGINNING, containing 228.19 acres, more or less.

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EXHIBIT "B"

SHARE NUMBER TWO

Parcel 1:

905.43 ACRES

A TRACT OF LAND CONTAINING 905.43 ACRES, more or less, being out of a 149.50 acre tract, conveyed to Kevin Todd Crouch, et al, recorded in Volume 291, Page 309, Official Public Records of Frio County, Texas, dated July 30, 2020, a 77.65 acre tract, conveyed to C.R. Thompson, recorded in Volume 125, Page 270, Deed Records of Frio County, Texas, dated February 14, 1947, a 80.00 acre tract, conveyed to C.R. Thompson, recorded in Volume 125, Page 411, Deed Records of Frio County, Texas, dated April 04, 1947, a 116.00 acre tract, conveyed to C.R. Thompson, recorded in Volume 127, Page 631, Deed Records of Frio County, Texas, dated December 08, 1947, a 150.00 acre tract, conveyed to C.R. Thompson, recorded in Volume 123, Page 20, Deed Records of Frio County, Texas, dated February 14, 1946, a remainder of a 310.68 acre tract, conveyed to C.R. Thompson, recorded in Volume 121, Page 365, Deed Records of Frio County, Texas, dated December 31, 1945, a remainder of a 159.00 acre tract, conveyed to Florence A. Thompson, recorded in Volume 99, Page 310, Deed Records of Frio County, Texas, dated February 05, 1936 and a 160.00 acre tract, conveyed to H.A. Scheller, recorded in Volume 40, Page 255, Deed Records of Frio County, Texas, dated December 21, 1909, situated in Survey 131, Zacharia Ludwig, Abstract 454, Survey 132, Frederick Volk, Abstract 652, Survey 138, John Hoffman, Abstract 374 and Survey 139, Clovis Chapoy, Abstract 263, Frio County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod, being the northeast corner of said 149.50 acre tract, same being the northwest corner of a 726.08 acre tract, conveyed to Five P Gas Pipeline Co., recorded in Volume 102, Page 711, Official Public Records of Frio County, Texas, dated December 07, 2011, also being on the south boundary line of a 301.20 acre tract, conveyed to Thomas Peyton Nowlin, III, recorded in Volume 810, Page 365, Deed Records of Frio County, Texas, dated July 21, 1993, for the Northeast corner hereof and the POINT OF BEGINNING;

THENCE, S 04°20'39" W, diverging for about mid-length and then converging upon the occupied bowed game fence line, being the east boundary lines of said 149.50 acre tract and said 150.00 acre tract, same being the west boundary line of said 726.08 acre tract, a distance of 4,909.32 FEET, to a found 1/2" iron rod, from which a found 2-1/2" metal fence corner post bears N 11°16'49" E, a distance of 2.66 feet, being the southeast corner of said 150.00 acre tract, same being an interior corner of said 726.08 acre tract, for the northernmost Southeast corner hereof;

THENCE, N 85°26'39" W, along the south boundary line of said 150.00 acre tract, same being a north boundary line of said 726.08 acre tract, a distance of 1,060.52 FEET, to a found railroad tie laying down, from which a found 2-1/2" metal fence corner post bears N 28°02'47" W, a distance of 5.43 feet, being the northernmost southwest corner of said 726.08 acre tract, same being the northeast corner of said 116.00 acre tract, also being on the south boundary line of said 150.00 acre tract, for an interior corner hereof;

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THENCE, S 03°29'46" W, generally along an existing game fence, being the east boundary line of said 116.00 acre tract, same being the west boundary line of said 726.08 acre tract, a distance of 2,511.61 FEET, to a found 2-1/2" metal fence corner post, being the southeast corner of said 116.00 acre tract, same being on the west boundary line of said 726.08 acre tract, also being an exterior corner of a 600.00 acre tract, conveyed to Robert L. Haass, et ux, recorded in Volume 963, Page 499, Official Public Records of Frio County, Texas, dated August 10, 2001, for the southernmost Southeast corner hereof;

THENCE, N 86°09'32" W, generally along an existing game fence, being the south boundary lines of said 116.00 acre tract and said 160.00 acre tract, same being the north boundary line of said 600.00 acre tract, passing Elm Creek at a distance of 3,790.00 feet, and continuing for a total distance of 4,256.59 FEET, to a found 4" metal fence corner post, being the southwest corner of said 160.00 acre tract, same being the northwest corner of said 600.00, also being on the east boundary line of a 229.993 acre tract, conveyed to Thomas M. Grothues, recorded in Volume 121, Page 168, Official Public Records of Frio County, Texas, dated September 17, 2012, for the Southwest corner hereof;

THENCE, N 04°16'44" E, generally along an existing game fence, being the west boundary line of said 160.00 acre tract, same being the east boundary line of said 229.993 acre tract, a distance of 1,150.31 FEET, to a found 2-1/2" metal fence corner post, being the northeast corner of said 229.993 acre tract, same being the southeast corner of a 90.21 acre tract, conveyed to Scott Herring, et ux, recorded in Volume 45, Page 50, Official Public Records of Frio County, Texas, dated March 19, 2008, for a deflection point hereof;

THENCE, N 04°20'32" E, generally along an existing game fence, being the west boundary line of said 160.00 acre tract, same being the east boundary line of said 90.21 acre tract, a distance of 1,455.66 FEET, to a found 1/2" iron rod, from which a found 4" metal fence corner post bears N 08°26'09" W, a distance of 2.12 feet, being the northwest corner of said 160.00 acre tract, same being the northeast corner of said 90.21 acre tract, also being on the south boundary line of said remained of a 310.68 acre tract, for a deflection point hereof;

THENCE, N 04°15'36" E, a distance of 3,290.57 FEET, to a set 1/2" iron rod with Howland cap, for a deflection Left;

THENCE, N 51°36'26" W, a distance of 2,071.90 FEET, to a set 1/2" iron rod with Howland cap, for a deflection Left;

THENCE, N 89°52'26" W, a distance of 830.06 FEET, to a set 1/2" iron rod with Howland cap, being on the west boundary line of said remainder of 159.00 acre tract, same being the east boundary line of a 3.91 acre tract, conveyed to Frio County-State of Texas, recorded in Volume 165, Page 267, Deed Records of Frio County, Texas, dated May 17, 1955, also being on the east right-of-way line of County Road 2400, for an exterior corner hereof, this being on a non-tangent curve, having a radius of 636.62 FEET, and a chord of N 49°52'09" E ~ 900.32 FEET;

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THENCE, with the east right-of-way line of County Road 2400, same being the west boundary line of said remainder of 159.00 acre tract, along said curve right, an arc length of 1,000.00 FEET, to a set 1/2" iron rod with Howland cap, for a point of tangency;

THENCE, S 84°24'46" E, generally along an existing game fence, being the north boundary line of said remainder of 159.00 acre tract, same being the south right-of-way line of County Road 2400, a distance of 1,205.31 FEET, to a set 1/2" iron rod with Howland cap, being on the north boundary line of said remainder of 159.00 acre tract, same being on the south right-of-way line of County Road 2400, being on a curve, having a radius of 636.62 FEET, and a chord of N 86°11'45" E ~ 207.76 FEET;

THENCE, with the south right-of-way line of County Road 2400, same being the north boundary line of said remainder of 159.00 acre tract, along said curve left, an arc length of 208.70 FEET, to a set 1/2" iron rod with Howland cap, for a point of tangency;

THENCE, S 84°06'32" E, generally along an existing game fence, being the north boundary line of said remainder of 159.00 acre tract, same being the south right-of-way line of County Road 2400, a distance of 420.43 FEET, to a found 4" metal fence corner post, being on the north boundary line of said remainder of 159.00 acre tract, same being the southwest corner of a 321.30 acre tract, conveyed to Michael Mello, recorded in Volume 48, Page 732, Official Public Records of Frio County, Texas, dated June 23, 2008, for a deflection point hereof;

THENCE, S 83°54'42" E, generally along an existing barbed wire and game fence, being the north boundary lines of said remainder of 159.00 acre tract, said 77.65 acre tract and said 80.00 acre tract, same being the south boundary line of said 321.30 acre tract, a distance of 2,631.21 FEET, to a found 2-1/2" metal fence corner post, being on the north boundary line of said 80.00 acre tract, same being the southeast corner of said 321.30 acre tract, also being the southwest corner of Tract No. 1, a 7.77 acre tract, conveyed to Arturo R. Hernandez, recorded in Volume 884, Page 60, Deed Records of Frio County, Texas, dated December 19, 1996, for a deflection point hereof;

THENCE, S 83°53'26" E, generally along an existing barbed wire and game fence, being the north boundary lines of said 80.00 acre tract and said 149.50 acre tract, same being the south boundary line of said Tract No. 1, also being the south boundary lines of Tract No. 2, a 7.77 acre tract, conveyed to Leo Cunningham, et ux, recorded in Volume 977, Page 111, Deed Records of Frio County, Texas, dated April 01, 2002, Tract No. 3, a 7.77 acre tract, conveyed to Berta Hernandez Sanchez, recorded in Volume 884, Page 60, Deed Records of Frio County, Texas, dated December 19, 1996, Tract No. 4, a 7.77 acre tract, conveyed to Ignacio Arce, et ux, recorded in Volume 61, Page 958, Official Public Records of Frio County, Texas, dated June 22, 2009, Tract No. 5, a 7.77 acre tract and Tract No. 6, a 7.77 acre tract, both tracts conveyed to James E. Balderrama, recorded in Volume 250, Page 364, Official Public Records of Frio County, Texas, dated October 04, 2018 and said 301.20 acre tract, a distance of 2,728.39 FEET, to the POINT OF BEGINNING, containing 905.43 acres, more or less.

