



Procedures for Registration of Division of Land in Atascosa County

An Owner whose division of land is excepted from the platting requirements of these regulations shall register the division with the County Clerk and submit the following to the Atascosa County Clerk:

- A duplicate copy of the recorded conveyance instrument, with legible metes and bounds description attached thereto.
- A survey of sketch showing the boundaries of the Lots, adjacent roads and adjacent property owners. This may be on tax parcel maps or any other map that allows County staff to clearly determine the necessary information.
- An executed registration form (provided below) to acknowledge that all Lots remain subject to the on-site wastewater rules and development permit requirements of the County.
- An Certificate of Plat Exception executed by Commissioners Court



Registration for Division of Land in Atascosa County

I Scott Henneke, am the owner of the attached filed division of land located at See attached exhibit A w/ Deed (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: 1/8/2026

Signature: *Scott Henneke*

Printed Name: SCOTT HENNEKE

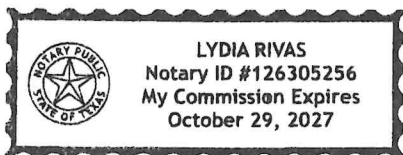
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, the undersigned Notary Public, on this day personally appeared SCOTT Henneke, 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 January 8th, 2026.



Lydia Rivas

Notary Public, in and for
State of Texas



Division Type Definitions:

Agricultural: The land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution. However, if any part of a tract divided under this exception ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use as to defined, the platting requirements of this Order shall apply;

Family: The land is divided into four or fewer parts and each of the parts is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, provided that the division is not part of a larger planned development or a sham, or a contrivance to avoid these regulations. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this Order apply;

10+ Acres: All the lots are more than ten (10) acres in area and the owner does not lay out part of the tract [see Chapter 232.001(a)(3), Local Government Code];

Veterans Land Board: All the lots are sold to veterans through the Veterans' Land Board program;

State Agency: The land belongs to the state or any state agency board, or commission or the permanent school fund or any other dedicated funds of the state;

Political Subdivision: The land belongs to a political subdivision of the state; the land is situated in a floodplain; and the lots are sold to adjoining landowners;

Divided into two parts: One new part is to be retained by the Owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of Chapter 232 of the Texas Local Government Code and these Rules;

All parts to original owner: All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract; or,

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County, TX

01/07/2026 8:06 AM

257986

\$ 41.00

KSIMMONS

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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.

SPECIAL WARRANTY DEED

Grantor:

Jose C. Rodriguez, Chapter 7 Trustee
Bankruptcy Estate of Raul Antonio Ortiz, Sr.
Chapter 7 Case No. 22-51274
1101 W. 34th Street, #223
Austin, TX 78705

Grantee:

Henneke Financial Group, LLC
141 Danube Ste., Suite 102
San Antonio, TX 78213

Henneke Investments, LLC
141 Danube Ste., Suite 102
San Antonio, TX 78213

Property (including any improvements):

26.720 acres of land situated in Atascosa County, Texas, including all improvements and appurtenances, all as more particularly described in Exhibit "A" hereto (the "Property").

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Pursuant to the terms of the Order Granting Agreed Motion to Compromise Controversy with Henneke Financial Group, LLC and Henneke Investments, LLC pursuant to Fed. R. Bankr. P. 9019 and L. Rule 9019-1 (the "Order") entered on December 03, 2025 in the United States Bankruptcy Court,

Western District of Texas, San Antonio Division in Case Number 22-51274-MMP, Grantor binds Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee'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 Grantor as Successor Trustee but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

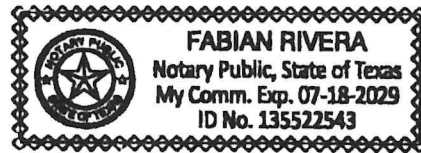
EXECUTED TO BE EFFECTIVE this 31st day of December, 2025.

Jose C. Rodriguez, Chapter 7 Trustee of the Bankruptcy Estate of Raul Antonio Ortiz, Sr., Chapter 7 Case No. 22-51274

State of Texas §
 §
County of Travis §

This instrument was acknowledged before me on December 31st, 2025 by Jose C. Rodriguez, Chapter 7 Trustee Bankruptcy Estate of Raul Antonio Ortiz, Sr., Chapter 7 Case No. 22-51274.

