



Registration for Division of Land in Atascosa County

I Brooks Klutts, am the owner of the attached filed division of land located at 2577 Stevens Rd Somerset, TX 76069 (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: 8/10/2026

Signature:

[Handwritten Signature]

Printed Name:

Brooks Klutts

ACKNOWLEDGMENT

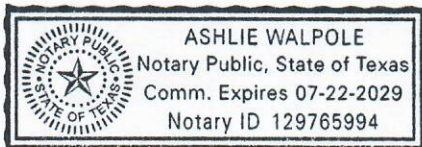
STATE OF TEXAS

COUNTY OF Atascosa

Brooks Klutts 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 August 10th, 2026.

[Handwritten Signature]



Notary Public, in and for
State of Texas

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County, TX

02/27/2026 8:39 AM

259396

\$ 41.00

SOCHOA

WDVL

GF# PS-4635-SD

WARRANTY DEED WITH VENDOR'S LIEN*(Vendor's Lien Reserved and Assigned to Third Party Lender)*

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF ATASCOSA

§

THAT THE UNDERSIGNED, ALICE ANN ARVIN KING A/K/A ANN KING, A SINGLE WOMAN, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, whose address is 33 RANGER CREEK ROAD, BOERNE, TEXAS 78006, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of FOUR MILLION AND NO/100 DOLLARS (\$4,000,000.00), payable to the order of PINNACLE BANK, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to TODD E. HUCKABEE, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto SOMERSET RANCH ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, herein referred to as the "Grantee", whether one or more, all of Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

Commonly known as: TBD STEVENS ROAD, SOMERSET, TEXAS 78069

THIS CONVEYANCE IS MADE SAVE AND EXCEPT THE FOLLOWING RESERVATION:
There is hereby reserved unto GRANTORS, their heirs and assigns, any and all of the remaining interest in and to all of the Mineral Estate and/or oil, gas and other minerals in, on, under and that may be produced from the hereinabove described real property; GRANTOR DOES waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of ATASCOSA County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

WARRANTY DEED WITH VENDOR'S LIEN
 Vendor's Lien Reserved and
 Assigned to Third Party Lender

Page 1 of 2

THAT PINNACLE BANK ("Lender"), 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 hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE on this the 26TH day of FEBRUARY, 2026.

GRANTOR:

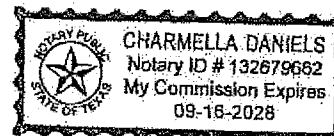
Alice Ann Arvin King
ALICE ANN ARVIN KING A/K/A ANN KING

ACKNOWLEDGMENT

THE STATE OF Texas §
COUNTY OF B Lampasas §

The foregoing instrument was acknowledged before me on this 26th day of FEBRUARY, 2026, by ALICE ANN ARVIN KING A/K/A ANN KING.

CA 8
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 09/16/2028
Printed Name of Notary: Charmella Daniels



AFTER RECORDING RETURN TO:

SOMERSET RANCH ESTATES, LLC
33 RANGER CREEK ROAD
BOERNE, TEXAS 78006

WARRANTY DEED WITH VENDOR'S LIEN
Vendor's Lien Reserved and
Assigned to Third Party Lender

Exhibit "A"
Property Description

520.34 acres consisting of all of Tracts 2 and 3 and a portion of Tract 1, M.T. Shaw Estate as show by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas and consisting of all of a 177.965-acre tract of land described in deed of record in Volume 339 at page 216 of the Official Public Records of Atascosa County, Texas, a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and a 190.16-acre tract of land described in deed of record in Volume 370 at page 328 of the Official Public Records of Atascosa County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a cedar fence post found set in the ground in the east boundary line of a 34.90-acre tract of land described in deed of record in Instrument Number 104843 of the Official Public Records of Atascosa County, Texas, the northwest corner of Tract 1, M.T. Shaw Estate as shown by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas, the northwest corner of a 177.965-acre tract of land described in deed of record in Volume 339 at Page 216 of the Official Public Records of Atascosa County, Texas and the southwest corner of The Village Subdivision as shown by plat of record on NPC 79-A of the Official Public Records of Atascosa County, Texas at Northing 13614472.5' and Easting 2072332.7', for the northwest corner of this tract;

Thence N 89°40'57" E with the north boundary line of said Tract 1, the north boundary line of said 177.965-acre tract and the south boundary line of said The Village Subdivision a distance of 497.96 feet to a 5/8" iron bar found set in the ground, the southeast corner of said The Village Subdivision and a southwest corner of a 37.86-acre tract of land described in deed of record in Instrument Number 95212 of the Official Public Records of Atascosa County, Texas, for a north corner of this tract;

Thence N 89°19'05" E with the north boundary lines of said Tract 1 and 2, said M.T. Shaw Estate, the north boundary line of said 177.965-acre tract, a north boundary line of a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and the south boundary lines of said 37.86-acre tract and a 174.43-acre tract of land described in deed of record in Instrument Number 202074 of the Official Public Records of Atascosa County, Texas a distance of 1,723.02 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract and a southeast corner of said 174.43-acre tract, for a reentrant corner of this tract;

Thence N 0° 13' 18" W with a west boundary line of said Tract 2, a west boundary line of said 150.22-acre tract and an east boundary line of said 174.43-acre tract a distance of 293.32 feet to a metal fence post found set in the ground, the northwest corner of said Tract 2, the northwest corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northwest corner of this tract;

Thence N 89° 56' 16" E with the north boundary line said Tract 2, the north boundary line of said 150.22-acre tract, a south boundary line of said 174.43-acre tract a distance of 683.91 feet to a metal fence post found set in the ground, the northeast corner of said Tract 2, the northeast corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northeast corner of this tract;

Thence S 0° 19' 14" E with an east boundary line of said Tract 2, an east boundary line of said 150.22-acre tract and a west boundary line of said 174.43-acre tract a distance of 278.89 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract, for a reentrant corner of this tract;

Thence N 89° 02 '28" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 174.43-acre tract a distance of 515.64 feet to an 1/2" iron bar with an

orange cap marked "JOHN HOWARD RPLS 4611" found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract, the southeast corner of said 174.43-acre tract and the southwest corner of an 18.33-acre tract of land described in deed of record in Instrument Number 162101 of the Official Public Records of Atascosa County, Texas, for an east corner of this tract;

Thence S 89° 49' 17" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 18.33-acre tract a distance of 161.00 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 18.33-acre tract, for a corner of this tract;

Thence N 68° 52' 40" E with a northwest boundary line of said Tract 2, a northwest boundary line of said 150.22-acre tract and the southeast boundary line of said 18.33-acre tract a distance of 976.23 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground in the west right-of-way line of Stevens Road, for the northeast corner of this tract;

Thence S 1° 48' 40" W crossing said Tract 2, said 150.22-acre tract, Tract 3, said M.T. Shaw Estate and a 190.16-acre tract of land described in deed of record in Volume 320 at page 328 of the Official Public Records of Atascosa County, Texas with the west right-of-way line of Stevens Road, a distance of 2,960.07 feet to a cedar fence post found set in the ground in a south boundary line of said Tract 3 and said 190.16-acre tract, for a southeast corner of this tract;

Thence S 89° 58' 05" W with the north right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 52.36 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence S 0° 01' 55" E with the west right-of-way line of Stevens Road, an east boundary line of said Tract 3 and an east boundary line of said 190.16-acre tract a distance of 1,671.21 feet to a cedar fence post found set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence N 89° 09' 18" E with a south right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 11.20 feet to a ¼" iron bar found set in the ground, a northeast corner of said Tract 3, a northeast corner of said 190.16-acre tract and the northwest corner of a 10.013-acre tract of land described in deed of record in Instrument Number 116425 of the Official Public Records of Atascosa County, Texas, for a northeast corner of this tract;

