



Registration for Division of Land in Atascosa County

I ANDREW TOSCANO am the owner of the attached filed division of land located at Abs A00200 GWM Deck Sec. 334, S.7 & 78 Acres (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: 5.20.26

Signature: _____

Printed Name: _____

ANDREW TOSCANO

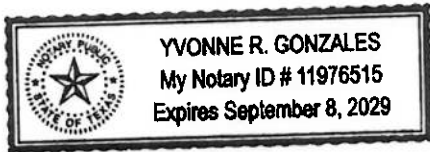
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Brewer

BEFORE ME, the undersigned Notary Public, on this day personally appeared Andrew Toscano, 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 20th day of May, 2026.



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



Registration for Division of Land in Atascosa County

I Luis Apolinar, am the owner of the attached filed division of land located at Abs A00200GWM Duck Sv.334, 57.078 Acres (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):

- | | | |
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| ☐ 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

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk
Atascosa County, TX

04/04/2025 12:18 PM **251104**
\$ 45.00 LCASTANEDA WDV.

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

Warranty Deed with Vendor's Lien

Date: April 1, 2025

Independence Title/GF# 2505086 -SOSA/KMP

Grantor: Jose Gustavo Acero, an unmarried man, and Itzel Estrella Robles aka Itzel Cristina Estrella, an unmarried woman

Grantor's Mailing Address: Jose Gustavo Acero: 7 Chipping Glenn, San Antonio, Bexar County, Texas 78257; Itzel Estrella Robles: 7702 Paraiso Circle, Fair Oaks, Bexar County, Texas 78015

Grantee: Luis Manuel Apolinar, a married person, and Andrew Eugene Toscano, a single person

Grantee's Mailing Address: Luis Manuel Apolinar: 7485 Smith Road, Somerset, Bexar County, Texas 78069; Andrew Eugene Toscano: 8 Orsinger Falls, San Antonio, Bexar County, Texas 78230

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by said grantee of that one certain promissory note in the principal sum of Four Hundred Twenty Four Thousand One Hundred Fifty and 00/100 Dollars (\$424,150.00) payable to the order of Capital Farm Credit, ACA, as agent/nominee upon terms and bearing interest as therein provided, and providing for the acceleration of maturity in the event of default and for attorney's fee, the payment of which note is secured by the vendor's lien herein and is hereby transferred to Capital Farm Credit, ACA, as agent/nominee without recourse on the Grantor and is additionally secured by a Deed of Trust to Jeffrey C. Norte, Trustee.

Property (including any improvements): Being a 57.078 acres of land, more or less, situated in the G.W.M. Duck Survey No. 334, Abstract No. 200, Atascosa County, Texas, and being out of that certain 91.392 acres described in Deed recorded in Volume 395, Page 146, Deed Records of Atascosa County, Texas; said 57.078 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

TOGETHER WITH Ingress/Egress Easements recorded in Volume 395, Page 146, and a 30-foot Easement recorded in Document No. 92635, and subject to those 30-foot easements recorded in Volume 64, Page 184, Document No. 84844 and Document No. 165046, Deed Records of Atascosa County, Texas.

Reservations from Conveyance and Warranty: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of an undivided One Hundred percent (100%) interest of all oil, gas, and other minerals, owned by Grantor, in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Seller does reserve and retain implied rights of ingress and egress and reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals.

Exceptions to Conveyance and Warranty:

- a. **Rights of Parties in Possession.**
- b. **Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements.**
- c. **Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:**
Recorded: Volume 2386, Page 751, Real Property Records of Bexar County, Texas and Volume 570, Page 142, Deed Records, Atascosa County, Texas.

As affected by Assignment of Overriding Royalty Interest recorded in Volume 585, Page 410, Atascosa County Official Public Records and Document No. 2020-206087, Official Public Records, Bexar County, Texas.