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Henneke Financial Group, LLC
141 Danube Ste., Suite 102
San Antonio, TX 78213

Henneke Investments, LLC
141 Danube Ste., Suite 102
San Antonio, TX 78213

EXHIBIT "A"**Tract I:**

A survey of 26.720 acres of land situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, being 7.001 acres out of Survey No. 1068, Abstract No. 881, Estevan Villareal, original Grantee, being 19.719 acres out of Survey No. 1069, Abstract No. 611, Simon Malone, original Grantee, being a portion of Lot 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, being a portion that certain 132.479 acre tract of land described in a Deed to Henneke Financial Group, LLC from Benjamin Zachariah Dooling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased, dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set in fence on the Northwest line of said Lot 47, the Northwest line of said 132.479 acre tract of land, the Southeast line of Tract "N" of Townsend Farms Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 6-A of the said Plat Records, and the Southeast line of that certain property described as a portion of Tract "N" in a Deed to Deborah Temple Shearrer from James Edward Shearrer, dated December 20, 1999, as recorded in Volume 168 on Page 757 of the said Official Public Records, for the West corner of a certain 13.017 acre tract of land, this day surveyed as Tract 8, the West corner of certain 3.207 acre 35-foot-wide Ingress-Egress Easement, this day surveyed, and the North corner of this survey from which a 2" diameter pipe corner post found at the point-of-intersection of the Northwest line of said 132.479 acre tract of land and the Southwest line of County Road 101 bears N 50-32-31 E 532.00 feet, N 50-31-43 E 1314.23 feet, and N 50-36-35 E 2119.53 feet;

THENCE: Along the Southwest line of said Tract 8 and the Southwest terminus line of said 3.207 acre 35-foot-wide Ingress-Egress Easement, S 39-10-37 E at 35.00 feet pass a 5/8" iron pin set for the South corner of said 3.207 acre 35-foot-wide Ingress-Egress Easement, continuing a total distance of 1149.87 feet to a 5/8" iron pin set 31.37 feet Northwest of fence on the Southeast line of said 132.479 acre tract of land and the Northwest line of that certain 133.29 acre tract of land described in a Deed to South Texas Home & Recreational Land Company, LLC from Glenn R. Boeck and Donna B. Grinnan, dated July 1, 2019, as recorded in Instrument No. 197182 of the said Official Public Records, for the South corner of said Tract 8, and the East corner of this survey;

THENCE: Along the Southeast line of said 132.479 acre tract of land and the Northwest line of said 133.29 acre tract of land, S 50-41-02 W at 187.32 feet pass a 1/2" iron pin found 5.22 feet Southwest of a 6" diameter creosote corner post, continuing a total distance of 1013.11 feet to a 5/8" iron pin set on the Southwest line of said Lot 48, the Northeast line of Lot 55 of said Thornton Ranch Subdivision, and the Northeast line of that certain 114.48 acres of land, more or less, described as First Tract in a Deed to Leslie Shearrer and Clifton Shearrer from James Edward Shearrer, dated February 16, 2000, as recorded in Volume 137 on Page 681 of the said Official Public Records, for the South corner of said 132.479 acre tract of land, the West corner of said 133.29 acre tract of land, and the South corner of this survey;

THENCE: Generally along fence, Southwest line of said Lot 48, the Northeast line of said Lot 55, the Southwest line of said 132.479 acre tract of land, and the Northeast line of said 114.48 acres of land, more or less, N 39-11-58 W 1147.36 feet to a 12" diameter cedar corner post on the Southeast line of said portion of Tract "N", for the West corner of said Lot 48, the North corner of said Lot 55, the West corner of said 132.479 acre tract of land, the North corner of said 114.48 acres of land, more or less, and the West corner of this survey;

THENCE: Generally along fence, the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of said Tract "N", and the Southeast line of said portion of Tract "N", N 50-32-31 E 1013.57 feet to the POINT OF BEGINNING.

Tract II: Easement Estate

A survey of a 3.207 acre 35-foot-wide Ingress-Egress Easement situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, lying within Survey No. 1069, Abstract No. 611, Simon Malone, original Grantee, lying within Survey No. 1070, Abstract No. 919, William Waggoner, original Grantee, lying within Lots 47 and 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, lying within that certain 132.479 acre tract of land described in a Deed to Henneke Financial Group, LLC from Benjamin Zachariah Dooling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased, dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a point in the centerline of County Road 101 on the Southeast line of Tract "F" of Townsend Farms Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 6-A of the aforementioned Plat Records, for the North corner of said Lot 47, the West corner of Lot 26 of said Thornton Ranch Subdivision, the North corner of said 132.479 acre tract of land, the North corner of a certain 11.780 acre tract of land, this day surveyed as Tract 1, and the North corner of this easement;

THENCE: Along the centerline of said County Road 101, the Northeast line of said Lot 47, the Southwest line of said Lot 26, the Northeast line of said 132.479 acre tract of land, and the Northeast line of said Tract 1, S 39-10-37 E 35.00 feet to a point for the East corner of this easement;