Thence S 0° 10' 57" W with an east boundary line of said Tract 3, an east boundary line of said 190.16-acre tract and a west boundary line of said 10.013-acre tract a distance of 1,198.58 feet to an ½" iron bar found set in the ground, the southeast corner of said Tract 3, the southeast corner of said 190.16-acre tract, the southwest corner of said 10.013-acre tract and a corner of a 36.38-acre tract of land described in deed of record in Instrument Number 147898 of the Official Public Records of Atascosa County, Texas, for the southeast corner of this tract;

Thence S 89° 35' 59" W with the south boundary lines of said Tract 3, said 190.16-acre tract, said Tract 2 and said 150.22-acre tract and the north boundary line of said 36.38-acre tract, a distance of 2,615.18 feet to a 5/8" iron bar found set in the ground in a northeast boundary line of a 264.0-acre tract of land described in deed of record in Volume 308 at page 63 of the Official Public Records of Atascosa County, Texas, the southeast corner of said Tract 2, the southeast corner of said 150.22-acre tract and the northwest corner of said 36.38-acre tract, for the southwest corner of this tract;

Thence N 47° 09' 06" W generally following a barbed wire fence line with a southwest boundary lines of said

Tract 2 and said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 31.38 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 43° 19' 14" W with a southwest boundary line of said Tract 2, a south west boundary line of said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 74.90 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 41° 19' 34" W with a southwest boundary line of said Tract 2, a southwest boundary line of said 150.22-acre tract, a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 170.20 feet to metal T-Post found set in the ground, a corner of said Tract 1, said 177.965-acre tract and said 264.0-acre tract, for a corner of this tract;

Thence with a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract the following calls:

N 42° 11' 21" W a distance of 116.27 feet to a metal T-Post;

N 41° 47' 15" W a distance of 179.47 feet to a metal T-Post;

N 41° 47' 25" W a distance of 151.35 feet to a metal T-Post;

N 41° 36' 47" W a distance of 167.40 feet to a metal T-Post;

N 41° 34' 43" W a distance of 180.27 feet to a metal T-Post;

N 37° 33' 34" W a distance of 213.16 feet to a metal T-Post;

N 38° 55' 00" W a distance of 199.10 feet to a metal T-Post;

N 41° 46' 38" W a distance of 244.39 feet to a metal T-Post;

N 41° 52' 28" W a distance of 138.63 feet to a metal T-Post;

N 41° 55' 20" W a distance of 236.84 feet to a metal T-Post;

N 41° 53' 25" W a distance of 181.34 feet to a metal T-Post;

N 41° 52' 04" W a distance of 172.73 feet to a metal T-Post;

And N 44° 17' 24" W a distance of 187.37 feet to a metal T-Post, the southwest corner of said Tract 1, the southwest corner of said 177.965-acre tract, a corner of said 264.0-acre tract and the south corner of an 18.65-acre tract of land described in deed of record in Instrument Number 142308 of the Official Public Records of Atascosa County, Texas, for the southwest corner of this tract;

Thence N 0° 19' 04" E crossing said Tract 1, with a west boundary line of said 177.965-acre tract and the east boundary line of said 18.65-acre tract a distance of 1795.56 feet to a metal T-Post found set in the ground, a corner of said 177.965-acre tract, a reentrant corner of said Tract 1, the northeast corner of said 18.65-acre tract and the southeast corner of said 34.90-acre tract, for a corner of this tract;

Thence N 0° 04' 45" E with a west boundary line of said Tract 1, a west boundary line of said 177.965-acre tract and the east boundary line of said 34.90-acre tract a distance of 1,672.83 feet to the point of beginning.

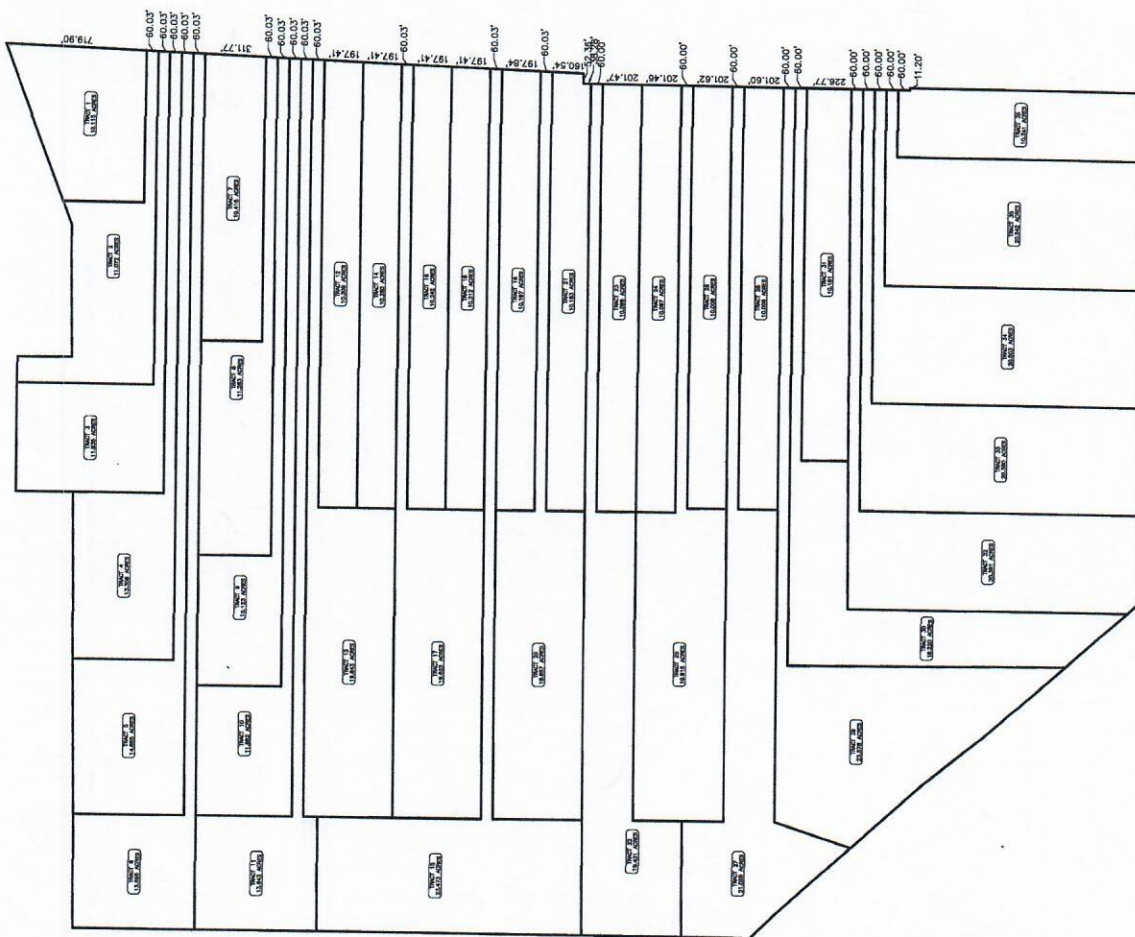
Containing 520.34 acres of land, more or less.

RECORD'S MEMORANDUM: AT THIS TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION. ALL BLACKOUTS, ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THE INSTRUMENT WAS FILED AND RECORDED.

THE BEARINGS AND COORDINATES FOR
THIS SURVEY WERE OBTAINED FROM THE
SOUTH PLANE COORDINATE SYSTEM (CPM),
NORTH CENTRAL ZONE (4804),
NAD 83 DATUM 1983 (NAD83),
EPOCH 2010



NORTH
SCALE: 1" = 300'



OVERALL LOT EXHIBIT
WYANDOTA COUNTY, TEXAS
PREPARED FOR: BRUNNEN ALUTTS



ADDRESS: STINE ROAD
DRAWN BY: ME, CHER OHEP, NO.