- d. **Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:**
Recorded: Volume 6063, Page 745, Deed Records, Bexar County, Texas.
- e. **Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease:**
Recorded: Volume 422, Page 36, Deed Records, Bexar County, Texas.
- f. **Electric Line Right-Of-Way Agreement and easement granted to the City of San Antonio, as recorded in Volume 710, Page 253, Deed Records of Atascosa County, Texas, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**
- g. **Electric Line Right-Of-Way Agreement and easement granted to the City of San Antonio, as recorded in Volume 3192, Page 326, Real Property Records of Bexar County, Texas, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**
- h. **A 30 foot wide non-exclusive easement as recorded in Volume 395, Page 146, Deed Records of Atascosa County, Texas, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**
- i. **A 30 foot non-exclusive easement recorded in Doc# 92635, Official Public Records of Atascosa County, Texas, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**
- j. **Rights of third parties to 30 foot non-exclusive and utility easement(s) recorded in Volume 64, Page 184, Deed Records and in Doc# 84844 and Doc# 165046, both in the Official Public Records of Atascosa County, Texas, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**
- k. **Rights of third parties for two 30 foot wide non-exclusive ingress-egress and utility easement(s), 30 feet wide, as recorded in Volume 64, Page 184, Official Public Records of Atascosa County, Texas, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**
- l. **Overhead electric lines, Guy Wire, electric meter(s), telephone pedestal, power pole(s), Tank(s) and Oil Pump/Pads, together with any easement rights related thereto, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.**

- m. Subject to the rights or claims of adjoining property owners in and to that portion of the above described property, if any, which lies inside record title boundaries but outside fences, and inside fences but outside record title boundaries. The title policy insures only the most interior of the title line and fence line, as shown on survey prepared by Mark J. Ewald, RPLS# 5095, dated 6/26/2020, under Job No. 9850A.
- n. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Doc# 2020206085, Official Public Records, Atascosa County, Texas.
- o. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records.
- p. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the public records.
- q. Inclusion within the Evergreen Underground Water Conservation District.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, 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. Grantor binds Grantor and Grantor's heirs and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Capital Farm Credit, ACA, as agent/nominee at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property, as is evidenced by the hereinbefore described \$424,150.00 note. The first and superior Vendor's Lien, as well as the Superior Title to said property is retained herein for the benefit of the said Capital Farm Credit, ACA, as agent/nominee its successors or assigns and shall have the right to release said Vendor's Lien upon the payment of said Note. The Vendor's Lien against and superior title to the property are retained until each note described is fully paid according to its term, at which time this deed will become absolute.

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



Jose Gustavo Acero

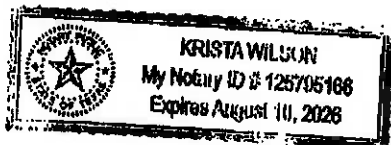


Itzel Estrella Robles
aka Itzel Cristina Estrella

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 2nd day of April 2025, by
Jose Gustavo Acero.



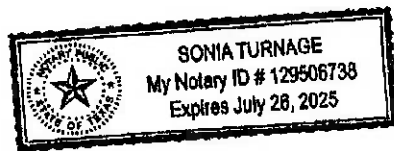


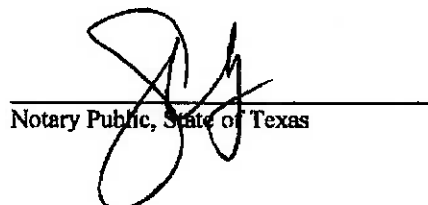
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on this 2nd day of April 2025, by
Itzel Estrella Robles aka Itzel Cristina Estrella.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Luis Manuel Apolinar
7485 Smith Road
Somerset, Texas 78069

AFTER RECORDING RETURN TO:
Andrew Eugene Toscano
8 Orsinger Falls
San Antonio, Texas 78230

EXHIBIT "A"