FOR BEGINNING

Parcel 2:

104.46 ACRES

A TRACT OF LAND CONTAINING 104.46 ACRES, more or less, being out of the remainder of a 317.00 acre tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas, dated November 30, 1987, situated in Survey 137, Nicolas Kaufmann, Abstract 442, Frio County, Texas, and being more particularly described as follows:

COMMENCING at a found 2-1/2" metal fence corner post, being the southeast corner of a remainder of a 166.375 acre tract, called as Second Tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 291, Page 315, Official Public Records of Frio County, Texas, dated July 30, 2020, same being the northeast corner of a 64.986 acre tract, conveyed to Oscar Carielo, et ux, recorded in Volume 94, Page 768, Official Public Records of Frio County, Texas, dated August 01, 2011, same being on the west right-of-way line of County Road 2400, Thence, N 04°11'25" E, generally along an existing fence line, being the east boundary line of said remainder of 166.375 acre tract, same being the west right-of-way line of County Road 2400, a distance of 2,764.38 feet, to a fence deflection, Thence, N 04°58'42" E, generally along an existing fence line, being the east boundary line of said remainder of 317.00 acre tract, same being the west right-of-way line of County Road 2400, a distance of 1,059.17 feet, to a set 1/2" iron rod with Howland cap, for an exterior corner hereof and the POINT OF BEGINNING;

THENCE, N 85°56'11" W, a distance of 2,600.13 FEET, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 04°33'16" W, passing the north right-of-way line of County Road 2515, at a distance of 1,031.10 feet, continuing for a total distance of 1,070.05 FEET, to a set 60d nail in said road, being the northwest corner of said remainder of 166.375 acre tract, same being the south boundary line of said remainder of 317.00 acre tract, for an exterior corner hereof;

THENCE, N 85°03'17" W, generally along an existing fence line, being the south boundary line of said remainder of 317.00 acre tract, same being the north boundary line of a 160.39 acre tract, conveyed to Rojelio P. Espinosa, recorded in Volume 44, Page 751, Official Public Records of Frio County, Texas, dated March 12, 2008, also being the south right-of-way line of County Road 2515, a distance of 1,680.56 FEET, to a set 1/2" iron rod with Howland cap, being on the south boundary line of said remainder of 317.00 acre tract, same being the north boundary line of said 160.39 acre tract, also being the south boundary line of County Road 2515, for an exterior corner hereof;

THENCE, N 05°00'54" E, a distance of 860.54 FEET, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

THENCE, N 85°03'17" W, a distance of 860.54 FEET, to a set 60d nail, being on the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, conveyed to Joe Burton Biediger, recorded in Volume 199, Page 481, Deed

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Records of Frio County, Texas, dated October 15, 1963, also being in said County Road 2515, for an exterior corner hereof;

THENCE, N 05°00'54" E, along the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, also being the centerline of said County Road 2515, a distance of 308.62 FEET, to a set 60d nail, being on the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, also being in said County Road 2515, for an exterior corner hereof;

THENCE, S 85°26'44" E, a distance of 2,531.63 FEET, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

HENCE, N 04°33'16" E, a distance of 768.45 FEET, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 85°56'11" E, a distance of 2,606.68 FEET, to a set 1/2" iron rod with Howland cap, being on the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of a 0.91 acre tract, conveyed to Frio County, State of Texas, recorded in Volume 164, Page 633, Deed Records of Frio County, Texas, dated May 17, 1955, also being the west right-of-way line of County Road 2400, for the Northeast corner hereof;

THENCE, S 04°58'42" W, along an existing barbed wire fence, being the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of said 0.91 acre tract, also being the west right-of-way line of County Road 2400, a distance of 884.94 FEET, to the POINT OF BEGINNING, containing 104.46 acres, more or less.

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EXHIBIT "C"

SHARE NUMBER THREE

Parcel 1:

824.03 ACRES

A TRACT OF LAND CONTAINING 824.03 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas; a 722.79 acre tract conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Deed Records of Atascosa County, Texas and a 265.85 acre tract, Tract 2 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, situated in Survey 173, J.H. Gibson, Abstract 335, Survey 174, John H. Gibson, Abstract 1555 and Survey 174, John H. Gibson, Abstract 1570, Atascosa County, Texas and being more particularly described as follows:

COMMENCING, at a found 5/8" iron rod with cap, being the southeast corner of a 26.583 acre tract conveyed to Luis G. Aguilar, recorded in Document No. 148919, Official Public Records of Atascosa County, Texas, also being on the north right of way line of Old Devine Road; Thence, S 89°35'43" E, along the north right of way line of said Old Devine Road, a distance of 1,693.63 feet, to a set 1/2" iron rod with Howland cap, for the Southwest corner hereof and the POINT OF BEGINNING;

THENCE, N 01°13'06" W, over and across said 332.25 acre tract and said 722.79 acre tract, a distance of 9,972.46 FEET, to a set 1/2" iron rod with Howland cap, being on the common boundary line of said 722.79 acre tract and a 1,104.347 acre tract conveyed to Land Bueno, LLC, recorded in Document No. 196868, Official Public Records of Atascosa County, Texas, for the Northwest corner hereof;

THENCE, N 88°46'54" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 1,104.347 acre tract, a distance of 3,725.04 FEET, to a found 3" metal pipe fence corner, being the northwest corner of a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas, for the Northeast corner hereof;

THENCE, S 00°26'13" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 448.21 acre tract, a distance of 4,776.25 FEET, to a found fence post, being the northwest corner of a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, Texas, for a deflection left;

THENCE, S 00°26'13" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 448.21 acre tract, a distance of 4,776.25 FEET, to a found fence post, being the northwest corner of a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, Texas, for a deflection left;

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THENCE, S 00°37'36" E, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 361.293 acre tract, a distance of 2,516.27 FEET, to a set ½" iron rod with Howland cap, being the southeast corner of said 722.79 acre tract and the northeast corner of said 332.25 acre tract, also being on the west boundary line of said 361.293 acre tract, for an exterior corner hereof;

THENCE, S 89°27'05" W, along an existing fence line, being the common boundary line of said 722.79 acre tract and said 361.293 acre tract, a distance of 247.08 FEET, to a set ½" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 00°29'37" E, over and across said 361.293 acre tract, a distance of 2,717.04 FEET, to a set ½" iron rod with Howland cap, being on the north right of way line of said Old Devine Road, for the Southeast corner hereof;

THENCE, S 89°35'10" W, along an existing fence line being the north right of way line of said Old Devine Road, a distance of 1,463.48 FEET, to a set ½" iron rod with Howland cap, for a deflection left;

THENCE, S 88°54'36" W, along an existing fence line being the north right of way line of said Old Devine Road, a distance of 1,218.82 FEET, to a set ½" iron rod with Howland cap, for a deflection right;

THENCE, S 89°38'54" W, generally along an existing fence line, being the north right of way line of said Old Devine Road, a distance of 670.41 FEET, to the POINT OF BEGINNING, containing 824.03 acres of land, more or less.

Parcel 2:

17.00 ACRES

A TRACT OF LAND CONTAINING 17.00 ACRES, more or less, being out of the remainder of a 317.00 acre tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas, dated November 30, 1987, situated in Survey 137, Nicolas Kaufmann, Abstract 442, Frio County, Texas, and being more particularly described as follows:

COMMENCING at a found 2-1/2" metal fence corner post, being the southeast corner of a remainder of a 166.375 acre tract, called as Second Tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 291, Page 315, Official Public Records of Frio County, Texas, dated July 30, 2020, same being the northeast corner of a 64.986 acre tract, conveyed to Oscar Carielo, et ux, recorded in Volume 94, Page 768, Official Public Records of Frio County, Texas, dated August 01, 2011, same being on the west right-of-way line of County Road 2400, Thence, N 04°11'25" E, generally along an existing fence line, being the east boundary line of said remainder of 166.375 acre tract, same being the west right-of-way line of County Road 2400, a distance of 2,764.38 feet, to a fence deflection, Thence, N 04°58'42" E, generally along an existing fence line, being the east boundary line of said remainder of 317.00 acre tract, same being the west

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right-of-way line of County Road 2400, passing a set 1/2" iron rod with Howland cap, at a distance of 1,059.17 feet, and continuing for a total distance of 1,944.11 feet, to a set 1/2" iron rod with Howland cap, for the Southeast corner hereof and the POINT OF BEGINNING;

THENCE, N 85°56'11" W, a distance of 2,606.68 FEET, to a set 1/2" iron rod with Howland cap, for the Southwest corner hereof;

THENCE, N 04°33'16" E, a distance of 283.99 FEET, to a set 1/2" iron rod with Howland cap, for the Northwest corner hereof;

THENCE, S 85°56'11" E, a distance of 2,608.78 FEET, to a set 1/2" iron rod with Howland cap, being on the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of a 0.91 acre tract, conveyed to Frio County, State of Texas, recorded in Volume 164, Page 633, Deed Records of Frio County, Texas, dated May 17, 1955, also being the west right-of-way line of County Road 2400, for the Northeast corner hereof;

THENCE, S 04°58'42" W, generally along an existing barbed wire fence, being the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of said 0.91 acre tract, also being the west right-of-way line of County Road 2400, a distance of 284.01 FEET, to the POINT OF BEGINNING, containing 17.00 acres, more or less.

Parcel 3:

160 ACRES

Being 160.00 acres, more or less, out of the F. Bower Survey No. 142, Abstract No. 69, Frio County, Texas, being the South half of Survey No. 142, District No. 2, originally granted to Frederick Bower, by Castro's Colony, Cert. No. 174, patented to J. B. Lacoste, October 11, 1851, by Pat. No. 964, Abst. No. 69, and being the same property described as Tract 1 in a Guardians Deed dated January 21, 1948, from G.W. Thompson—Guardian to C.R. Thompson and being recorded in Volume 128, Page 273, Deed Records of Frio County, Texas.