THENCE: Parallel to and 35.00 feet Southeast of fence, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tract 1, the Northwest line of a certain 18.650 acre tract of land, this day surveyed as Tract 3, the Northwest line of a certain 12.768 acre tract of land, this day surveyed as Tract 4, and the Northwest line of a certain 14.654 acre tract of land, this day surveyed as Tract 5, S 50.36-35 W at 841.48 feet pass a 5/8" iron pin set on the Southwest line of said Tract 1 and the Northeast line of said Tract 3, at 1544.26 feet pass a 5/8" iron pin set on the Southwest line of said Tract 3 and the Northeast line of said Tract 4, at 2025.72 feet pass a 5/8" iron pin set on the Southwest line of said Tract 4 and the Northeast line of said Tract 5, continuing a total distance of 2144.53 feet to a 5/8" iron pin set for an angle point of this easement;

THENCE: Parallel to and 35.00 feet Southeast of fence, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tract 5, the Northwest line of a certain 12.040 acre tract of land, this day surveyed as Tract 6, and the Northwest line of a certain 12.280 acre tract of land, this day surveyed as Tract 7, S 50-31-43 W at 434.19 feet pass a 5/8" iron pin set on the Southwest line of said Tract 5 and the Northeast line of said Tract 6, at 889.08 feet pass a 5/8" iron pin set on the Southwest line of said Tract 6 and the Northeast line of said Tract 7, continuing a total distance of 1314.21 feet to a 5/8" iron pin set for an angle point of this easement;

THENCE: Parallel to and 35.00 feet Southeast of fence, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tract 7, and the Northwest line of a certain 13.017 acre tract of land, this day surveyed as Tract 8, S 50-32-31 W at 39.32 feet pass a 5/8" iron pin set on the Southwest line of said Tract 7 and the Northeast line of said Tract 8, continuing a total distance of 532.18 feet to a 5/8" iron pin set on the Southwest line of said Tract 8 and the Northeast line of a certain 26.720 acre tract of land, this day surveyed as Tract 9, for the South corner of this easement;

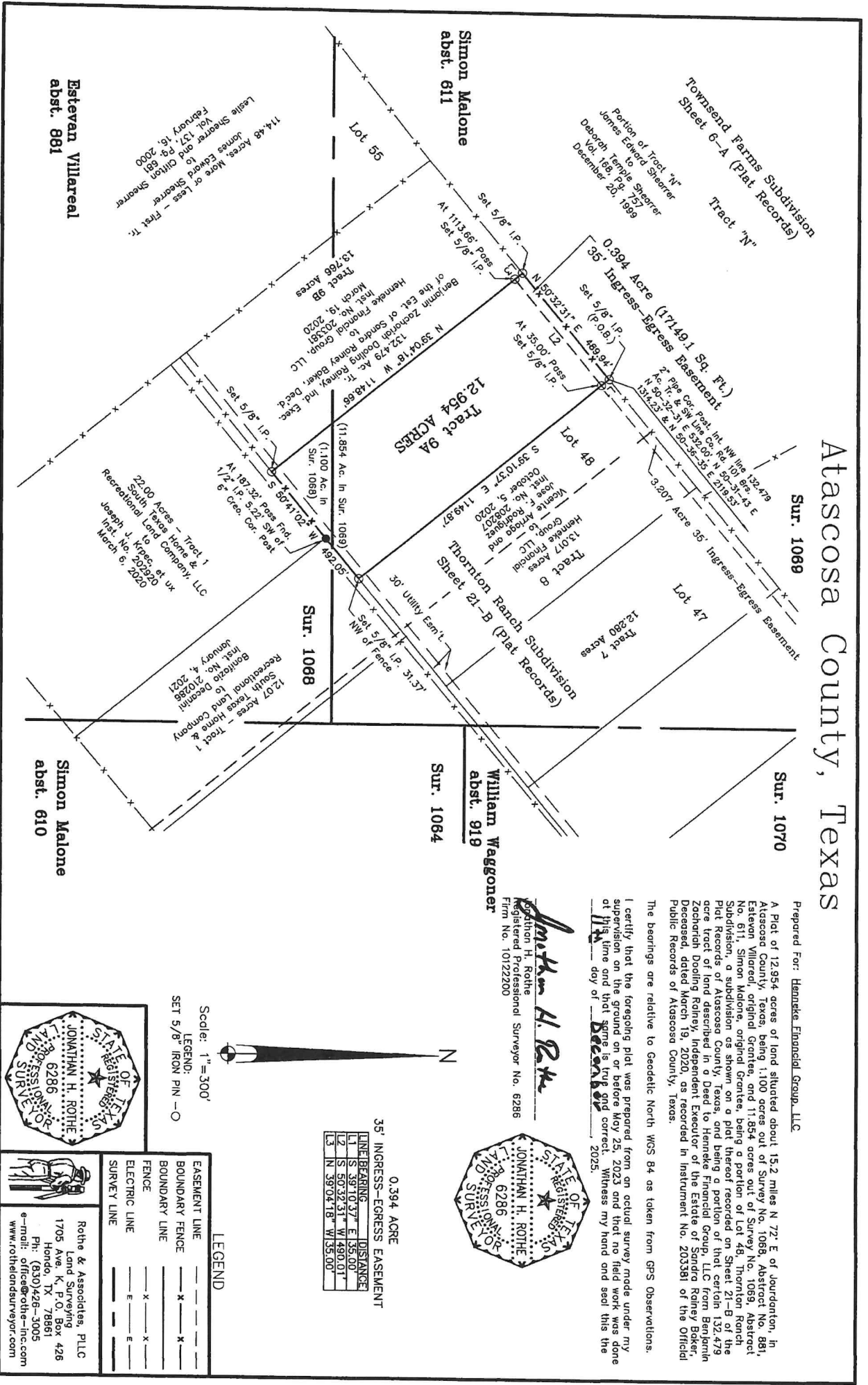
THENCE: Along the Southwest line of said Tract 8 and the Northeast line of said Tract 9, N 39-10-37 W 35.00 feet to a 5/8" iron pin set on the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of Tract "N" of said Townsend Farms Subdivision, the Southeast Line of that certain property described in a Deed to Deborah Temple Shearrer from James Edward Shearrer, dated December 20, 1999, as recorded in Volume 168 on Page 757 of the said Official Public Records, for the West corner of said Tract 8, the North corner of said Tract 9, and the West corner of this easement;