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

September 10, 2025

520.34 acres consisting of
All of Tracts 2 and 3 and
a portion of Tract 1
M.T. Shaw Estate

THE STATE OF TEXAS
COUNTY OF ATASCOSA

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

520.34 acres consisting of all of Tracts 2 and 3 and a portion of Tract 1, M.T. Shaw Estate as show by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas and consisting of all of a 177.965-acre tract of land described in deed of record in Volume 339 at page 216 of the Official Public Records of Atascosa County, Texas, a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and a 190.16-acre tract of land described in deed of record in Volume 370 at page 328 of the Official Public Records of Atascosa County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a cedar fence post found set in the ground in the east boundary line of a 34.90-acre tract of land described in deed of record in Instrument Number 104843 of the Official Public Records of Atascosa County, Texas, the northwest corner of Tract 1, M.T. Shaw Estate as shown by plat of record on NPC 39-A of the Official Public Records of Atascosa County, Texas, the northwest corner of a 177.965-acre tract of land described in deed of record in Volume 339 at Page 216 of the Official Public Records of Atascosa County, Texas and the southwest corner of The Village Subdivision as shown by plat of record on NPC 79-A of the Official Public Records of Atascosa County, Texas at Northing 13614472.5' and Easting 2072332.7', for the northwest corner of this tract;

Thence N 89°40'57" E with the north boundary line of said Tract 1, the north boundary line of said 177.965-acre tract and the south boundary line of said The Village Subdivision a distance of 497.96 feet to a 5/8" iron bar found set in the ground, the southeast corner of said The Village Subdivision and a southwest corner of a 37.86-acre tract of land described in deed of record in Instrument Number 95212 of the Official Public Records of Atascosa County, Texas, for a north corner of this tract;

Thence N 89°19'05" E with the north boundary lines of said Tract 1 and 2, said M.T. Shaw Estate, the north boundary line of said 177.965-acre tract, a north boundary line of a 150.22-acre tract of land described in deed of record in Instrument Number 199295 of the Official Public Records of Atascosa County, Texas and the south boundary lines of said 37.86-acre tract and a 174.43-acre tract of land described in deed of record in Instrument Number 202074 of the Official Public Records of Atascosa County, Texas a distance of 1,723.02 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract and a southeast corner of said 174.43-acre tract, for a reentrant corner of this tract;

Thence N 0°13'18" W with a west boundary line of said Tract 2, a west boundary line of said 150.22-acre tract and an east boundary line of said 174.43-acre tract a distance of 293.32 feet to a metal fence post found set in the ground, the northwest corner of said Tract 2, the northwest corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northwest corner of this tract;

Thence N 89°56'16" E with the north boundary line said Tract 2, the north boundary line of said 150.22-acre tract, a south boundary line of said 174.43-acre tract a distance of 683.91 feet to a metal fence post found set in the ground, the northeast corner of said Tract 2, the northeast corner of said 150.22-acre tract and a reentrant corner of said 174.43-acre tract, for a northeast corner of this tract;

Thence S 0°19'14" E with an east boundary line of said Tract 2, an east boundary line of said 150.22-acre tract and a west boundary line of said 174.43-acre tract a distance of 278.89 feet to a metal fence post found set in the ground, a reentrant corner of said Tract 2, a reentrant corner of said 150.22-acre tract, for a reentrant corner of this tract

Thence N 89°02'28" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 174.43-acre tract a distance of 515.64 feet to an ½" iron bar with an orange cap marked "JOHN HOWARD RPLS 4611" found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract, the southeast corner of said 174.43-acre tract and the southwest corner of an 18.33-acre tract of land described in deed of record in Instrument Number 162101 of the Official Public Records of Atascosa County, Texas, for an east corner of this tract;

Thence S 89°49'17" E with a north boundary line of said Tract 2, a north boundary line of said 150.22-acre tract and a south boundary line of said 18.33-acre tract a distance of 161.00 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 18.33-acre tract, for a corner of this tract;

Thence N 68°52'40" E with a northwest boundary line of said Tract 2, a northwest boundary line of said 150.22-acre tract and the southeast boundary line of said 18.33-acre tract a distance of 976.23 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground in the west right-of-way line of Stevens Road, for the northeast corner of this tract;

Thence S 1°48'40" W crossing said Tract 2, said 150.22-acre tract, Tract 3, said M.T. Shaw Estate and a 190.16-acre tract of land described in deed of record in Volume 320 at page 328 of the Official Public Records of Atascosa County, Texas with the west right-of-way line of Stevens Road, a distance of 2,960.07 feet to a cedar fence post found set in the ground in a south boundary line of said Tract 3 and said 190.16-acre tract, for a southeast corner of this tract;

Thence S 89°58'05" W with the north right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 52.36 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence S 0°01'55" E with the west right-of-way line of Stevens Road, an east boundary line of said Tract 3 and an east boundary line of said 190.16-acre tract a distance of 1,671.21 feet to a cedar fence post found set in the ground, a reentrant corner of said Tract 3 and a reentrant corner of said 190.16-acre tract, for a reentrant corner of this tract;

Thence N 89°09'18" E with a south right-of-way line of Stevens Road, a south boundary line of said Tract 3 and a south boundary line of said 190.16-acre tract a distance of 11.20 feet to a ¼" iron bar found set in the ground, a northeast corner of said Tract 3, a northeast corner of said 190.16-acre tract and the northwest corner of a 10.013-acre tract of land described in deed of record in Instrument Number 116425 of the Official Public Records of Atascosa County, Texas, for a northeast corner of this tract;

Thence S 0°10'57" W with an east boundary line of said Tract 3, an east boundary line of said 190.16-acre tract and a west boundary line of said 10.013-acre tract a distance of 1,198.58 feet to an ½" iron bar found set in the ground, the southeast corner of said Tract 3, the southeast corner of said 190.16-acre tract, the southwest corner of said 10.013-acre tract and a corner of a 36.38-acre tract of land described in deed of record in Instrument Number 147898 of the Official Public Records of Atascosa County, Texas, for the southeast corner of this tract;

Thence S 89° 35'59" W with the south boundary lines of said Tract 3, said 190.16-acre tract, said Tract 2 and said 150.22-acre tract and the north boundary line of said 36.38-acre tract, a distance of 2,615.18 feet to a 5/8" iron bar found set in the ground in a northeast boundary line of a 264.0-acre tract of land described in deed of record in Volume 308 at page 63 of the Official Public Records of Atascosa County, Texas, the southeast corner of said Tract 2, the southeast corner of said 150.22-acre tract and the northwest corner of said 36.38-acre tract, for the southwest corner of this tract;

Thence N 47°09'06" W generally following a barbed wire fence line with a southwest boundary lines of said Tract 2 and said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 31.38 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 43°19'14" W with a southwest boundary line of said Tract 2, a south west boundary line of said 150.22-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 74.90 feet to a metal T-Post found set in the ground, a corner of said Tract 2, a corner of said 150.22-acre tract and a corner of said 264.0-acre tract, for a corner of this tract;

Thence N 41°19'34" W with a southwest boundary line of said Tract 2, a southwest boundary line of said 150.22-acre tract, a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract a distance of 170.20 feet to metal T-Post found set in the ground, a corner of said Tract 1, said 177.965-acre tract and said 264.0-acre tract, for a corner of this tract;

Thence with a southwest boundary line of said Tract 1, a southwest boundary line of said 177.965-acre tract and a northeast boundary line of said 264.0-acre tract the following calls:

N 42°11'21" W a distance of 116.27 feet to a metal T-Post;

N 41°47'15" W a distance of 179.47 feet to a metal T-Post;

N 41°47'25" W a distance of 151.35 feet to a metal T-Post;

N 41°36'47" W a distance of 167.40 feet to a metal T-Post;

N 41°34'43" W a distance of 180.27 feet to a metal T-Post;

N 37°33'34" W a distance of 213.16 feet to a metal T-Post;

N 38°55'00" W a distance of 199.10 feet to a metal T-Post;

N 41°46'38" W a distance of 244.39 feet to a metal T-Post;

N 41°52'28" W a distance of 138.63 feet to a metal T-Post;