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EXHIBIT "D"

SHARE NUMBER FOUR

Parcel 1:

55.32 ACRES

A TRACT OF LAND CONTAINING 55.32 ACRES, more or less, being out of a 146.931 acre tract (called), Lot 3 conveyed to Carol Crouch Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, on July 01, 2003 and a 151.14 acre tract (called), Lot 2 conveyed to Carol Crouch Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, on July 01, 2003, situated in Survey 1, R.T. Co., Abstract 755 and Survey 1 ½, J.R. Roundtree, Abstract 1638, Atascosa County, Texas and being more particularly described as follows:

BEGINNING, at a found ½" iron rod, being the southeast corner of a 1,305.84 acre tract conveyed to James R. Lowe, recorded in Volume 159, Pages 284-289, Deed Records of Atascosa County, Texas, on December 20, 2000 and the northeast corner of said Lot 3, same being on the west boundary line of a 887.87 acre tract conveyed to RJK Ranch Holdings, LLC, recorded in Document No. 144703, Deed Records of Atascosa County, Texas, on August 23, 2013, for the Northeast corner hereof and the POINT OF BEGINNING;

THENCE, S 00°24'53" E, along an existing fence line with the common boundary line of said Lot 3 and this tract, a distance of 237.54 FEET, to a found ½" iron rod, being the southwest corner of said 887.87 acre tract and the northwest corner of a 921.91 acre tract conveyed to Stanley Wayne Shipman, recorded in Document No. 150430, Deed Records of Atascosa County, Texas, being on the east boundary line of said Lot 3, for a deflection right;

THENCE, S 00°12'47" E, along an existing fence line with the common boundary line of said Lot 3 and this tract, a distance of 662.68 FEET, to a set ½" iron rod with Howland cap, being on the west boundary line of said 921.91 acre tract, same being the northeast corner of a 29.387 acre tract, Tract 2 conveyed to Kevin Todd Crouch, recorded in Document No. 196897, Deed Records of Atascosa County, Texas, for the Southeast corner hereof;

THENCE, S 89°47'05" W, along the common boundary line of said Tract 2 and this tract, a distance of 1,456.48 FEET, to a set ½" iron rod with Howland cap, being on the west boundary line of said Tract 2 and the east boundary line of a 25.19 acre tract, Tract 1 conveyed to Kevin Todd Crouch, recorded in Document No. 196897, Deed Records of Atascosa County, Texas, for an exterior corner hereof;

THENCE, N 00°09'25" W, along the common boundary line of said Tract 1 and this tract, a distance of 118.39 FEET, to a set ½" iron rod with Howland cap, being the northeast corner of said Tract 1, for an interior corner hereof;

THENCE, S 89°54'49" W, along the common boundary line of said Tract 1 and this tract, a distance of 1,438.52 FEET, to a set ½" iron rod with Howland cap, being the northwest corner of said Tract 1, same being on the west boundary line of a 1,104.347 acre tract conveyed to Land

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Bueno, LLC, recorded in Document No. 196868, Official Public Records of Atascosa County, Texas, for the Southwest corner hereof;

THENCE, N 00°10'10" W, along an existing fence line, being the common boundary line of said 1,104.347 acre tract and this tract, a distance of 762.57 FEET, to a set ½" iron rod with Howland cap, being the northwest corner of said Lot 2, same being on the south boundary line of said 1,305.84 acre tract, for the Northwest corner hereof;

THENCE, N 89°28'03" E, generally along an existing fence line being the common boundary line of said 1,305.84 acre tract and this tract, a distance of 2,893.51 FEET, to the POINT OF BEGINNING, containing 55.32 acres of land, more or less.

Parcel 2:

414.02 ACRES

A TRACT OF LAND CONTAINING 414.02 ACRES, more or less, being out of a 146.931 acre tract (called), Lot 3 conveyed to Carol Crouch Thompson, recorded in Volume 239, Pages 120, Deed Records of Atascosa County, Texas, on July 01, 2003; a 151.14 acre tract (called), Lot 2 conveyed to Carol Couch Thompson, recorded in Volume 239, Pages 120, Deed Records of Atascosa County, Texas, on July 01, 2003; a 1.87 acre tract, tract 4 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas; a 82.44 acre tract (called) conveyed to Margaret H. Thompson, recorded in Volume 446, Pages 459-461, Deed Records of Atascosa County, Texas and a 82.00 acre tract (called) conveyed to Margaret H. Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, situated in Survey 1, R.T. Co., Abstract 755, Survey 2, N. Reynolds, Abstract 1605 and Survey 2, J.A. Bryan, Abstract 1553, Atascosa County, Texas and being more particularly described as follows:

BEGINNING, at a found ½" iron rod, being the easternmost northeast corner of a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas, same being on the west boundary line of a 1,303.801 acre tract conveyed to Black Mountain Sand Eagle Ford, LLC., recorded in Document No. 188065, Deed Records of Atascosa County, Texas and the southeast corner of said 82.00 acre tract (called), for the Southeast corner hereof and the POINT OF BEGINNING;

THENCE, S 89°24'41" W, along an existing fence line with the common boundary line of said 448.21 acre tract and this tract, a distance of 2,888.06 FEET, to a set ½" iron rod with Howland cap, being the interior corner of said 448.21 acre tract and the southwest corner of said 82.00 acre tract (called), for the southwest corner hereof;

THENCE, along an existing fence line with the common boundary line of said 448.21 acre tract and this tract, as follows:

N 00°29'49" W, a distance of 2,515.56 FEET, to a found ½" iron rod, being the northeast corner of said 448.21 acre tract and the southwest corner of a 151.14 acre tract (called)

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conveyed to Carol Crouch Thompson, recorded in Volume 239, Page 120, Deed Records of Atascosa County, Texas, also being the southeast corner of said 1.87 acre tract, for an interior corner hereof;

S 89°48'19" W, a distance of 2,872.00 FEET, to a found ½" iron rod, being the northwest corner of said 448.21 acre tract and an interior corner of said 1.87 acre tract, for an interior corner hereof;

S 00°22'46" E, a distance of 265.86 FEET, to a found 3" metal pipe, being the northeast corner of a 722.79 acre tract, Tract 1 conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, for an exterior corner hereof;

HENCE, S 88°42'47" W, along an existing fence line with the common boundary line of said 722.79 acre tract and this tract, a distance of 26.04 FEET, to a set ½" iron rod with Howland cap, being an exterior corner of said 1.87 acre tract, same being on the north boundary line of said 722.79 acre tract, also being on the south boundary line of a 1,104.347 acre tract conveyed to Land Bueno, LLC, recorded in Document No. 196868, Official Public Records of Atascosa County, Texas, for an exterior corner hereof;

THENCE, N 00°15'35" W, along the common boundary line of said 1,104.347 acre tract and this tract, a distance of 291.72 FEET, to a found ½" iron rod, being the northwest corner of said 1.87 acre tract and interior corner of said 1,104.347 acre tract, for an exterior corner hereof;

THENCE, N 89°47'32" E, along the common boundary line of said 1,104.347 acre tract and this tract, a distance of 2,897.54 FEET, to a set ½" iron rod with Howland cap, being the southeast corner of said 1,104.347 acre tract, same being on the west boundary line of said 151.14 acre tract (called), for an interior corner hereof;

THENCE, N 00°08'38" W, along an existing fence line being the common boundary line of said 1,104.347 acre tract and this tract, a distance of 3,787.18 FEET, to a set ½" iron rod with Howland cap, being the southwest corner of a 25.19 acre tract, Tract 1 conveyed to Kevin Todd Crouch, recorded in Document No. 196897, Deed Records of Atascosa County, Texas, also being on the east boundary line of said 1,104.347 acre tract and the west boundary line of said 151.14 acre tract, for the Northwest corner hereof;

THENCE, N 89°51'22" E, along the common boundary line of said 25.19 acre tract and this tract, a distance of 1,438.67 FEET, to a set ½" iron rod with Howland cap, being the southeast corner of said 25.19 acre tract, also being on the west boundary line of a 29.387 acre tract conveyed to Kevin Todd Crouch, Tract 2 recorded in Document No. 196897, Deed Records of Atascosa County, Texas, for an exterior corner hereof;

THENCE, S 00°09'56" E, along the common boundary line of said 29.387 acre tract and this tract, a distance of 238.23 FEET, to a set ½" iron rod with Howland cap, being the southwest corner of said 29.387 acre tract, for an interior corner hereof;

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THENCE, N 89°47'05" E, along the common boundary line of said 29.387 acre tract and this tract, a distance of 1,457.34 FEET, to a set ½" iron rod with Howland cap, being the southeast corner of said 29.387 acre tract, also being on the west boundary line of a 921.91 acre tract conveyed to Stanley Wayne Shipman, recorded in Document No. 150430, Deed Records of Atascosa County, Texas, for the Northeast corner hereof;

THENCE, S 00°12'47" E, generally along an existing fence line being the common boundary line of said 921.91 acre tract and this tract, a distance of 4,973.24 FEET, to a found ½" iron rod, being the southwest corner of said 921.91 acre tract, same being the northwest corner of said 1,303.801 acre tract, for a deflection left;

THENCE, S 00°12'55" E, generally along an existing fence line being the common boundary line of said 1,303.801 acre tract and this tract, a distance of 1,096.64 FEET, to the POINT OF BEGINNING, containing 414.02 acres of land, more or less.