METES AND BOUNDS

Being 57.078 acres of land, more or less, situated in the G.W. M. Duck Survey No. 334, Abstract No. 200, Atascosa County, Texas, and being out of that certain 91.392 acres described in Deed recorded in Volume 395, Page 146, Deed Records of Atascosa County, Texas, TOGETHER WITH a 30 foot Easement recorded in Volume 395, Page 146 and a 30 foot Easement recorded in Document 92635, and subject to those 30 foot easements recorded in Volume 64, Page 184, Document No. 84844 and Document No. 165046, Deed Records of Atascosa County, Texas, said 57.078 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the southwest corner of this 57.078 acres, same being the southeast corner of the Mark Pape 20.50 acres (Document No. 189025), and on the North line of the Mario Hernandez Tract (Document No. 162506), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 57.078 acres, and said Pape 20.50 acres, the following courses and distances;

North 00 degrees 25 minutes 22 seconds East, a distance of 763.20 feet to a 12 inch cedar fence post found for an angle corner of this 57.078 acres;

North 63 degrees 57 minutes 54 seconds East, a distance of 34.07 feet to a cedar fence post found for an interior corner of this 57.078 acres;

North 00 degrees 12 minutes 46 seconds East, a distance of 493.35 feet to a 1/2 inch iron rod set for the northwest corner of this 57.078 acres;

THENCE departing the West line and severing said 91.392 acres, the following courses and distances;

North 88 degrees 12 minutes 38 seconds East, a distance of 555.14 feet to a 1/2 inch iron rod capped "WALS" set for an interior corner of this 57.078 acres;

North 00 degrees 10 minutes 41 seconds West, a distance of 279.99 feet to a 1/2 inch iron rod found for the North corner of this 57.078 acres, same being the southwest corner of the Juan Salazar 45.5 acres (Volume 2779, Page 379);

THENCE along the line common to this 57.078 acres, and said Salazar 45.5 acres, South 89 degrees 41 minutes 37 seconds East, a distance of 1065.64 feet to a cedar fence post found for the northeast corner of this 57.078 acres, same being the northwest corner of the Ricky Dodson 1.2 acres (Volume 218, Page 166);

THENCE along the lines common to this 57.078 acres and said Dodson 1.2 acres, the following courses and distances;

South 18 degrees 21 minutes 30 seconds East, a distance of 242.54 feet to a 1/2 inch iron rod found for an interior corner of this 57.078 acres;

South 89 degrees 37 minutes 43 seconds East, a distance of 186.33 feet to a power pole found for the lower northeast corner of this 57.078 acres, same being the southeast corner of said Dodson 1.2 acres, and on the West line of the Alice Brandt 37.824 acres (Volume 121, Page 571);

THENCE along the line common to this 57.078 acres, and said Brandt 37.824 acres, South 00 degrees 50 minutes 49 seconds East, a distance of 631.28 feet to a 1/2 inch iron rod found for an angle corner of this 57.078 acres, same being the northeast corner of the Esther Ramos 4.0 acres (Document No. 165046);

THENCE along the lines common to this 57.078 acres, and said Ramos 4.0 acres, the following courses and distances;

South 86 degrees 30 minutes 15 seconds West, a distance of 300.00 feet to a metal fence post found for an interior corner of this 57.078 acres;

South 00 degrees 12 minutes 59 seconds East, a distance of 582.51 feet to a 1/2 inch iron rod found for the southeast corner of this 57.078 acres, same being the southwest corner of said Ramos 4.0 acres, and on the North line of the Jorge Acevedo 17.758 acres (Document No. 202453);

THENCE along the line common to this 57.078 acres, and said Acevedo 17.758 acres, South 86 degrees 30 minutes 20 seconds West, a distance of 1635.54 feet to to the POINT OF BEGINNING, and containing 57.078 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 26, 2020



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

13.43 ACRES
TRACT A

BEING, a 13.43 acre tract of land out of the G.W.M. Duck Survey No. 334, Abstract No. 200, Atascosa County, Texas, and being a portion of a called 57.078 acre tract of land recorded in Document No. 206085, Official Public Records, Atascosa County, Texas (O.P.R.A.C.TX.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the east line of a called 29.944 acre tract described in deed to Fredy O. Melgar Solares and Adriana Melgar recorded in Document No. 213953 O.P.R.A.C.TX., marking the southwest corner of a called 13.25 acre tract described in deed to Juan T. Salazar and Fred Galindo, (no record information found - Atascosa County Appraisal District Property ID. No. 55661), same being the most northerly northwest corner of said 57.078 acre tract and the northwest corner of the herein described Tract A;