N 41°55'20" W a distance of 236.84 feet to a metal T-Post;

N 41°53'25" W a distance of 181.34 feet to a metal T-Post;

N 41°52'04" W a distance of 172.73 feet to a metal T-Post;

And N 44°17'24" W a distance of 187.37 feet to a metal T-Post, the southwest corner of said Tract 1, the southwest corner of said 177.965-acre tract, a corner of said 264.0-acre tract and the south corner of an 18.65-acre tract of land described in deed of record in Instrument Number 142308 of the Official Public Records of Atascosa County, Texas, for the southwest corner of this tract

Thence N 0°19'04" E crossing said Tract 1, with a west boundary line of said 177.965-acre tract and the east boundary line of said 18.65-acre tract a distance of 1795.56 feet to a metal T-Post found set in the ground, a corner of said 177.965-acre tract, a reentrant corner of said Tract 1, the northeast corner of said 18.65-acre tract and the southeast corner of said 34.90-acre tract, for a corner of this tract;

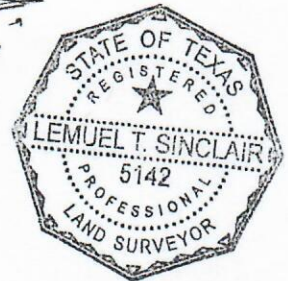
Thence N 0°04'45" E with a west boundary line of said Tract 1, a west boundary line of said 177.965-acre tract and the east boundary line of said 34.90-acre tract a distance of 1,672.83 feet to the point of beginning.

Containing 520.34 acres of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

SINCLAIR LAND SURVEYING, INC.


Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142



lts/wj

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

DRAWN BY: WJ CREW CHIEF: MO

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE: MARCH 10, 2026
REVISED: JULY 27, 2026

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
OB NUMBER: S-202583053-

LEGEND: (1) = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND

(2) = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"

—OHE— = OVERHEAD ELECTRIC

(E) = ELECTRIC METER

—X— = BARBED WIRE FENCE

⏏ = POWERPOLE

CONC. = CONCRETE

O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS

(F) = FIELD BEARING

(D) = DEED BEARING

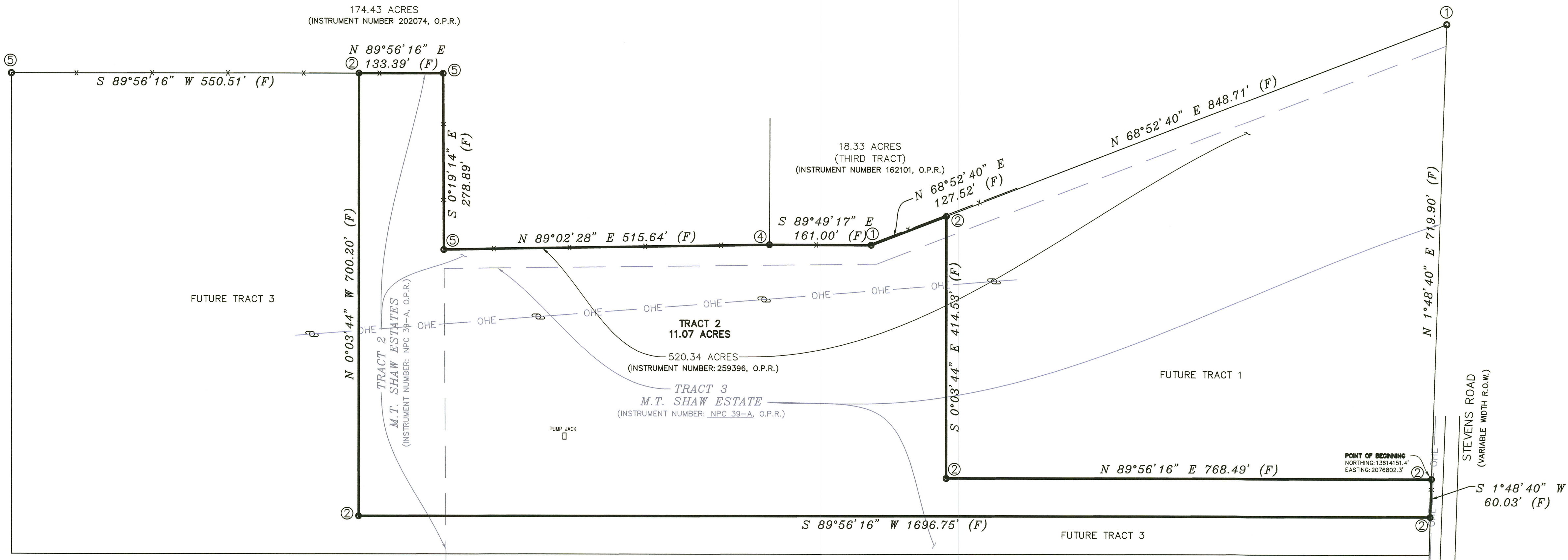
NORTH
SCALE: 1" = 50'

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "JOHN HOWARD RPLS 4611" FOUND SET IN THE GROUND
 - ⑤ = METAL FENCE POST FOUND SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - ⓔ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - Ⓢ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



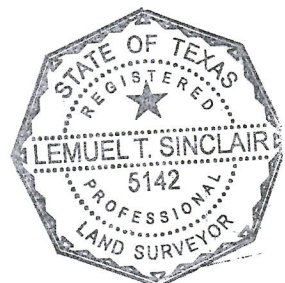
TRACT 2
AREA: 11.07 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: DECEMBER 3, 2025
REVISED: JULY 27, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 2) 11.07 ACRES OUT
OF TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



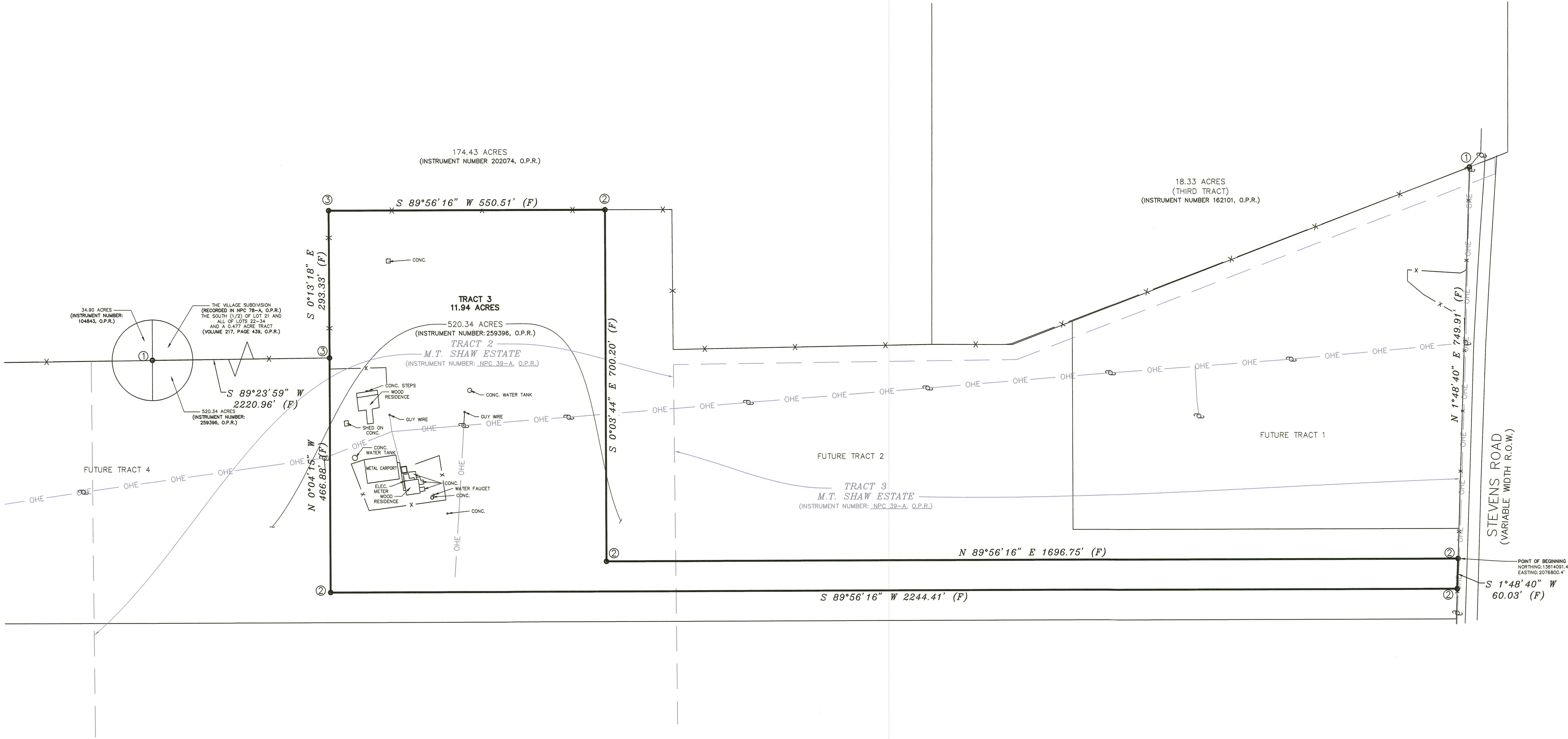
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4511
TSPSLS FIRM NO. 10089000
JOB NUMBER: S-202583053-2