Parcel 3:

481.45 ACRES

A TRACT OF LAND CONTAINING 481.45 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R. Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas; a 722.79 acre tract conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Deed Records of Atascosa County, Texas; a 160.00 acre tract (called) conveyed to C.R. Thompson, recorded in Volume 196, pages 337-338, Deed Records of Atascosa County, Texas; a 2.179 acre tract, a 0.019 acre tract, a 0.169 acre tract conveyed to Carol Crouch, recorded in Volume 171, Pages 792-796, Official Public Records of Atascosa County, Texas; a 228.16 acre tract conveyed to Kevin Todd Crouch and Suzanne Elizabeth Crouch, recorded in Document No. 206312, Official Public Records of Atascosa County, Texas, on July 30, 2020 and a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, Texas, situated in Survey 2, J.C. Peterson, Abstract 1569, Survey 2, A.J. Murray, Abstract 1567, Survey 2, B.G. Gaylord, Abstract 1576 and Survey 2, R.J. Johnson, Abstract 1666, Survey 174, John H. Gibson, Abstract 1555, Atascosa County, Texas and being more particularly described as follows:

BEGINNING, at a found 6x6 concrete monument, being the southeast corner of said 160.00 acre tract (called), also being the southwest corner of a 1,303.801 acre tract conveyed to Black Mountain Sand Eagle Ford, LLC., recorded in Document No. 188065, Deed Records of Atascosa County, Texas, same being on the north boundary line of an 509.60 acre tract conveyed to Stanley G. Tebbe, recorded in Document No. 141695, Official Public Records of Atascosa County, Texas, for the Southeast corner hereof and the POINT OF BEGINNING;

THENCE, S 89°56'36" W, generally along an existing fence line, being the common boundary line of said 160.00 acre tract (called) and this tract, a distance of 2,765.20 FEET, to a found 2-½" metal post, being the southwest corner of said 160.00 acre tract and a southeast corner of said 361.293 acre tract, for a deflection left;

THENCE, S 89°13'52" W, generally along an existing fence line, being the common boundary line of said 0.019 acre tract and this tract, a distance of 963.37 FEET, to a set ½" iron rod with Howland cap, being the southeast corner of a 2.00 acre tract of School District, for an exterior corner hereof;

THENCE, along the common boundary line of said 2.00 acre tract and this tract, to a set ½" iron rod with Howland cap, as follows:

N 00°28'40" W, a distance of 297.49 FEET, for an interior corner hereof;

S 89°29'30" W, a distance of 295.14 FEET, for an interior corner hereof;

S 00°28'42" E, a distance of 298.21 FEET, being on the north right of way line of Old Devine Road, also being on the south boundary line of said 0.169 acre tract. for an exterior corner hereof;

THENCE, S 89°22'03" W, generally along an existing fence line, being the common boundary line of said 0.169 acre tract and this tract, a distance of 50.00 FEET, to a found fence post, being on the north right of way line of said Old Devine Road, for a deflection right;

THENCE, over and across said 361.293 acre tract, to a set ½" iron rod with Howland cap, as follows:

N 00°28'42" W, a distance of 348.31 FEET, for an exterior corner hereof;

N 89°29'30" E, a distance of 584.85 FEET, for an interior corner hereof;

N 00°09'30" W, a distance of 5,016.55 FEET, being on the common boundary line of a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas and said 361.293 acre tract, for the Northwest corner hereof;

THENCE, N 89°23'20" E, generally along an existing fence line, being the common boundary line of said 448.21 acre tract and said 361.293 acre tract, a distance of 725.57 FEET, to a found fence post, being the northeast corner of said 361.293 acre tract, same being on the west boundary line of said 228.16 acre tract, also being the south corner of said 448.21 acre tract, for an interior corner hereof;

THENCE, N 00°12'51" W, generally along an existing fence line, being the common boundary line of said 448.21 acre tract and said 228.16 acre tract, a distance of 790.21 FEET, to a found fence post, being the northwest corner of said 228.16 acre tract and an interior corner of said 448.21 acre tract, for an exterior corner hereof;

THENCE, N 89°26'43" E, generally along an existing fence line, being the common boundary line of said 448.21 acre tract and said 228.16 acre tract, a distance of 2,752.93 FEET, to a found 1" metal post, being the southeast corner of said 448.21 acre tract, being on the west boundary line of said 1,303.801 acre tract, for the Northeast corner hereof;

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THENCE, S 00°05'05" E, along an existing fence line, being the common boundary line of said 1,303.801 acre tract and this tract, a distance of 3,385.86 FEET, to a found fence post, for a deflection left;

THENCE, S 00°31'01" E, along an existing fence line, being the common boundary line of said 1,303.801 acre tract and this tract, a distance of 2,789.34 FEET, to the POINT OF BEGINNING, containing 481.45 acres of land, more or less.

Parcel 4:
17.00 ACRES

A TRACT OF LAND CONTAINING 17.00 ACRES, more or less, being out of the remainder of a 317.00 acre tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas, dated November 30, 1987, situated in Survey 137, Nicolas Kaufmann, Abstract 442, Frio County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8" iron rod with "Charles Rothe" cap, being the northwest corner of said remainder of a 317.00 acre tract, same being an interior corner of a 313.234 acre tract, conveyed to Anthony J. Mello and Michael Mello, recorded in Volume 993, Page 378, Official Public Records of Frio County, Texas, dated February 21, 2003, Thence, S 05°03'12" W, generally along a hog wire fence, being the west boundary line of said remainder of 317.00 acre tract, same being the southernmost east boundary line of said 313.234 acre tract, a distance of 701.83 feet, to a set 60d nail, being an exterior corner of said 313.234 acre tract, same being the northeast corner of a 312.26 acre tract, conveyed to Joe Burton Biediger, recorded in Volume 199, Page 481, Deed Records of Frio County, Texas, dated October 15, 1963, same being the west boundary line of said remainder of 317.00 acre tract, also being in the centerline of County Road 2515, for deflection point, Thence, S 05°00'54" W, along the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line said 312.26 acre tract, also being the centerline of County Road 2515, passing a set 60d nail at a distance of 812.14 feet, and continuing for a total distance of 1,120.76 feet, to a set 60d nail, being on the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, also being the centerline of County Road 2515, for the Northwest corner hereof and the POINT OF BEGINNING;

THENCE, S 85°03'17" E, a distance of 860.54 FEET, to a set 1/2" iron rod with Howland cap, for the northeast corner hereof;

THENCE, S 05°00'54" W, a distance of 860.54 FEET, to a set 1/2" iron rod with Howland cap, being on the south boundary line of said remainder of 317.00 acre tract, same being the north boundary line of a 160.39 acre tract, recorded in Volume 44, Page 751, Official Public Records of Frio County, Texas, dated March 12, 2008, also being the south right-of-way line of County Road 2515, for the southeast corner hereof;

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THENCE, N 85°03'17" W, generally along an existing barbed wire fence, being the south boundary line of said 317.00 acre tract, same being the north boundary line of said 160.39 acre tract, also being the south right-of-way line of County Road 2515, a distance of 860.54 FEET, to a set 1/2" iron rod with Howland cap, being the southwest corner of said remainder of 317.00 acre tract, same being the south right-of-way line of County Road 2515, for the southwest corner hereof;

THENCE, N 05°00'54" E, along the west boundary line of said 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, also being the centerline of County Road 2515, a distance of 860.54 FEET, to the POINT OF BEGINNING, containing 40.00 acres, more or less.

Easement

All right, title, and interest to that certain Access Easement Agreement dated June 11, 2007, by and between JACK AND ARNELL HARLAN, ET AL., as grantor, and CROUCH LAND & CATTLE COMPANY and the Estate of Margaret H. Thompson, as Grantee, recorded as File Number 91651 in the Deed Records of Atascosa County, Texas.

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EXHIBIT "E"

SHARE NUMBER FIVE

237.68 ACRES

A TRACT OF LAND CONTAINING 237.68 ACRES, more or less, being out of the remainder of a 310.68 acre tract, conveyed to C.R. Thompson, recorded in Volume 121, Page 365, Deed Records of Frio County, Texas, dated December 31, 1945 and a remainder of a 159.00 acre tract, conveyed to Florence A. Thompson, recorded in Volume 99, Page 310, Deed Records of Frio County, Texas, dated February 05, 1936, situated in Survey 131, Zacharia Ludwig, Abstract 454, Frio County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod, from which a found 4" metal fence corner post bears N 08°26'09" W, a distance of 2.12 feet, being the northeast corner of a 90.21 acre tract, conveyed to Scott Herring, et ux, recorded in Volume 45, Page 50, Official Public Records of Frio County, Texas, dated March 19, 2008, same being the northwest corner of a 160.00 acre tract, conveyed to H.A. Scheller, recorded in Volume 40, Page 255, Deed Records of Frio County, Texas, dated December 21, 1909, also being on the south boundary line of said 310.68 acre tract, for the Southeast corner hereof and the POINT OF BEGINNING;

THENCE, N 84°51'37" W, generally along an existing game fence, being the north boundary line of said 90.21 acre tract, same being the south boundary line of said 310.68 acre tract, a distance of 2,589.48 FEET, to a found 3" metal fence corner post, being the occupied northwest corner of said 90.21 acre tract, same being the southeast corner of a 3.91 acre tract, conveyed to Frio County-State of Texas, recorded in Volume 165, Page 267, Deed Records of Frio County, Texas, dated May 17, 1955, also being on the east right-of-way line of County Road 2400, for the Southwest corner hereof;

THENCE, N 04°52'09" E, generally along an existing game fence, being the west boundary lines of said 310.68 acre tract and said 159.00 acre tract, same being the east boundary line of said 3.91 acre tract, also being the east right-of-way line of County Road 2400, a distance of 4,353.79 FEET, to a set 1/2" iron rod with Howland cap, being on the west boundary line of said 159.00 acre tract, same being the east boundary line of said 3.91 acre tract, also being on the east right-of-way line of County Road 2400, for the Northwest corner hereof;

THENCE, S 89°52'26" E, a distance of 830.06 FEET, to a set 1/2" iron rod with Howland cap, for a deflection point hereof;

THENCE, S 51°36'26" E, a distance of 2,071.90 FEET, to a set 1/2" iron rod with Howland cap, for a deflection point hereof;

THENCE, S 04°15'36" W, a distance of 3,290.57 FEET, to the POINT OF BEGINNING, containing 237.68 acres, more or less.