THENCE: Generally along fence, the Northwest line of said Lot 48, the Northwest line of said Lot 47, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tract 8, the Northwest line of said Tract 7, the Southeast line of said Tract "N", and the Southeast line of said Deborah Temple Shearrer property, N 50-32-31 E at 492.86 feet pass a 5/8" iron pin set for the North corner of said Tract 8 and the West corner of said Tract 7, continuing a total distance of 532.00 feet to 10" diameter creosote corner post for the Southeast corner of said Deborah Temple Shearrer property, the Southwest corner of that certain 99.81 acres of land, more or less, described in a Deed to Kenneth C. Holston and Lynette D. Holston from Cindy Roemer Miller, et vir, et al, dated March 2, 2001, as recorded in Volume 165 on Page 186 of the said Official Public Records, and an angle point of this easement;

THENCE: Generally along fence, the Northwest line of said Lot 47, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tracts 7, 6, and 5, the Southeast line of Tract "T" of said Townsend Farms Subdivision, and the Southeast line of said 99.81 acres of land, more or less, N 50-31-43 E at 425.31 feet pass a 5/8" iron pin set for the North corner of said Tract 7 and the West corner of said Tract 6, at 880.20 feet pass a 5/8" iron pin set for the North corner of said Tract 6 and the West corner of said Tract 5, continuing a total distance of 1314.23 feet to a 10" diameter creosote corner post for the Southeast corner of said 99.81 acres of land, more or less, the Southwest corner of that certain 116.92 acre tract of land described in a Deed to Jerald Kolinek and Brenda Kolinek from Barney A. Kappelmann and Joyce D. Kappelmann, dated September 23, 2003, as recorded in Volume 249 on Page 489 of the said Official Public Records, and an angle point of this easement;

THENCE: Generally along fence, the Northwest line of said Lot 47, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tracts 5, 4, 3, and 1, the Southeast line of said Tract "T", the Southeast terminus line of East Road, the Southeast line of said Tract "F", and the Southeast line of said 116.92 acre tract of land, N 50-36-35 E at 118.96 feet pass a 5/8 " iron pin set for the North corner of said Tract 5 and the West corner of said Tract 4, at 600.43 feet pass a 5/8" iron pin set for the North corner of said Tract 4 and the West corner of said Tract 3, at 1303.20 feet pass a 5/8" iron pin set for the North corner of said Tract 3 and the West corner of said Tract 1, at 2119.53 feet pass a 2" diameter pipe corner post on the Southwest line of said County Road 101 for the Southeast corner of said 116.92 acre tract of land, leaving fence and continuing a total distance of 2144.68 feet to the POINT OF BEGINNING.