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ③ = FOUND METAL FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - ⓔ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 3
AREA: 11.94 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 3) 11.94 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NEC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

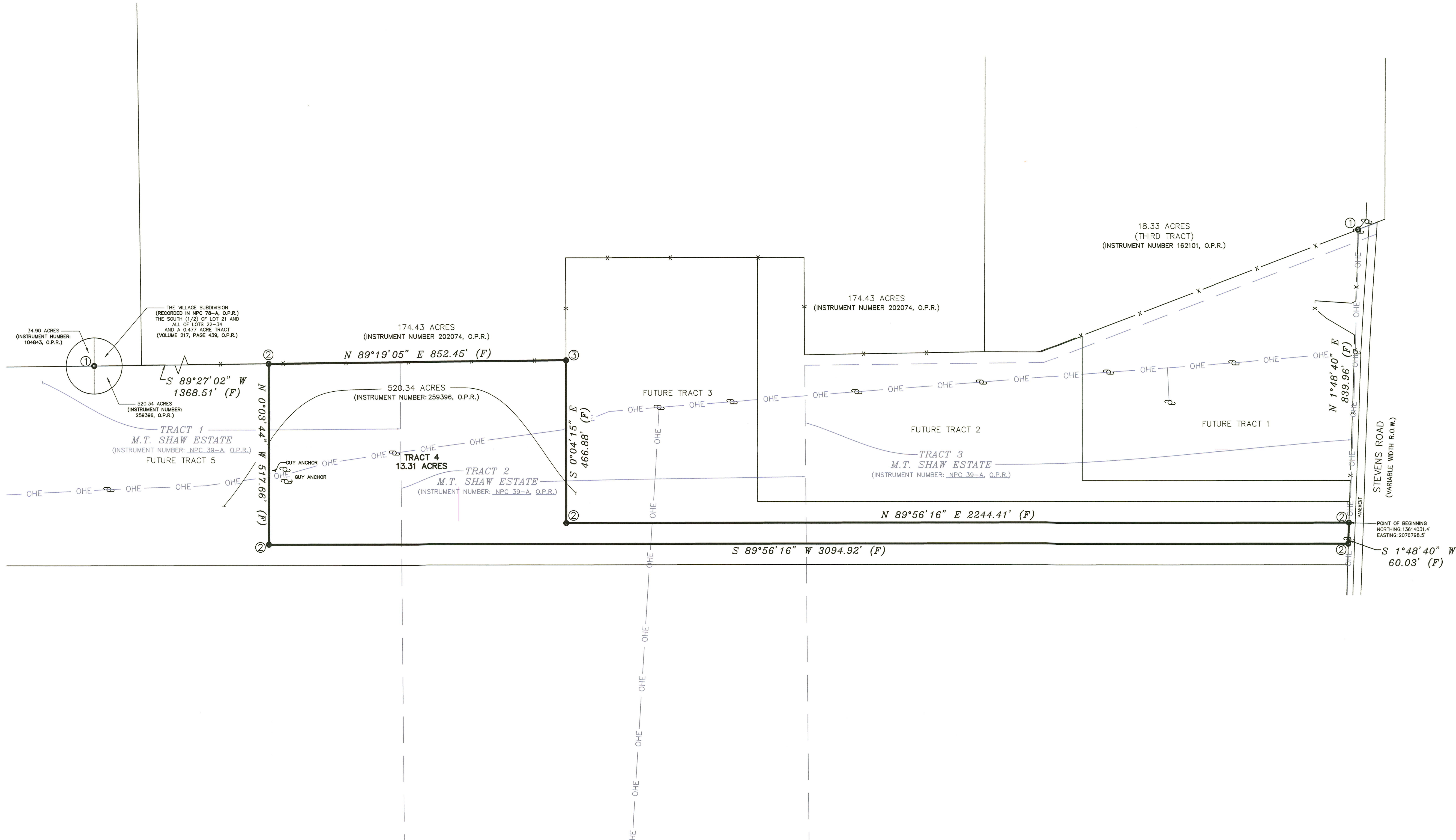
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202583053-3

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ③ = FOUND METAL FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - E— = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - O— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 4
AREA: 13.31 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

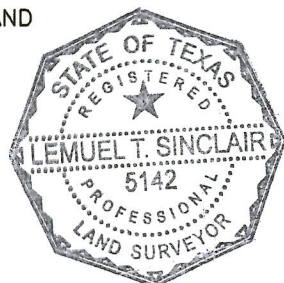
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 4) 13.31 ACRES OUT OF
TRACTS 1, 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-4

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—E— = ELECTRIC METER
—X— = BARBED WIRE FENCE
—O— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING

THE VILLAGE SUBDIVISION
(RECORDED IN NPC 78-A, O.P.R.)
THE SOUTH (1/2) OF LOT 21 AND ALL
OF LOTS 22-34 AND A 0.477 ACRE
TRACT
(VOLUME 217, PAGE 439, O.P.R.)

34.90 ACRES
(INSTRUMENT NUMBER:
104843, O.P.R.)

37.86 ACRES
(INSTRUMENT NUMBER 95212, O.P.R.)

174.43 ACRES
(INSTRUMENT NUMBER 202074, O.P.R.)

18.33 ACRES
(THIRD TRACT)
(INSTRUMENT NUMBER 162101, O.P.R.)

FUTURE TRACT 6

TRACT 1
M.T. SHAW ESTATE
(INSTRUMENT NUMBER: NPC 39-A, O.P.R.)

TRACT 5
14.66 ACRES
(INSTRUMENT NUMBER: 259396, O.P.R.)

FUTURE TRACT 4
TRACT 2
M.T. SHAW ESTATE
(INSTRUMENT NUMBER: NPC 39-A, O.P.R.)

FUTURE TRACT 3

FUTURE TRACT 2
TRACT 3
M.T. SHAW ESTATE
(INSTRUMENT NUMBER: NPC 39-A, O.P.R.)