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EXHIBIT "F"

SHARE NUMBER SIX

227.94 ACRES

A TRACT OF LAND CONTAINING 227.94 ACRES, more or less, being out of the remainder of a 160.00 acre tract, called as Third Tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 291, Page 315, Official Public Records of Frio County, Texas, dated July 30, 2020 and a remainder of a 317.00 acre tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas, dated November 30, 1987, situated in Survey 137, Nicolas Kaufmann, Abstract 442, Frio County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod, being the northwest corner of said remainder of 160.00 acre tract, same being the southwest corner of a 3.582 acre tract, conveyed to Anthony Mello and Annie Mello, recorded in Volume 20, Page 256, Official Public Records of Frio County, Texas, dated May 10, 2006, also being on the east boundary line of a 313.234 acre tract, conveyed to Anthony J. Mello and Michael Mello, recorded in Volume 993, Page 378, Official Public Records of Frio County, Texas, dated February 21, 2003, for the Northwest corner hereof and the POINT OF BEGINNING;

THENCE, S 85°08'57" E, generally along an existing barbed wire fence, being the north boundary line of said remainder of 160.00 acre tract, same being the south boundary line of said 3.582 acre tract, a distance of 2,600.46 FEET, to a set 1/2" iron rod with Howland cap, being the northeast corner of said remainder of 160.00 acre tract, same being the southeast corner of said 3.582 acre tract, same being a point on the west boundary line of a 0.91 acre tract, conveyed to Frio County, State of Texas, recorded in Volume 165, Page 268, Deed Records of Frio County, Texas, dated May 17, 1955, also being on the west right-of-way line of County Road 2400, for the Northeast corner hereof;

THENCE, S 04°55'36" W, generally along an existing barbed wire fence, being the east boundary line of said remainder of 160.00 acre tract, same being the west boundary line of said 0.91 acre tract, also being the west right-of-way line of County Road 2400, a distance of 2,607.68 FEET, to a found 1/2" iron rod, being the southeast corner of said remainder of 160.00 acre tract, same being the northeast corner of said remainder of 317.00 acre tract, also being on the west right-of-way line of County Road 2400, for a deflection hereof;

THENCE, S 04°58'42" W, generally along an existing barbed wire fence, being the east boundary line of said remainder of 317.00 acre tract, same being the west boundary line of a 0.91 acre tract, conveyed to Frio County, State of Texas, recorded in Volume 164, Page 633, Deed Records of Frio County, Texas, dated May 17, 1955, also being the west right-of-way line of County Road 2400, a distance of 398.10 FEET, to a set 1/2" iron rod with Howland cap, for the northernmost Southeast corner hereof;

THENCE, N 85°56'11" W, a distance of 2,608.78 FEET, to a set 1/2" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 04°33'16" W, a distance of 1,052.43 FEET, to a set 1/2" iron rod with Howland cap, for the southernmost Southeast corner hereof;

THENCE, N 85°26'44" W, a distance of 1,377.36 FEET, to a set 1/2" iron rod with Howland cap, for the Southwest corner hereof;

THENCE, N 05°06'21" E, a distance of 1,502.44 FEET, to a set 1/2" iron rod with Howland cap, being on the north boundary line of said remainder of 317.00 acre tract, same being the south boundary line of said 313.234 acre tract, for an exterior corner hereof;

THENCE, S 84°52'24" E, along an existing barbed wire fence, being the north boundary line of said remainder of 317.00 acre tract, same being the south boundary line of said 313.234 acre tract, a distance of 1,364.35 FEET, to a found 4" metal fence corner post, being the southeast corner of said remainder of 317.00 acre tract, same being the southwest corner of said remainder of 160.00 acre tract, for an interior corner hereof;

THENCE, N 05°08'36" E, along an existing barbed wire fence, being the west boundary line of said remainder of 160.00 acre tract, same being the east boundary line of said 313.234 acre tract, a distance of 2,605.34 FEET, to the POINT OF BEGINNING, containing 227.94 acres, more or less.

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EXHIBIT "G"

SHARE NUMBER SEVEN

40.00 ACRES

A TRACT OF LAND CONTAINING 40.00 ACRES, more or less, being out of the remainder of a 317.00 acre tract, conveyed to Crouch Land and Cattle Company, recorded in Volume 589, Page 195, Deed Records of Frio County, Texas, dated November 30, 1987, situated in Survey 137, Nicolas Kaufmann, Abstract 442, Frio County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod with "Charles Rothe" cap, being the northwest corner of said remainder of a 317.00 acre tract, same being an interior corner of a 313.234 acre tract, conveyed to Anthony J. Mello and Michael Mello, recorded in Volume 993, Page 378, Official Public Records of Frio County, Texas, dated February 21, 2003, for the Northwest corner hereof and the POINT OF BEGINNING;

THENCE, S 84°52'24" E, generally along an existing barbed wire fence, being the north boundary line of said remainder of 317.00 acre tract, same being the south boundary line of said 313.234 acre tract, a distance of 1,156.15 FEET, to a set 1/2" iron rod with Howland cap, for the northeast corner hereof;

THENCE, S 05°06'21" W, a distance of 1,502.44 FEET, to a set 1/2" iron rod with Howland cap, for the southeast corner hereof;

THENCE, N 85°26'44" W, a distance of 1,154.27 FEET, to a set 60d nail, being on the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, also being the centerline of County Road 2515, for the southwest corner hereof;

THENCE, N 05°00'54" E, along the west boundary line of said remainder of 317.00 acre tract, same being the east boundary line of said 312.26 acre tract, also being the centerline of said County Road 2515, a distance of 812.14 FEET, to a set 60d nail, being on the west boundary line of said remainder of 317.00 acre tract, same being the northeast corner of said 312.26 acre tract, same being an exterior corner of said 313.234 acre tract, also being the centerline of County Road 2515, for a deflection point;

THENCE, N 05°03'12" E, generally along the an existing hog wire fence, being the west boundary line of said remainder of 317.00 acre tract, same being the southernmost east boundary line of said 313.234 acre tract, a distance of 701.83 FEET, to the POINT OF BEGINNING, containing 40.00 acres, more or less.

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EXHIBIT "H"
SHARE NUMBER EIGHT
186.01 ACRES

A TRACT OF LAND CONTAINING 186.01 ACRES, more or less, being out of a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, situated in Survey 2, J.C. Perterson, Abstract 1569, Atascosa County, Texas and being more particularly described as follows:

COMMENCING, at a found 6x6 concrete monument, being the southeast corner of a 160.00 acre tract (called) conveyed to C.R. Thompson, recorded in Volume 196, Pages 337-338, Deed Records of Atascosa County, Texas, also being the southwest corner of a 1,303.801 acre tract conveyed to Black Mountain Sand Eagle Ford, LLC., recorded in Document No. 188065, Deed Records of Atascosa County, Texas, Thence, S 89°05'13" W, a distance of 5,018.02 feet, to a set ½" iron rod with Howland cap, being on the north right of way line of said Old Devine Road, same being the south boundary line of said 361.293 acre tract, for the Southwest corner hereof and the POINT OF BEGINNING;

THENCE, N 00°36'40" W, over and across said 361.293 acre tract, a distance of 5,364.02 FEET, to a set ½" iron rod with Howland cap, being the common boundary line of said 361.293 acer tract and a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa, County, Texas, for the Northwest corner hereof;

THENCE, N 89°23'20" E, along an existing fence line, being the common boundary line of said 361.293 acre tract and said 448.21 acre tract, a distance of 1,569.67 FEET, to a set ½" iron rod with Howland cap, for the Northeast corner hereof;

THENCE, S 00°09'30" E, over and across said 361.293 acre tract, a distance of 5,016.55 FEET, to a set ½" iron rod with Howland cap, for an exterior corner hereof;

THENCE, S 89°29'30" W, over and across said 361.293 acre tract, a distance of 584.85 FEET, to a set ½" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 00°28'42" E, over and across said 361.293 acre tract, a distance of 384.31 FEET, to a set ½" iron rod with Howland cap, being on the common boundary line of said 361.293 acre tract and said Old Devine Road, for an exterior corner hereof;

THENCE, S 89°22'03" W, along an existing fence line, being the north right of way line of said Old Devine Road, a distance of 944.38 FEET, to the POINT OF BEGINNING, containing 186.01 acres of land, more or less.

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EXHIBIT "I"

SHARE NUMBER NINE

Parcel 1:

101.00 ACRES

A TRACT OF LAND CONTAINING 101.00 ACRES, more or less, being out of a 332.25 acre tract conveyed to C.R Thompson, recorded in Volume 186, Pages 362-363, Deed Records of Atascosa County, Texas and a 361.293 acre tract conveyed to Carol Thompson Crouch, recorded in Volume 185, Pages 541-544, Official Public Records of Atascosa County, situated in Survey 174, John H. Gibson, Abstract 1570, Survey 2, A.E. Neuaiman, Abstract 1688 and Survey 2, J.C. Perterson, Abstract 1569, Atascosa County, Texas and being more particularly described as follows:

COMMENCING, at a found 5/8" iron rod with cap, being the southeast corner of a 26.583 acre tract conveyed to Luis G. Aguilar, recorded in Document No. 148919, Official Public Records of Atascosa County, Texas, also being on the north right of way line of Old Devine Road; Thence, N 89°42'21" E, along the north right of way line of said Old Devine Road, a distance of 5,046.09 feet, to a set 1/2" iron rod with Howland cap, for the Southwest corner hereof and the POINT OF BEGINNING;

THENCE, N 00°29'37" W, over and across said 361.293 acre tract, a distance of 2,717.04 FEET, to a set 1/2" iron rod with Howland cap, for an exterior corner hereof;

THENCE, N 89°27'05" E, over and across said 361.293 acre tract, a distance of 247.08 FEET, to a set 1/2" iron rod with Howland cap, being the northeast corner of said 332.25 acre tract and the southeast corner of a 722.79 acre tract conveyed to Deborah K. Campsey, recorded in Volume 341, Pages 973-978, Official Public Records of Atascosa County, Texas, for an interior corner hereof;

THENCE, N 00°37'36" W, over and across said 361.293 acre tract, a distance of 2,516.27 FEET, to a set 1/2" iron rod with Howland cap, being the northwest corner of said 361.293 acre tract, for the Northwest corner hereof;

THENCE, N 89°23'20" E, along an existing fence line being the common boundary line of said 361.293 acre tract and a 448.21 acre tract conveyed to The Harlan Family Limited Partnership, recorded in Document No. 108122, Official Public Records of Atascosa County, Texas, a distance of 696.70 FEET, to a set 1/2" iron rod with Howland cap, for the Northeast corner hereof;

THENCE, S 00°36'40" E, over and across said 361.293 acre tract, a distance of 5,364.02 FEET, to a set 1/2" iron rod with Howland cap, for the Southeast corner hereof;

THENCE, along an existing fence line, being the north right of way line of said Old Devine Road, to a set 1/2" iron rod with Howland cap, as follows:

S 89°22'03" W, a distance of 254.45 FEET, for a deflection right;

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N 80°00'30" W, a distance of 101.46 FEET, for a deflection right;

N 79°17'32" W, a distance of 354.25 FEET, for a deflection left;

N 80°20'40" W, a distance of 240.37 FEET, for a deflection left;

THENCE, S 89°35'10" W, generally along an existing fence line, being the north right of way line of said Old Devine Road, a distance of 10.60 FEET, to the POINT OF BEGINNING, containing 101.00 acres of land, more or less.