Atascosa County, Texas



Sur. 1069

Sur. 1070

Sur. 1064

Sur. 1068

Estevan Villarreal
abst. 881

Simon Malone
abst. 611

Simon Malone
abst. 610

Townsend Farms Subdivision
Sheet 6-A (Plat Records)
Tract "N"

Portion of Tract "N"
James Edward Shearer
Deborah Temple Shearer
Vol. 166 Pt. 2, 1575
December 20, 1999

114.48 Acres, More or Less - First Tr.
Leslie Shearer and
Vol. 157 Pt. 4, 1681
to Clifton Shearer
February 16, 2000
James Edward Shearer

Tract 9A
12.954 ACRES

Tract 9B
13.766 ACRES

0.394 Acre (17140.1 Sq. Ft.)
35' Ingress-Egress Easement

22.00 Acres - Tract 1
South Texas Home & Lx
Recreational Land Company, LLC
Joseph J. Krpec, et ux
Inst. No. 201950
March 6, 2020

12.07 Acres - Tract 1
South Texas Home & Lx
Recreational Land Company
Bonifacio Lozano
Inst. No. 210286
January 4, 2021

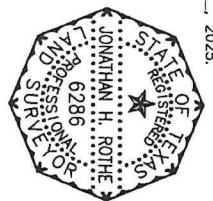
William Waggoner
abst. 919

Prepared For: Henneke Financial Group, LLC

A Plat of 12.954 acres of land situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, being 1.100 acres out of Survey No. 1068, Abstract No. 881, Estevan Villarreal, original Grantee, and 11.854 acres out of Survey No. 1069, Abstract No. 611, Simon Malone, original Grantee, being a portion of Lot 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, and being a portion of that certain 132.479 acre tract of land described in a Deed to Henneke Financial Group, LLC from Benjamin Zachariah Dooling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations. I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground on or before May 25, 2023 and that no field work was done at this time and that same is true and correct. Witness my hand and seal this the 11th day of December, 2025.

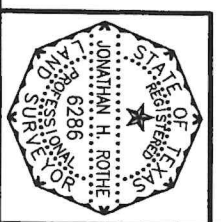
Jonathan H. Rothe
Jonathan H. Rothe
Registered Professional Surveyor No. 6286
Firm No. 10122200



0.394 ACRE
35' INGRESS--EGRESS EASEMENT

LINE BEARING	DISTANCE
N 59°10'37" E	35.00'
S 50°22'31" W	49.00'
N 39°04'18" W	35.00'