FUTURE TRACT 1

STEVENS ROAD
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING
NORTHING: 13613971.4'
EASTING: 2076796.6'

TRACT 5
AREA: 14.66 ACRES

ADDRESS: STEVENS ROAD

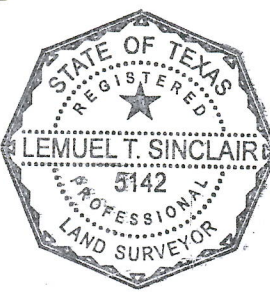
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026



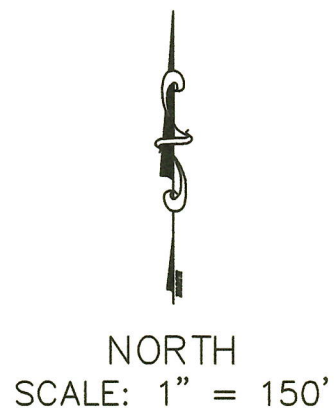
CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 5) 14.66 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



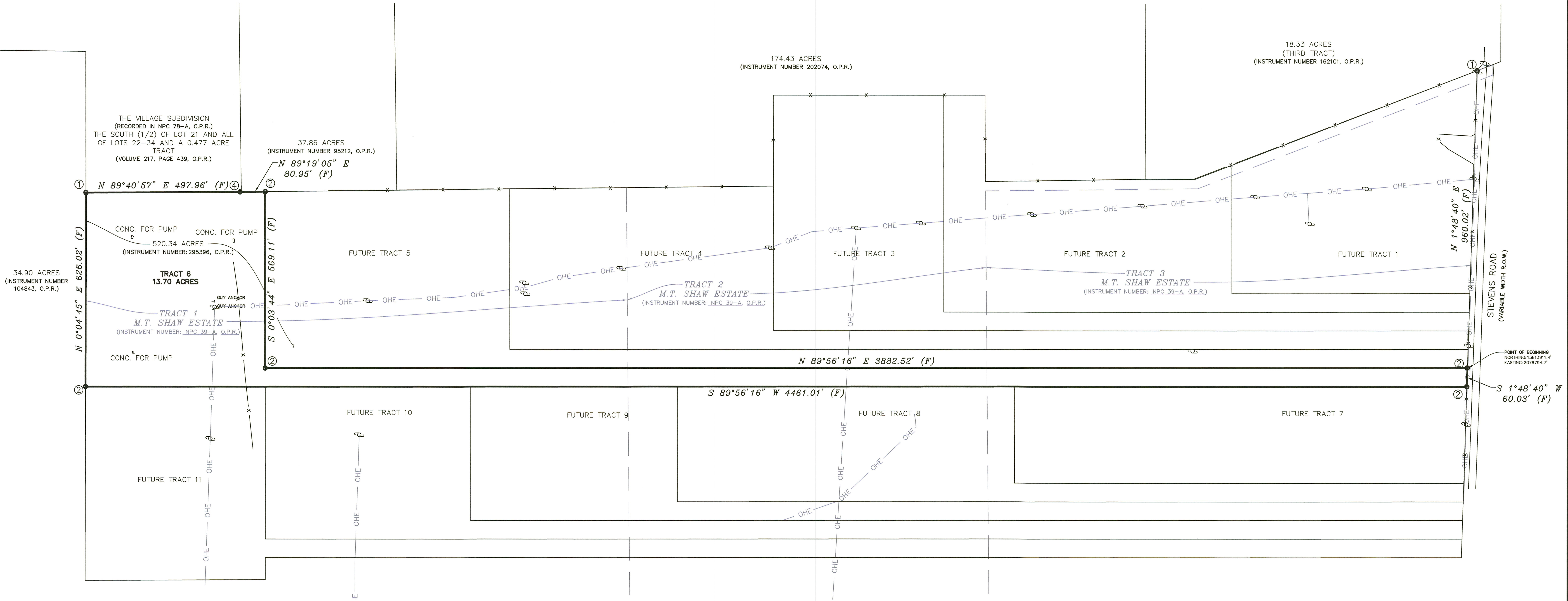
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-6518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202583053-5

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 5/8" IRON BAR SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - ⊞ = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊞ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 6
AREA: 13.70 ACRES

ADDRESS: STEVEN'S ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

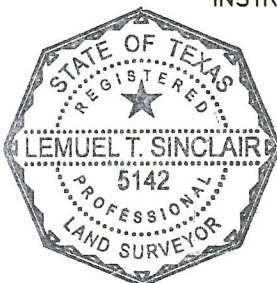
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 6) 13.70 ACRES OUT OF
TRACTS 1, 2 AND 3 M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



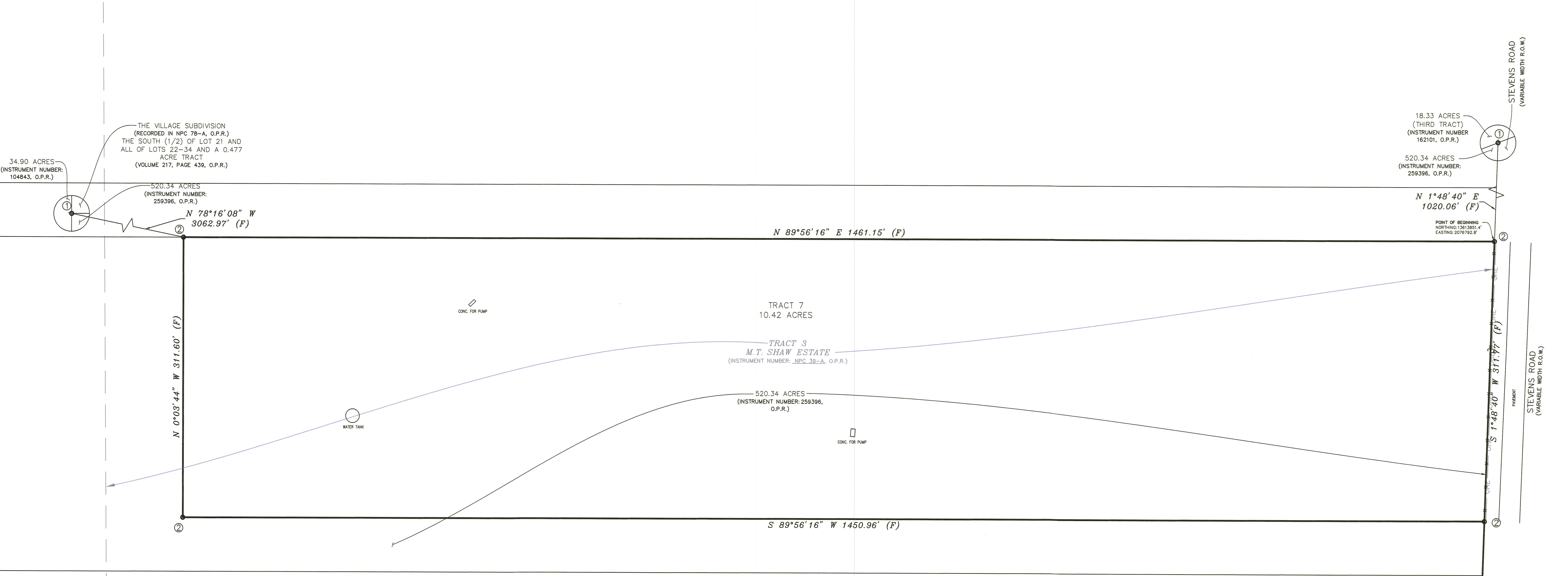
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
(210) 341-4518
TBP&L'S FIRM NO. 10089000
JOB NUMBER: S-202583053-6

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 50'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - P— = POWERPOLE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING



TRACT 7
AREA: 10.42 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

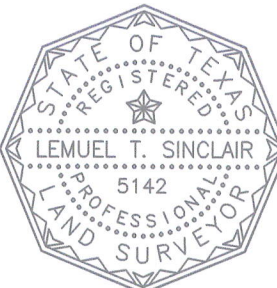
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 7) 10.42 ACRES OUT OF
TRACT 3

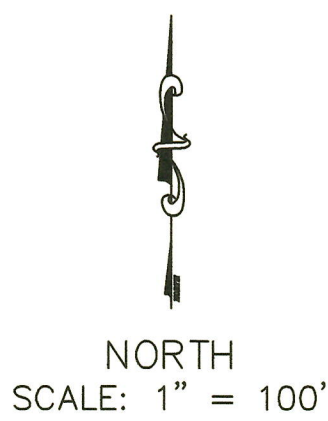
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NEC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