Parcel 2:

89.00 ACRES

A TRACT OF LAND CONTAINING 89.00 ACRES, more or less, being that certain 100 acres of land, more or less, described in a Deed to Carol Thompson Crouch from Mark Charles Crouch, dated November 7, 1989, as recorded in Volume 115 on Page 122 of the Official Public Records of Medina County, Texas, LESS AND EXCEPT that certain 11.000 acres more particularly described in that certain General Warranty Deed with Vendor's Lien by and between Carol Thompson Crouch, as Grantor, and William Lee Campsey and Dayleena Marie Alanis, as Grantees, dated November 3, 2022 and recorded as Document # 2022011515 in the Real Property Records of Medina County, Texas.

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EXHIBIT "J"

APPRAISAL

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Valbridge Property Advisors |
San Antonio

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April 10, 2019

Brett Weatherbie, MAI
Senior Managing Director
bweatherbie@valbridge.com

Ms. Carol Crouch
c/o Mr. Banks M. Smith
Schoenbaum, Curphy, & Scanlan, P.C.
112 E. Pecan Street, Suite 1240
San Antonio, Texas 78205

RE: Appraisal Report
Crouch Properties
For Nine Property Valuation Scenarios
Located in Medina, Atascosa, and Frio Counties

Dear Mr. Smith:

In accordance with your request, we have performed an appraisal of the above referenced properties under various valuation scenarios. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report. This appraisal report addresses the fee simple interest (surface only) of nine real property valuations which are identified as follows:

- Property No. 1: 100 acres of land (Crouch Homestead), improved with a single-family residence, located at the southwest corner of County Road 777 and County Road 737 in Medina County, Texas.
- Property No 2: 1,559.672 acres of land located along the north side of Old Devine Road in Medina and Atascosa Counties.
- Property No. 3: 1,227.422 acres of land accessed via 30-foot easement from Old Devine Road in Medina and Atascosa Counties.

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- Property No. 4: 1,084.77 acres located along the north side of Old Devine Road in Atascosa County, Texas.
- Property No. 5: 752.52 acres along the north side of Old Devine Road in Atascosa County, Texas.
- Property No. 6: 463.148 acres of land accessed via 30-foot easement from Old Devine Road in Atascosa County, Texas.
- Property No. 7: 643.375 acres of land located along the west side of County Road 2400, approximately 5.5 miles southwest of Bigfoot, in Frio County, Texas.
- Property No. 8: 1,203.85 acres of land located along the south and east side of County Road 2400, approximately 5.25 miles southwest of Bigfoot, in Frio County, Texas.
- Property No. 9: 160 acres of land-locked land, located just west of Farm-to-Market Road 472, approximately 4.5 miles south of Bigfoot, in Frio County, Texas
**At the direction of the client, the appraiser analyzed a second scenario which included the 160 acres in addition to a 24-acre tract to exhibit approximately 184 acres of land with access from the west side of Farm-to-Market Road 472.*

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them.

The client in this assignment is Ms. Carol Crouch, c/o Mr. Banks M. Smith of Schoenbaum, Curphy, & Scanlan, P.C. and the intended user of this report is Ms. Carol Crouch, c/o Mr. Banks M. Smith of Schoenbaum, Curphy, & Scanlan, P.C., and no others. The sole intended use is for estate planning purposes and no other use. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- The appraiser was not provided current surveys of the respective properties. The appraiser utilized the information provided by the Client which references the identity of real property and the ownership interests in real property as reported in a title search of mineral interests prepared by James C. Durbin, Jr., dated October 15, 2018. This appraisal report and the market values expressed herein are subject to survey.
- The frac sand valuation analysis contained herein is conducted under the extraordinary assumption that the Properties 2 through 6 have frac sand mining potential.

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Hypothetical Conditions:

- This appraisal assumes that Property Scenario 9b. has legal, insurable access from Farm-to-Market Road 472.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

Value Conclusions

Property	Valuation Scenario	Effective Date of Value	Value Conclusion	Per Acre (RD)
Property No. 1	As Is Fee Simple Market Value	February 22, 2019	\$725,000	\$7,250
Property No. 2	As Is Fee Simple Market Value	February 22, 2019	\$6,390,000	\$4,100
Property No. 3	As Is Fee Simple Market Value	February 22, 2019	\$4,730,000	\$3,850
Property No. 4	As Is Fee Simple Market Value	February 22, 2019	\$4,720,000	\$4,350
Property No. 5	As Is Fee Simple Market Value	February 22, 2019	\$3,200,000	\$4,250
Property No. 6	As Is Fee Simple Market Value	February 22, 2019	\$1,560,000	\$3,350
Property No. 7	As Is Fee Simple Market Value	February 22, 2019	\$2,250,000	\$3,500
Property No. 8	As Is Fee Simple Market Value	February 22, 2019	\$4,120,000	\$3,425
Property No. 9a -Legal Access	As Is Fee Simple Market Value	February 22, 2019	\$610,000	\$3,300
Property No. 9b -No Legal Access	As Is Fee Simple Market Value	February 22, 2019	\$360,000	\$2,250

VALUE CONCLUSIONS - FRAC SAND POTENTIAL

Property	Effective Date of Value	Standard Land Price/Acre	Frac Sand Multiplier	Value Conclusions	Per Acre (RD)
Property No. 2	February 22, 2019	\$4,100	2.10	\$13,420,000	\$8,600
Property No. 3	February 22, 2019	\$3,850	2.10	\$9,930,000	\$8,100
Property No. 4	February 22, 2019	\$4,350	2.10	\$9,910,000	\$9,125
Property No. 5	February 22, 2019	\$4,250	2.10	\$6,720,000	\$8,925
Property No. 6	February 22, 2019	\$3,350	2.10	\$3,260,000	\$7,050

Thank you for the opportunity to be of service in this important appraisal assignment. If you have any questions, please feel free to contact me.

Respectfully submitted,
 Valbridge Property Advisors | San Antonio

Brett E. Weatherbie, MAI
 Senior Managing Director
 State Certified General
 Real Estate Appraiser
 TX-1337354-G

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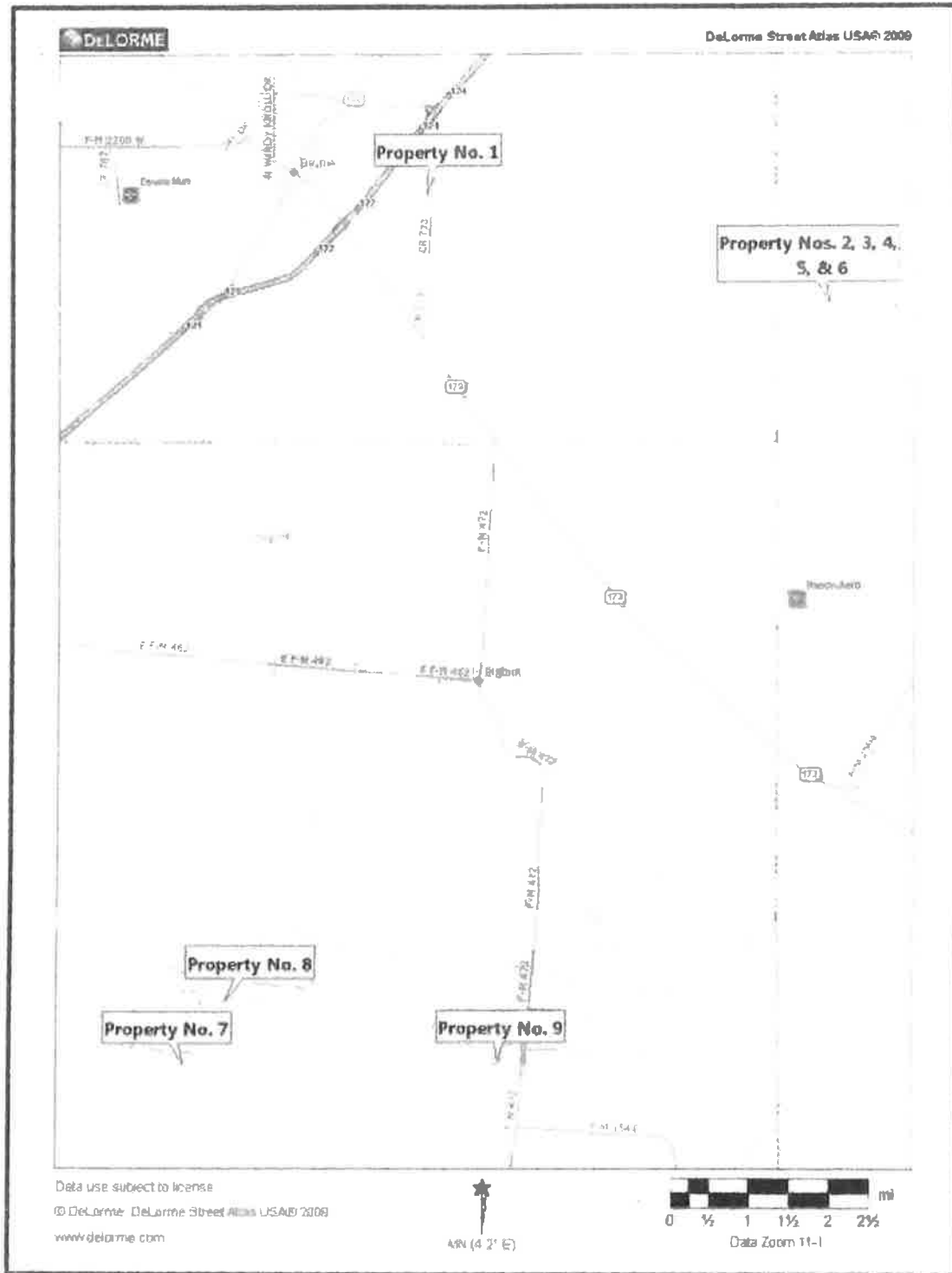
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Location Map



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Introduction

Client and Intended Users of the Appraisal

The client in this assignment is Ms. Carol Crouch, c/o Mr. Banks M. Smith of Schoenbaum, Curphy, & Scanlan, P.C. and the intended user of this report is Ms. Carol Crouch, c/o Mr. Banks M. Smith of Schoenbaum, Curphy, & Scanlan, P.C., and no others. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- i. The borrower(s) on any loans or financing relating to or secured by the subject property,
- ii. Any guarantor(s) of such loans or financing; or
- iii. Principals, shareholders, investors, members or partners in such borrower(s) or guarantors.