Scale: 1" = 300'
LEGEND:
SET 5/8" IRON PIN - O



LEGEND

EASEMENT LINE ——— X ——— X ———

BOUNDARY FENCE ——— X ——— X ———

BOUNDARY LINE ——— X ——— X ———

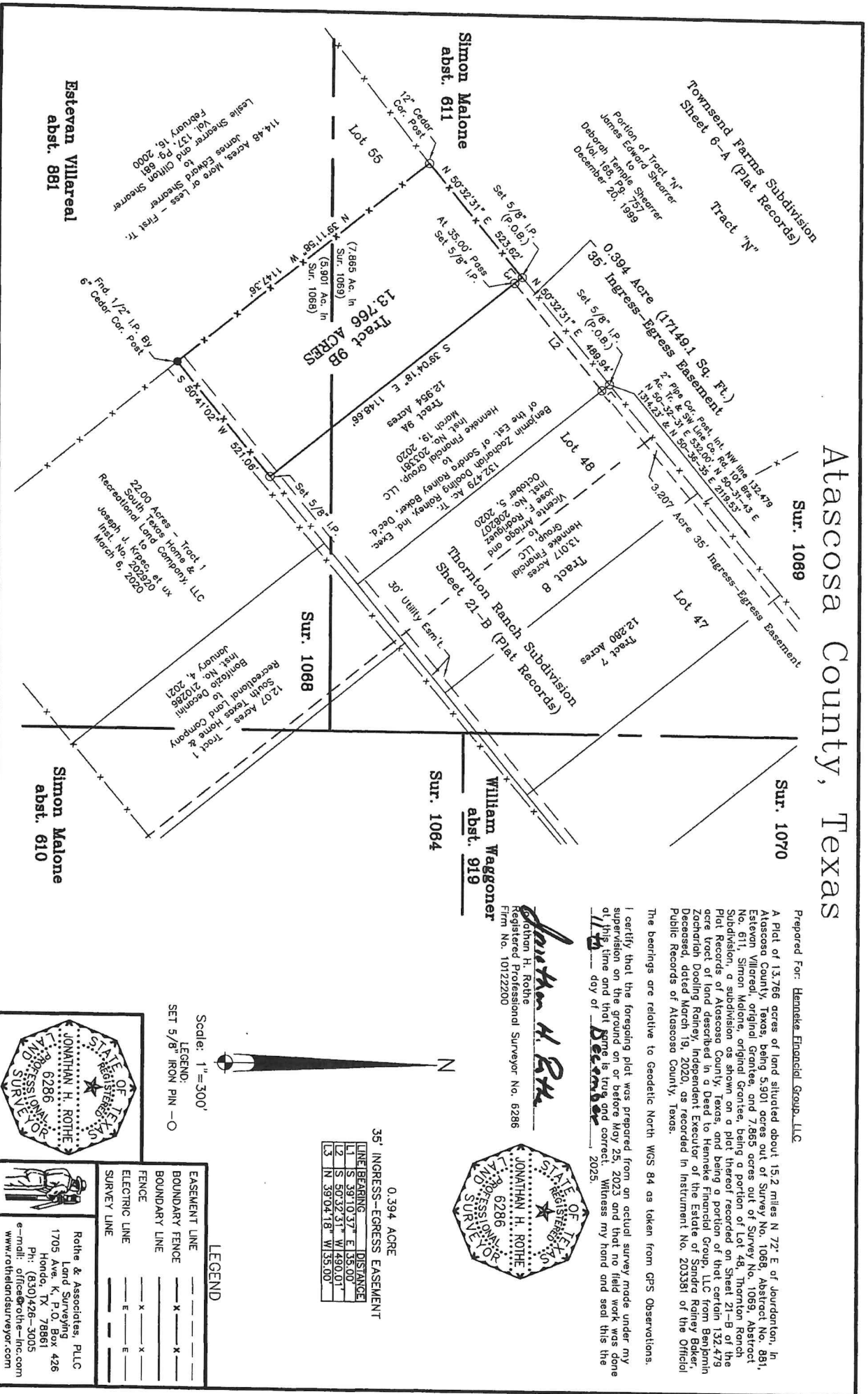
FENCE ——— X ——— X ———

ELECTRIC LINE ——— E ——— E ———

SURVEY LINE ——— ——— ———

Rothe & Associates, PLLC
Land Surveying
1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830)426-3005
e-mail: office@rothe-inc.com
www.rotheandsurveyor.com

Atascosa County, Texas

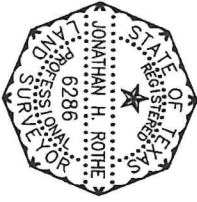


Prepared For: **Hennake Financial Group, LLC**

A plot of 13,766 acres of land situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, being 5,301 acres out of Survey No. 1069, Abstract No. 831, Estevan Villareal, original grantee, and 7,865 acres out of Survey No. 1069, Abstract No. 811, Simon Malone, original grantee, being a portion of Lot 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, and being a portion of that certain 132,479 acre tract of land described in a Deed to Hennake Financial Group, LLC from Benjamin Zachariah Doelling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased, dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations. I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground on or before May 25, 2023 and that no field work was done of this time and that same is true and correct. Witness my hand and seal this the 11th day of December, 2023.

Jonathan H. Rothe
 Jonathan H. Rothe
 Registered Professional Surveyor No. 6286
 Firm No. 10122200

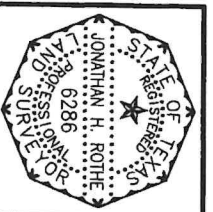


0.394 ACRE
 35' INGRESS-EGRESS EASEMENT

LINE BEARING	DISTANCE
N 89°10'37" E	25.00'
S 89°10'37" W	49.00'
S 50°32'31" W	49.00'
N 39°04'18" W	35.00'



Scale: 1" = 300'
 LEGEND:
 SET 5/8" IRON PIN - O



LEGEND

- EASEMENT LINE: ———— x ————
- BOUNDARY FENCE: ———— x ————
- BOUNDARY LINE: ———— x ————
- FENCE: ———— x ————
- ELECTRIC LINE: ———— x ————
- SURVEY LINE: ———— x ————

Rothe & Associates, PLLC
 Land Surveying
 1705 Ave. K, P.O. Box 426
 Hondo, TX 78861
 Ph: (330)426-3005
 e-mail: office@rothe-inc.com
 www.rotheandassociates.com

FIELD NOTES TO DESCRIBE

A survey of a 0.394 acre 35-foot-wide Ingress-Egress Easement situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, lying within Survey No. 1069, Abstract No. 611, Simon Malone, original Grantee, lying within Survey No. 1070, Abstract No. 919, William Waggoner, original Grantee, lying within Lot 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, lying within that certain 132.479 acre tract of land described in a Deed to Henneke Financial Group, LLC from Benjamin Zachariah Dooling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased, dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas, lying within a certain 12.954 acres of land, this day surveyed as Tract 9A, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set on the Northwest line of said 132.479 acre tract of land, the Northwest line of said Lot 48, the Southeast line of Tract "N" of Townsend Farms Subdivision, a subdivision as shown on Sheet 6-A of the aforementioned Plat Records, the Southeast line of that certain property called a portion of Tract "N" in a Deed to Deborah Temple Shearrer from James Edward Shearrer, dated December 20, 1999, as recorded in Volume 168 on Page 757 of the aforementioned Official Public Records, for the West corner of a certain 13.017 acres of land, this day surveyed, the West corner of a certain 3.207 acre 35-foot-wide Ingress-Egress Easement, this day surveyed, the North corner of said Tract 9A, and the North corner of this easement;