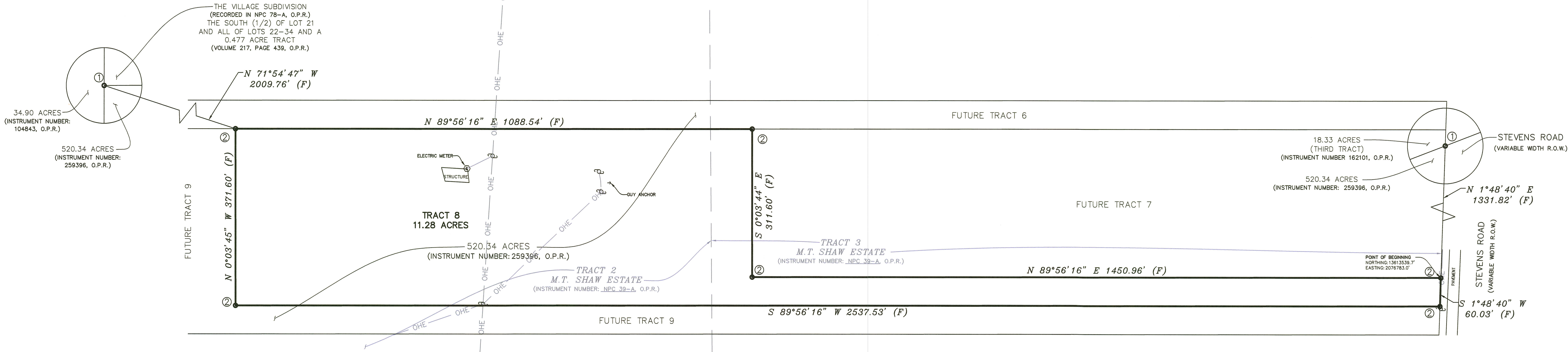
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TSPS FIRM NO. 10089000
JOB NUMBER: S-202583053-7

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - (E) = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⌋ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - R.O.W. = RIGHT-OF WAY



TRACT 8
AREA: 11.28 ACRES

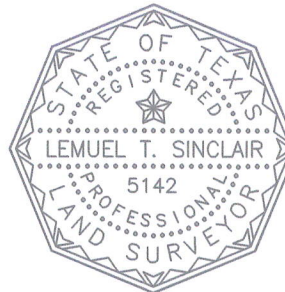
ADDRESS: STEVENS ROAD
DRAWN BY: P.S. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 11, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 8) 11.28 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

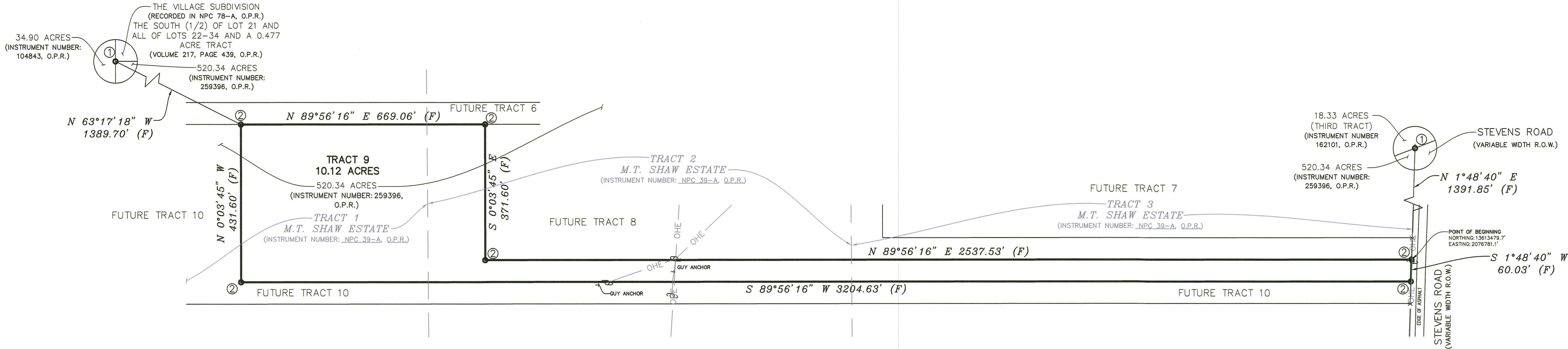
SINCLAIR LAND SURVEYING, INC.
3411 MAGO DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-B

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
ⓔ = ELECTRIC METER
—X— = BARBED WIRE FENCE
Ⓢ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING



TRACT 9
AREA: 10.12 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: A.R. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

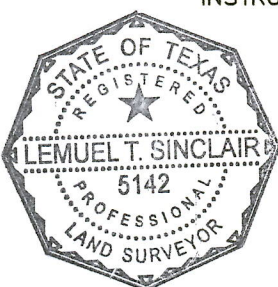
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: 
LEMUUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 12, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 9) 10.12 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



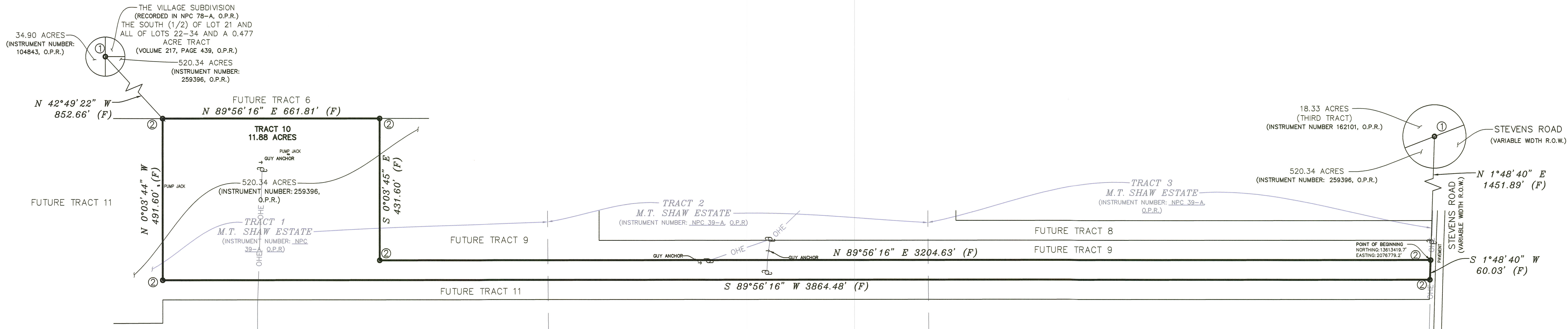
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-9

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - (E) = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

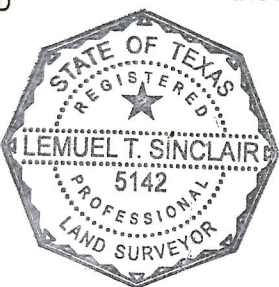


TRACT 10
AREA: 11.88 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: A.R. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4 LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 12, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 10) 11.88 ACRES OUT
OF TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