Intended Use of the Appraisal

The sole intended use of this report is for estate planning purposes.

Real Estate Identification

This appraisal report addresses the surface only value of nine real property valuations which are identified as follows:

- **Property No. 1:** 100 acres of land (Crouch Homestead), improved with a single-family residence, located at the southwest corner of County Road 777 and County Road 737 in Medina County, Texas.
- **Property No. 2:** 1,559.672 acres of land located along the north side of Old Devine Road in Medina and Atascosa Counties.
- **Property No. 3:** 1,227.422 acres of land accessed via 30-foot easement from Old Devine Road in Medina and Atascosa Counties.
- **Property No. 4:** 1,084.77 acres located along the north side of Old Devine Road in Atascosa County, Texas.
- **Property No. 5:** 752.52 acres along the north side of Old Devine Road in Atascosa County, Texas.
- **Property No. 6:** 463.148 acres of land accessed via 30-foot easement from Old Devine Road in Atascosa County, Texas.
- **Property No. 7:** 643.375 acres of land located along the west side of County Road 2400, approximately 5.5 miles southwest of Bigfoot, in Frio County, Texas.
- **Property No. 8:** 1,203.85 acres of land located along the south and east side of County Road 2400, approximately 5.25 miles southwest of Bigfoot, in Frio County, Texas.

- Property No. 9: 160 acres of land-locked land, located just west of Farm-to-Market Road 472, approximately 4.5 miles south of Bigfoot, in Frio County, Texas
**At the direction of the client, the appraiser analyzed a second scenario which included the 160 acres in addition to a 24-acre tract to exhibit approximately 184 acres of land with access from the west side of Farm-to-Market Road 472.*

Legal Description

Property No. 1:

Being 100.00 acres out of Abstract No. 0607, J. Loessberg Survey 18, Medina County, Texas.

Property No. 2:

Being 1,559.672 acres, more or less, being 238.782 acres out of the Mrs. S E Meyers Survey; 265.85-acre tract of land, 722.79 acres out of the John H. Gibson and B F Garland Surveys, and 332.25 acres out of the Garland Survey, Medina and Atascosa Counties, Texas.

Property No. 3:

Being 1,227.422 acres, more or less, being 238.782 acres out of the Mrs. S E Meyers Survey; 265.85-acre tract of land, 722.79 acres out of the John H. Gibson and B F Garland Surveys; together with a 30-foot easement along the west boundary of 332.25-acre tract of land to Old Devine Road, Atascosa County, Texas.

Property No. 4:

Being 1,084.77 acres, more or less, being 332.25 acres out of the Garland Survey, 362.00 acres, 160 out of the John Survey, 2.360 acres, and 228.16 acres out of the Murry Survey; subject to a 30-foot access easement along the western boundary and further subject to a 30-foot access easement along the southern and eastern boundaries, Atascosa County, Texas.

Property No. 5:

Being 752.52 acres, more or less, being 362.00 acres, 160 out of the John Survey, 2.360 acres, and 228.16 acres out of the Murry Survey; subject to a 30-foot access easement along the southern and eastern boundaries, Atascosa County, Texas.

Property No. 6:

Being 463.148 acres, more or less, being 362.00 acres, 160 out of the John Survey, 2.360 acres, and 228.16 acres out of the Murry Survey; subject to a 30-foot access easement along the southern and eastern boundaries, Atascosa County, Texas.

Property No. 7:

Being 643.375 acres, more or less, being 160.00 acres, 317 acres, and 166.375 acres out of the Kaufman and Heiner Surveys, Frio County, Texas.

Property No. 8:

Being 1,203.850 acres, more or less, being 149.50, 150 acres, 116 acres, 80 acres, 77.67 acres, 160 acres, 310.68 acres, and 160 acres, out of the Ludwig, Volk, Chapoy, and Hoffman Surveys, Frio County, Texas.

Property No. 9:

Being 160.00-acre tract and 24-acre tract, out of the Bower Survey, Frio County, Texas.

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Use of Real Estate as of the Effective Date of Value

As of the effective date of value, Property No. 1 was an acreage rural residential property. As of the effective date of value, Property Nos. 2, 3, 4, 5, 6, 7, 8, and 9 were working/recreational agricultural properties.

Use of Real Estate as Reflected in this Appraisal

Same as above.

Ownership of the Property

According to Official Public Records, title to the subject properties are vested in Carol Thompson Crouch; the Estate of Margaret Thompson, c/o Carol Thompson Crouch; and Crouch Land and Cattle Co., c/o Carol Thompson Crouch.

History of the Property

Ownership of the subject property has not changed within the past three years. The subject properties have been owned by the Crouch Family for quite some time. When appropriate, we have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

Analysis of Listings/Offers/Contracts

To the knowledge of the appraiser, the subject properties are not currently listed for sale or under contract for sale. To the knowledge of the appraiser, there have been no offers to purchase the subject properties.

Type and Definition of Value

The appraisal problem is to develop an opinion of the market value of the subject property. "Market Value," as used in this appraisal, is defined as "the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus." Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *Buyer and seller are typically motivated.*
- *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."*¹

¹ Source: Code of Federal Regulations, Title 12, Banks and Banking, Part 722.2-Definitions

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date of value.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	February 22, 2019

The mineral estate is not addressed in this appraisal assignment. The contributory value of, or premium for frac-sand mining has been addressed in various valuation scenarios.

Date of Report

The date of this report is April 10, 2019.

List of Items Requested but Not Provided

- Current surveys of respective properties

Assumptions and Conditions of the Appraisal

This appraisal assignment and the opinions reported herein are subject to the General Assumptions and Limiting Conditions contained in the report and the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- The appraiser was not provided current surveys of the respective properties. The appraiser utilized the information provided by the Client which references the identity of real property and the ownership interests in real property as reported in a title search of mineral interests prepared by James C. Durbin, Jr., dated October 15, 2018. This appraisal report and the market values expressed herein are subject to survey.
- The frac sand valuation analysis contained herein is conducted under the extraordinary assumption that the Properties 2 through 6 have frac sand mining potential.

Hypothetical Conditions:

- This appraisal assumes that Property Scenario 9b. has legal, insurable access from Farm-to-Market Road 472.

Scope of Work

The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subjects were legally identified via county appraisal district records and the appraiser utilized the identity of real property and the ownership interests in the real property as reported in the report prepared by James C. Durbin, Jr., dated October 15, 2018.
- Economic Characteristics - Economic characteristics of the subject property were identified via a search of data sources and public records, field surveys, along with interviews of multiple knowledgeable real estate brokers and professionals in the area to obtain and verify relevant financial and economic data, as well as a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subjects were physically identified via physical tours of the subject properties. The appraiser made descriptive notes and has taken sufficient photographs to adequately depict the appraised properties. The immediate neighborhoods and surrounding market areas were inspected by the appraiser to assist in determining the development characteristics of the market areas.

Extent to Which the Property Was Inspected

We inspected the subject properties on February 22, 2019.

Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the cost approach, sales comparison approach, and income capitalization approach. One or more of these approaches are used in all estimations of value.

- Cost Approach - In the cost approach, the value indication reflects the sum of current depreciated replacement or reproduction cost, land value, and an appropriate entrepreneurial incentive or profit.
- Sales Comparison Approach - In the sales comparison approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.
- Income Capitalization Approach - In the income capitalization approach, value is indicated by the capitalization of anticipated future income. There are two types of capitalization: direct capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment the Sales Comparison Approach (land only) was utilized in the valuation of Property Nos. 2 thru 9. The Cost and Sales Comparison Approaches were utilized in the valuation of Property No. 1. Further discussion of the extent of our analyses and the methodology of each approach is provided later in the respective valuation sections.