THENCE, South 89°41'18" East, a distance of 1065.57 feet to a fence post found on the south line of said 13.25 acre tract marking the northwest corner of a called 1.2 acre tract described in deed to Ricky Dale Dodson recorded in Volume 218, Page 166, Deed Records, Atascosa County, Texas (D.R.A.C.TX.), same being the most northerly northeast corner of said 57.078 acre tract and the herein described Tract A;

THENCE, South 18°21'37" East, a distance of 242.41 feet along the common line of said 1.2 acre tract and said 57.078 acre tract to a 1/2-inch iron rod found marking the southwest corner of said 1.2 acre tract, same being an interior corner of said 57.078 acre tract and the herein described Tract A;

THENCE, South 89°30'08" East, a distance of 186.38 feet along the common line of said 1.2 acre tract and said 57.078 acre tract to a power pole found on the west line of a called 39.423 acre tract described in deed to Alice Mackey Brandt, Trustee of the Credit Shelter Trust, recorded in Volume 395, Page 204, D.R.A.C.TX., marking the southeast corner of said 1.2 acre tract, same being the most easterly northeast corner of said 57.078 acre tract and the herein described Tract A;

THENCE, South 00°50'53" East, a distance of 214.77 feet along the common line of said 39.423 acre tract and said 57.078 acre tract to a 1/2-inch iron rod stamped "Trihydro" set marking the southeast corner of the herein described Tract A;

THENCE, departing the common line of said 39.423 acre tract and said 57.078 acre tract, over and across said 57.078 acre tract the following two (2) courses and distances:

1. South 86°48'02" West, a distance of 1260.65 feet to a 1/2-inch iron rod stamped "Trihydro" set for the southwest corner of the herein described Tract A; and
2. North 16°30'55" West, a distance of 253.13 feet to a 1/2-inch iron rod stamped "WALS" found marking an interior corner of said 57.078 acre tract for angle corner of the herein described Tract A, same being the southeast corner of said 29.944 acre tract;

THENCE, North 00°10'08" West, a distance of 279.90 feet along the common line of said 29.944 acre tract and said 57.078 acre tract to the **POINT OF BEGINNING**, and containing 13.43 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

11.54 ACRES
TRACT B

BEING, a 11.54 acre tract of land out of the G.W.M. Duck Survey No. 334, Abstract No. 200, Atascosa County, Texas, and being a portion of a called 57.078 acre tract of land recorded in Document No. 206085, Official Public Records, Atascosa County, Texas (O.P.R.A.C.TX.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the west line of a called 39.423 acre tract described in deed to Alice Mackey Brandt, Trustee of the Credit Shelter Trust, recorded in Volume 395, Page 204, Deed Records, Atascosa County, Texas (D.R.A.C.TX.) marking the northeast corner of a called 4.0 acre tract described in deed to Esther H. Ramos and Martin A. Owen recorded in Document No. 165046 O.P.R.A.C.TX., same being the most northerly southeast corner of said 57.078 acre tract and the southeast corner of the herein described Tract B;

Continued on following page

EXHIBIT A 1 OF 4	SURVEY OF TRACTS A, B, C, AND D, BEING PORTIONS OF A CALLED 57.078 ACRE TRACT, OUT OF THE G.W.M. DUCK SURVEY NO. 334, ABSTRACT NO. 200, ATASCOSA COUNTY, TEXAS RECORDED IN DOCUMENT NO. 206085, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS. NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.	DRAWN BY: PME	PREPARED BY:  New Braunfels, Texas Texas Survey Firm 10194320 Texas Engineering Firm F-131 1672 Independence Dr., Ste 315 New Braunfels, Texas 78132 (P) 830/626-3588 (F) 830/626-3544
		CHECKED BY: JMH	
		DATE: 05/19/2025	
		SCALE: NONE	
		FILE: TXSUR-025-0020	