THENCE: Along the Southwest line of said Tract 8, the Southwest line of said 3.207 acre 35-foot-wide Ingress-Egress Easement, and the Northeast line of said Tract 9A, S 39-10-37 E 35.00 feet to a 5/8" iron pin set for the East corner of this survey;

THENCE: S 50-32-31 W 490.01 feet to a 5/8" iron pin set on the Southwest line of said Tract 9A and the Northeast line of a certain 13.766 acres of land, this day surveyed as Tract 9B, for the South corner of this easement;

THENCE: Along the Southwest line of said Tract 9A and the Northeast line of said Tract 9B, N 39-04-18 W 35.00 feet to a 5/8" iron pin set on the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of said Tract "N", and the Southeast line of said portion of Tract "N", for the West corner of said Tract 9A, the North corner of said Tract 9B, and the West corner of this easement;

THENCE: Generally along fence, the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Northwest line of said Tract 9A, the Southeast line of said Tract "N", and the Southeast line of said portion of Tract "N", N 50-32-31 E 489.94 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground on or before May 25, 2023 and that no field work was done at this time and that same is true and correct. Witness my hand and seal this the 11th day of December, 2025.


Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005



FIELD NOTES TO DESCRIBE

A survey of 12.954 acres of land situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, being 1.100 acres out of Survey No. 1068, Abstract No. 881, Estevan Villareal, original Grantee, being 11.854 acres out of Survey No. 1069, Abstract No. 611, Simon Malone, original Grantee, being a portion of Lot 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, being a portion that certain 132.479 acre tract of land described in a Deed to Henneke Financial Group, LLC from Benjamin Zachariah Dooling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased, dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set in fence on the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of Tract "N" of Townsend Farms Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 6-A of the said Plat Records, and the Southeast line of that certain property described as a portion of Tract "N" in a Deed to Deborah Temple Shearrer from James Edward Shearrer, dated December 20, 1999, as recorded in Volume 168 on Page 757 of the said Official Public Records, for the West corner of a certain 13.017 acre tract of land, this day surveyed as Tract 8, the West corner of a certain 3.207 acre 35-foot-wide Ingress-Egress Easement, this day surveyed, the North corner of a certain 0.394 acre 35-foot-wide Ingress-Egress Easement, this day surveyed, and the North corner of this survey from which a 2" diameter pipe corner post found at the point-of-intersection of the Northwest line of said 132.479 acre tract of land and the Southwest line of County Road 101 bears N 50-32-31 E 532.00 feet, N 50-31-43 E 1314.23 feet, and N 50-36-35 E 2119.53 feet;

THENCE: Along the Southwest line of said Tract 8, the Southwest terminus line of said 3.207 acre 35-foot-wide Ingress-Egress Easement, and the Northeast line of said 0.394 acre 35-foot-wide Ingress-Egress Easement, S 39-10-37 E at 35.00 feet pass a 5/8" iron pin set for the South corner of said 3.207 acre 35-foot-wide Ingress-Egress Easement and the East corner of said 0.394 acre Ingress-Egress Easement, continuing a total distance of 1149.87 feet to a 5/8" iron pin set 31.37 feet Northwest of fence on the Southeast line of said 132.479 acre tract of land and the Northwest line of that certain 12.07 acres of land described as Tract 1 in a Deed to Bonifazio Decanini from South Texas Home & Recreational Land Company, dated January 4, 2021, as recorded in Instrument No. 210286 of the said Official Public Records, for the South corner of said Tract 8, and the East corner of this survey;

THENCE: Along the Southeast line of said 132.479 acre tract of land, the Northwest line of said 12.07 acres of land, and the Northwest line of that certain 22.00 acres of land described as Tract 1 in a Deed to Joseph J. Krpec, et ux from South Texas Home & Recreational Land Company, LLC, dated March 6, 2020, as recorded in Instrument No. 202920 of the said Official Public Records, S 50-41-02 W at 187.32 feet pass a 1/2" iron pin found 5.22 feet Southwest of a 6" diameter creosote corner post for the West corner of said 12.07 acres of land and the North corner of said 22.00 acres of land, continuing a total distance of 492.05 feet to a 5/8" iron pin set for the East corner of a certain 13.766 acres of land, this day surveyed as Tract 9B, and the South corner of this survey;

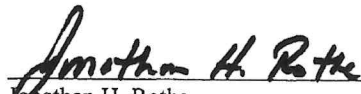
THENCE: Across said 132.479 acres of land and along the Northeast line of said Tract 9B,

N 39-04-18 W at 1113.66 feet pass a 5/8" iron pin set for the South corner of said 0.394 acre Ingress-Egress Easement, continuing a total distance of 1148.66 feet to a 5/8" iron pin set in fence on the Northwest line of said 132.479 acre tract of land, the Northwest line of said Lot 48, the Southeast line of said Tract "N", and the Southeast line of said Portion of Tract N", for the West corner of said 0.394 acre 35-foot-wide Ingress-Egress Easement, the North corner of said Tract 9B, and the West corner of this survey;

THENCE: Generally along fence, the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of said Tract "N", and the Southeast line of said Portion of Tract "N", N 50-32-31 E 489.94 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground on or before May 25, 2023 and that no field work was done at this time and that same is true and correct. Witness my hand and seal this the 11th day of December, 2025.



Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
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FIELD NOTES TO DESCRIBE

A survey of 13.766 acres of land situated about 15.2 miles N 72° E of Jourdanton, in Atascosa County, Texas, being 5.901 acres out of Survey No. 1068, Abstract No. 881, Estevan Villareal, original Grantee, being 7.865 acres out of Survey No. 1069, Abstract No. 611, Simon Malone, original Grantee, being a portion of Lot 48, Thornton Ranch Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 21-B of the Plat Records of Atascosa County, Texas, being a portion that certain 132.479 acre tract of land described in a Deed to Henneke Financial Group, LLC from Benjamin Zachariah Dooling Rainey, Independent Executor of the Estate of Sandra Rainey Baker, Deceased, dated March 19, 2020, as recorded in Instrument No. 203381 of the Official Public Records of Atascosa County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set in fence on the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of Tract "N" of Townsend Farms Subdivision, a subdivision as shown on a plat thereof recorded on Sheet 6-A of the said Plat Records, and the Southeast line of that certain property described as a portion of Tract "N" in a Deed to Deborah Temple Shearrer from James Edward Shearrer, dated December 20, 1999, as recorded in Volume 168 on Page 757 of the said Official Public Records, the West corner of certain 0.394 acre 35-foot-wide Ingress-Egress Easement, this day surveyed, the West corner of a certain 12.954 acres of land, this day surveyed as Tract 9A, and the North corner of this survey from which a 2" diameter pipe corner post found at the point-of-intersection of the Northwest line of said 132.479 acre tract of land and the Southwest line of County Road 101 bears N 50-32-31 E 489.94 feet, N 50-32-31 E 532.00 feet, N 50-31-43 E 1314.23 feet, and N 50-36-35 E 2119.53 feet;

THENCE: Along the Southwest line of said Tract 9A and the Southwest terminus line of said 0.394 acre 35-foot-wide Ingress-Egress Easement, S 39-04-18 E at 35.00 feet pass a 5/8" iron pin set for the South corner of said 0.394 acre 35-foot-wide Ingress-Egress Easement, continuing a total distance of 1148.66 feet to a 5/8" iron pin set on the Southeast line of said 132.479 acre tract of land and the Northwest line of that certain 22.00 acres of land described as Tract 1 in a Deed to Joseph J. Krpec, et ux from South Texas Home & Recreational Land Company, LLC, dated March 6, 2020, as recorded in Instrument No. 202920 of the said Official Public Records, for the South corner of said Tract 9A, and the East corner of this survey;


THENCE: Along the Southeast line of said 132.479 acre tract of land and the Northwest line of said 22.00 acres of land, S 50-41-02 W 521.06 feet to a 1/2" iron pin set by a 6" diameter cedar corner post on the Southwest line of said Lot 48, the Northeast line of Lot 55 of said Thornton Ranch Subdivision, and the Northeast line of that certain 114.48 acres of land, more or less, described as First Tract in a Deed to Leslie Shearrer and Clifton Shearrer from James Edward Shearrer, dated February 16, 2000, as recorded in Volume 137 on Page 681 of the said Official Public Records, for the South corner of said 132.479 acre tract of land, the West corner of said 22.00 acres of land, and the South corner of this survey;

THENCE: Generally along fence, Southwest line of said Lot 48, the Northeast line of said Lot 55, the Southwest line of said 132.479 acre tract of land, and the Northeast line of said 114.48 acres of land, more or less, N 39-11-58 W 1147.36 feet to a 12" diameter cedar corner post on the Southeast line of said portion of Tract "N", for the West corner of said Lot 48, the North corner of said Lot 55, the West corner of said 132.479 acre tract of land, the North corner of said 114.48 acres of land, more or less, and the West corner of this survey;

THENCE: Generally along fence, the Northwest line of said Lot 48, the Northwest line of said 132.479 acre tract of land, the Southeast line of said Tract "N", and the Southeast line of said portion of Tract "N", N 50-32-31 E 523.62 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground on or before May 25, 2023 and that no field work was done at this time and that same is true and correct. Witness my hand and seal this the 11th day of December, 2025.


Jonathan H. Rothe
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