Appraisal Conformity and Report Type

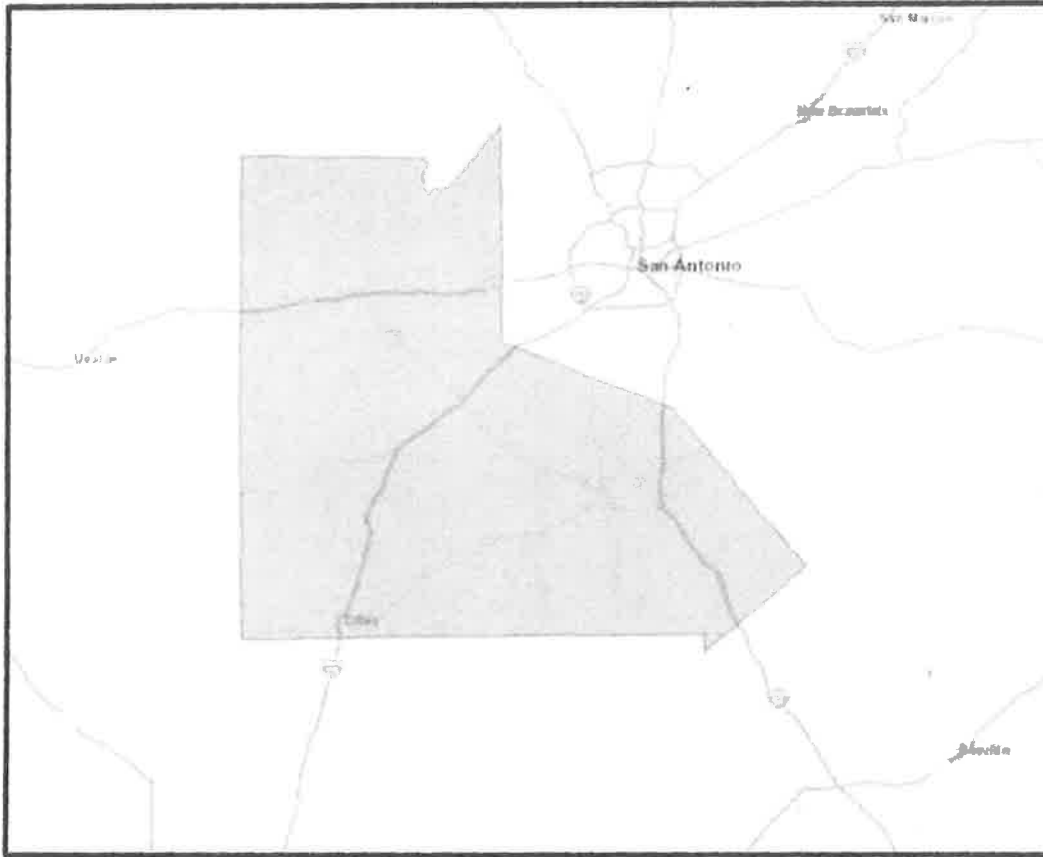
We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

Market Area Analysis

REGIONAL MAP



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The appraised properties are located in southeastern Medina County, northwestern Atascosa County, and northeastern Frio County. The following is the market area analysis for the three counties.

Medina County

Medina County is in the transition zone between the Texas Hill Country and the South Texas Brush Country. Medina County is located immediately west of San Antonio and is bound by Bandera County to the north, Bexar County to the east, Atascosa and Frio Counties to the south and Uvalde County to the west.

Hondo, the County Seat of Medina County, is located approximately 27 miles southwest of the appraised property and approximately 40 miles west of San Antonio. Hondo is mostly an agricultural community and farm and ranch center. Other principal communities in Medina County include Castroville, Lytle, LaCoste, D'Hanis, Yancey, Rio Medina and Devine.

Land in far northern Medina County typically relates to the Texas Hill Country. There is a transitional area (primarily just north of U.S. 90) that has certain attributes of both the Texas Hill Country and South Texas. Generally, land south of U.S. 90 relates to South Texas. There is rich irrigated farm land with deep soils in the more level areas of Medina County.

Subdivision of rural land is popular in Medina County due to the reasonably short driving distance to nearby San Antonio. A number of Hondo, Rio Medina, Devine and Castroville residents commute into San Antonio for employment.

Recreational appeal in the form of hunting is good in Medina County. Native game includes white-tail deer, turkeys, quail, dove and hogs. The hunting on many ranches is leased for supplemental landowner income. However, many landowners retain the hunting rights for their own use. Additional recreational opportunities exist in the form of boating, water skiing, and fishing along Medina Lake, which is located in the northeastern quadrant of the county.

The demand for land has historically been strong in Medina County. Land pricing has escalated, particularly for tracts with good water features, good hunting or division potential. However, in 2008, land pricing stabilized due to a slowdown in the national economy and failure of the capital markets. In late 2008, most areas of Medina County experienced a nominal decline in land values due to recessionary economic trends. The Medina County land market remained stable over the next many months (following late 2008).

The Medina County land market has modestly increased in pricing from since 2015. The area is well located in proximity to San Antonio and is located north of the Eagle Ford Shale Formation oil and natural gas "play". Many recreational land investors appear to be seeking a location with a lessened risk of surface disruption from oil and natural gas production and good recreational appeal. Further, the area is well located in proximity to San Antonio and has attractive and productive terrain desired by land investors.

Atascosa County

Atascosa County is bound by the counties of Medina to the northwest, Bexar to the north, Wilson and Karnes to the east, Live Oak to the southeast, McMullen to the south and Frio to the west. The county has a land area of 1,206 square miles or 771,840 acres. The northern portion of Atascosa County is mostly sandy land with live oak and mesquite country with the southern portion having more sandy loam and clay soil areas with a heavy cover of South Texas brush.

Three communities of size in central Atascosa County. These include Pleasanton, Jourdanton (county seat), and Poteet. Charlotte, Campbellton and Christine are other small communities located in the county. Farming, ranching, recreation, and oil and gas production are the primary land uses in Atascosa County. In years past, the sandy areas of northern Atascosa County were planted in peanuts, watermelons, and other crops requiring irrigation. The Carrizo Sands Aquifer is a source of irrigation and underground water for the county. Northern and central Atascosa County has shallow Carrizo water potential. Areas in the southern quadrant of the county with heavy clay soils are mostly devoted to cattle and hunting ranches. Lignite mining operations are present mostly in southern Atascosa County.

The oil and gas industry in Atascosa County had been somewhat limited between the mid 1990's through 2008 as compared to the late 1980's and early 1990's. Most of the Austin Chalk production during the late 1980s ceased in the early to mid-1990s. The development of the Eagle Ford Shale formation notably increased leasing, mineral exploration and production in the area. Portions of Atascosa County are also located over the Buda and Pearsall oil and natural gas formation located below the Eagle Ford Shale. Prior to the decrease in oil pricing in late 2014 numerous drilling rigs were noted along the horizon; however, less drilling rigs have been noted over the past many months. Infrastructure development transpired with numerous pipeline projects, construction of compressor stations, relocation of oilfield service companies, etc. However, with oil prices below \$35 to \$40 per barrel, the oil and gas industry in South Texas has notably slowed down.

Northern and Central Atascosa County are popular with rural subdivision developers due to the relatively short driving/commuting distance of San Antonio. Southern Atascosa County is typically beyond the driving range for most commuters and subdivision developers; this area of the county relates more to ranching, farming, Eagle Ford Shale oil and gas production, etc. The southern quadrant of the county has experienced a recent change in the character of the land because of oil and gas related installations, traffic, etc. The northern quadrant of the county is less impacted by the Eagle Ford Shale.

The land market in Atascosa County has been relatively stable for the past several years. However, land prices are anticipated to increase at a moderate rate with better economic conditions.

Frio County

Frio County is located in the northern sector of the South Texas brush country and is geographically located between San Antonio and Laredo. San Antonio is the nearest major city being approximately 55 to 60 miles northeast of the appraised property along IH-35. Adjoining South Texas counties include Medina, Atascosa, McMullen, La Salle, and Zavala. Pearsall (population 7,157) is the County Seat of Frio County. Dilley and Moore are two other notable rural communities in the county.

Interstate Highway 35 divides Frio County in a northeast/southwest direction and links the area to nearby San Antonio and Laredo. The county has a good paved and county-maintained road network. The Frio County land market benefits from its proximity to San Antonio and its accessibility along IH-35. The nearby location to San Antonio leads to the county's popularity with recreational ranch investors. U.S. Highway 57 crosses the northwest portion of the county and provides access to Eagle Pass.

Frio County has a land area of approximately 725,004 acres. Approximately 503,000 acres are rangeland and approximately 178,000 acres are cropland. Frio County is considered to be a part of the Winter Garden farming area. Irrigated farms make up approximately 55,000 to 70,000 acres. The balance of the cropland acreage is dry land. Land uses range from irrigated and dry land farms to recreational and working ranches. Major crops grown in Frio County include peanuts, potatoes, cotton, wheat, and grain sorghum. Frio County has historically been one of the state's leading producers of peanuts. Specialty crops (vegetables) are being grown in certain areas. Stock farms are common in the Frio County area with prevalent Carrizo Sands Aquifer irrigation and sandy land to plant oats. Frio County land ranges from level to rolling red sandy loam farms to level and hilly native brush rangeland. Gravel ridge country is scattered in certain areas of the county.

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Major watersheds include the Frio River and Leona River. Additionally, Frio County has many wet weather creeks and drainages, including San Miguel Creek, Black Creek, Hondo Creek, Seco Creek, Live Oak Creek, Cocklebur Creek and others. Irrigation water is from the Carrizo Sands Aquifer and is prevalent in most areas of Frio County. The Evergreen Water District monitors users of the Carrizo Aquifer.

Recreational appeal is good in the form of hunting. Native game includes white-tail deer, turkey, quail, dove and hogs. The hunting on many Frio County ranches is leased for supplemental landowner income. However, a number of Frio County landowners retain the hunting rights for their own use.

The oil and gas industry in Frio County has been somewhat limited up to recently as compared to the late 1980's and early 1990's. Most of the Austin Chalk production during the late 1980's ceased or declined. The development of the Eagle Ford Shale formation notably increased leasing, mineral exploration and production in the area. Infrastructure development transpired with numerous pipeline projects, construction of compressor stations, relocation of oilfield service companies, etc. Most recently, the price of oil has begun to trend upward and there has been a slight increase in Eagle Ford Shale activity in portions of Frio County and South Texas.

Recreational ranching and hunting activity stimulate the South Texas economy and are key drivers of the rural land market. Recreational ranch land pricing has escalated in South Texas since the early and mid-1990's. The land market has been relatively stable for the past several years beginning in mid-2014.

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AARON T. IBARRA - COUNTY CLERK

FRIO COUNTY, TEXAS

INST NO: 0171615

FILED ON: MAY 08, 2025 AT 03:49pm

THIS INSTRUMENT CONTAINED 62 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF FRIO
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the volume and page
of named record of Frio County, and stamped hereon by me.
DATE: MAY 08, 2025
AARON T. IBARRA, COUNTY CLERK



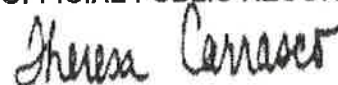
Volume 382 on page 741-802

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