Trihydro Corporation

1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130

PHONE (830) 626-3588

jblackman@trihydro.com

TBPELS Firm Registration #10194320

THENCE, departing the west line of said 39.423 acre tract, over and across said 57.078 acre tract the following three (3) courses and distances:

1. South 86°36'20" West, at a distance of 299.81 feet passing a fence post marking the northwest corner of said 4.0 acre tract and an interior corner of said 57.078 acre tract and continuing for a total distance of 1144.17 feet to a 1/2-inch iron rod stamped "Trihydro" set for corner marking the southwest corner of the herein described Tract B;
2. North 16°30'55" West, a distance of 431.57 feet to a 1/2-inch iron rod stamped "Trihydro" set for corner marking the northwest corner of the herein described Tract B; and
3. North 86°48'02" East, a distance of 1260.65 feet to a 1/2-inch iron rod stamped "Trihydro" set on the common line of said 39.423 acre tract and said 57.078 acre tract marking the northeast corner of the herein described Tract B;

THENCE, South 00°50'53" East, a distance of 416.43 feet along the common line of said 39.423 acre tract and said 57.078 acre tract to the **POINT OF BEGINNING**, and containing 11.54 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

**11.52 ACRES
TRACT C**

BEING, a 11.52 acre tract of land out of the G.W.M. Duck Survey No. 334, Abstract No. 200, Atascosa County, Texas, and being a portion of a called 57.078 acre tract of land recorded in Document No. 206085, Official Public Records, Atascosa County, Texas (O.P.R.A.C.TX.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the north line of a called 17.758 acre tract described in deed to Jorge and Irma N. Acevedo recorded in Document No. 202453 O.P.R.A.C.TX., marking the southwest corner of a called 4.0 acre tract described in deed to Esther H. Ramos and Martin A. Owen recorded in Document No. 165046 O.P.R.A.C.TX., same being the most southerly southeast corner of said 57.078 acre tract and the southeast corner of the herein described Tract C;

THENCE, South 86°29'41" West, a distance of 879.08 feet along the common line of said 17.758 acre tract and said 57.078 acre tract to a 1/2-inch iron rod stamped "Trihydro" set on the common line of said 57.078 acre tract and a called 12.357 acre tract described in deed to Mario Hernandez recorded in Document No. 162506, O.P.R.A.C.TX., marking the southwest corner of the herein described Tract C;

THENCE, departing the common line of said 12.357 acre tract and said 57.078 acre tract, over and across said 57.078 acre tract the following two (2) courses and distances:

1. North 03°10'38" East, a distance of 587.22 feet to a 1/2-inch iron rod stamped "Trihydro" set marking the northwest corner of the herein described Tract C; and
2. North 86°36'20" East, a distance of 844.36 feet to a fence post found for corner marking an interior corner of said 57.078 acre tract and the northwest corner of said 4.0 acre tract, same being the northeast corner of the herein described Tract C;

THENCE, South 00°11'53" East, a distance of 582.56 feet along the common line of said 4.0 acre tract and said 57.078 acre tract to the **POINT OF BEGINNING**, and containing 11.52 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

**20.56 ACRES
TRACT D**

BEING, a 20.56 acre tract of land out of the G.W.M. Duck Survey No. 334, Abstract No. 200, Atascosa County, Texas, and being a portion of a called 57.078 acre tract of land recorded in Document No. 206085, Official Public Records, Atascosa County, Texas (O.P.R.A.C.TX.) and being more particularly described as follows:

Continued on following page

EXHIBIT

A

2 OF 4

SURVEY OF TRACTS A, B, C, AND D, BEING PORTIONS OF A CALLED 57.078 ACRE TRACT, OUT OF THE G.W.M. DUCK SURVEY NO. 334, ABSTRACT NO. 200, ATASCOSA COUNTY, TEXAS RECORDED IN DOCUMENT NO. 206085, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.

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

DRAWN BY: PME

CHECKED BY: JMH

DATE: 05/19/2025

SCALE: NONE

FILE: TXSUR-025-0020

PREPARED BY:



Trihydro
www.trihydro.com
Texas Survey Firm 10194320
Texas Engineering Firm F-131
1672 Independence Dr., Ste 315
New Braunfels, Texas 78132
(P) 830/626-3588 (F) 830/626-3544

Trihydro Corporation

1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130

PHONE (830) 626-3588

jhickman@trihydro.com

TBPELS Firm Registration #10194320

BEGINNING at a 1/2-inch iron rod stamped "WALS" found on the east line of a called 20.5 acre tract described in deed to Mark Wayne Pape recorded in Volume 396, Page 192, Deed Records, Atascosa County, Texas, (D.R.A.C.TX.) marking the southwest corner of a called 29.944 acre tract described in deed to Fredy O. Melgar Solares and Adriana Melgar recorded in Document No. 213953, O.P.R.A.C.TX., same being the most southerly northwest corner of said 57.078 acre tract and the northwest corner of the herein described Tract D;

THENCE, North 88°14'29" East, a distance of 549.66 feet along the common line of said 29.944 acre tract and said 57.078 acre tract to a 1/2-inch iron rod stamped "WALS" found marking the southeast corner of said 29.944 acre tract, same being an interior corner of said 57.078 acre tract and the northeast corner of the herein described Tract D;

THENCE, departing the common corner of said 29.944 acre tract and said 57.078 acre tract, over and across said 57.078 acre tract the following two (2) courses and distances:

1. South 16°30'55" East, a distance of 684.70 feet to a 1/2-inch iron rod stamped "Trihydro" set for angle point of the herein described Tract D; and
2. South 03°10'38" West, a distance of 587.22 feet to a 1/2-inch iron rod stamped "Trihydro" set on the common line of said 57.078 acre tract and a called 12.357 acre tract described in deed to Mario Hernandez recorded in Document No. 162506, O.P.R.A.C.TX., marking the southeast corner of the herein described Tract D;

THENCE, South 86°29'41" West, a distance of 756.55 feet to a 1/2-inch iron rod found on the north line of said 12.357 acre tract marking the southeast corner of a called 17.13 acre tract described in deed to Mark Wayne Pape recorded in Volume 686, Page 451, D.R.A.C.TX., same being the southwest corner of said 57.078 acre tract and the herein described Tract D;

THENCE, North 00°25'31" East, a distance of 763.66 feet along the common line of said 17.13 acre tract and said 57.078 acre tract to a fence post found marking an interior corner of said 17.13 acre tract same being an exterior corner of said 57.078 acre tract and the herein described Tract D;

THENCE, North 63°08'03" East, a distance of 33.77 feet along the common line of said 17.13 acre tract and said 57.078 acre tract to a 1/2-inch iron rod found marking an exterior corner of said 17.13 acre tract same being an interior corner of said 57.078 acre tract and the herein described Tract D;

THENCE, North 00°54'38" East, a distance of 493.32 feet along the common line of said 17.13 acre tract, said 20.5 acre tract and said 57.078 acre tract to the **POINT OF BEGINNING**, and containing 20.56 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

John Mark Hickman

John Mark Hickman, RPLS 7001

Job No.: TXSUR-025-0020

Date: 05/19/2025



EXHIBIT

A

3 OF 4

SURVEY OF TRACTS A, B, C, AND D, BEING PORTIONS OF A CALLED 57.078 ACRE TRACT, OUT OF THE G.W.M. DUCK SURVEY NO. 334, ABSTRACT NO. 200, ATASCOSA COUNTY, TEXAS RECORDED IN DOCUMENT NO. 206085, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.

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

DRAWN BY: PME

CHECKED BY: JMH

DATE: 03/18/2025

SCALE: NONE

FILE: TXSUR-025-0020

PREPARED BY:



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