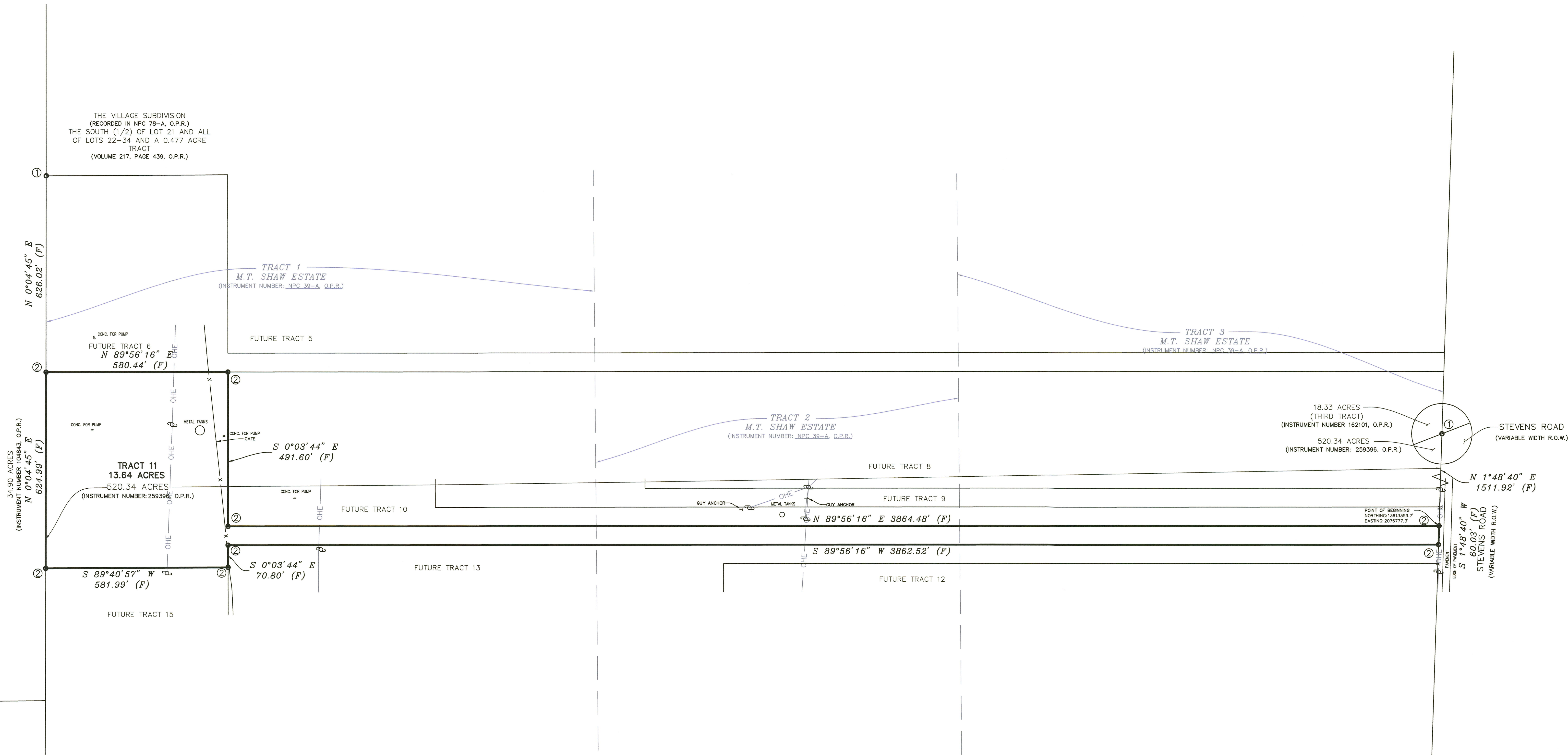
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-10

THE BEARINGS AND COORDINATES FOR
THIS SURVEY ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM (GRID),
SOUTH CENTRAL ZONE (4204),
NORTH AMERICAN DATUM 1983 (NA2011),
EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

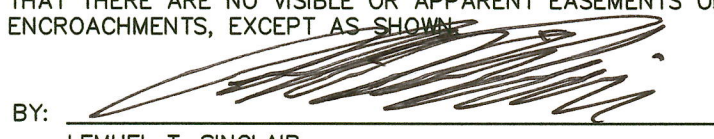
- LEGEND: ① = 1/2" IRON BAR WITH
AN ORANGE CAP MARKED
"SLS 10089000" FOUND
SET IN THE GROUND
② = SET 1/2" IRON BAR WITH
AN ORANGE CAP MARKED
"SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
⊞ = ELECTRIC METER
—X— = BARBED WIRE FENCE
○ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS
OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



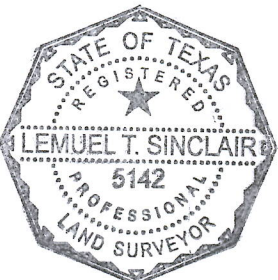
TRACT 11
AREA: 13.64 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MQ

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS
PREPARED FROM A SURVEY MADE ON THE GROUND AND IS
GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4,
LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND
SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND
THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR
ENCROACHMENTS, EXCEPT AS SHOWN.

BY: 
LEMUUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 11) 13.64 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

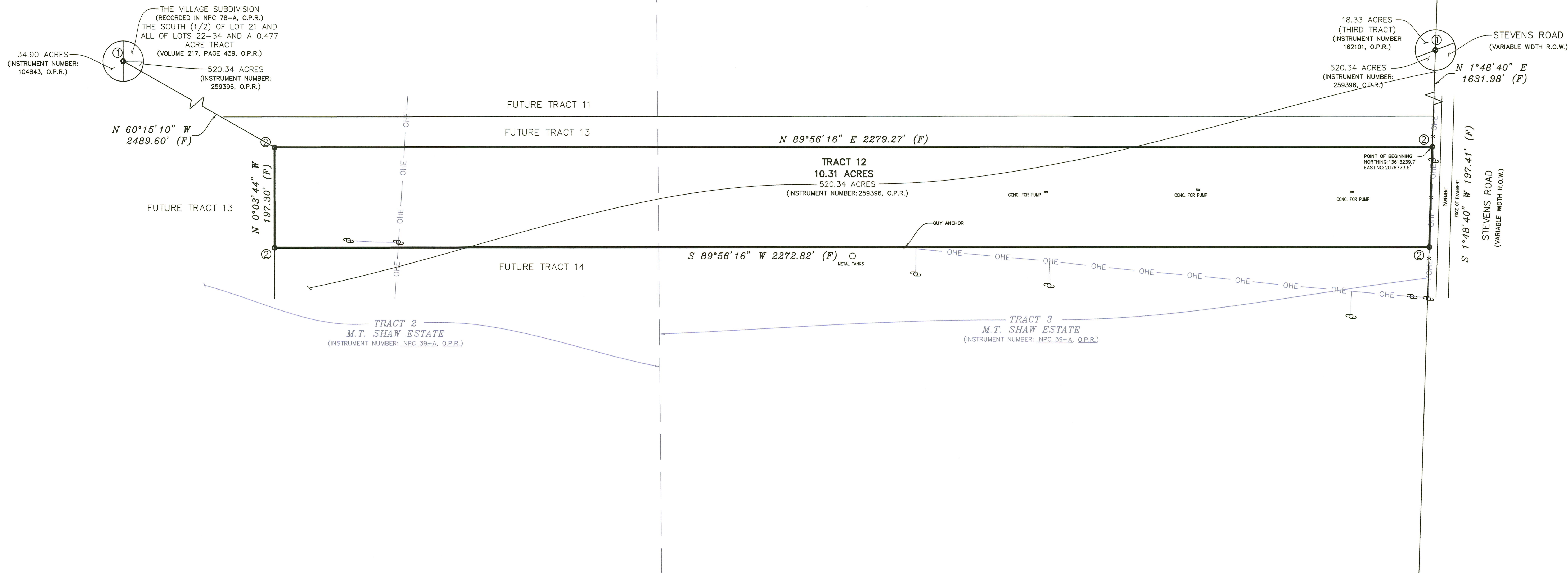
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TSPS FIRM NO. 10089000
JOB NUMBER: S-202583053-11

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - ⓔ = ELECTRIC METER
 - ✕ = BARBED WIRE FENCE
 - ⦶ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 12
AREA: 10.31 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: H.B. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

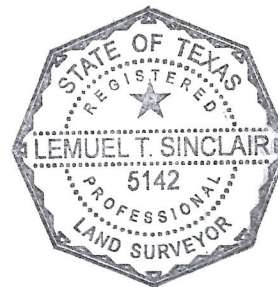
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 12) 10.31 ACRES
OF TRACTS 2 AND 3
M.T. SHAW ESTATE

ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



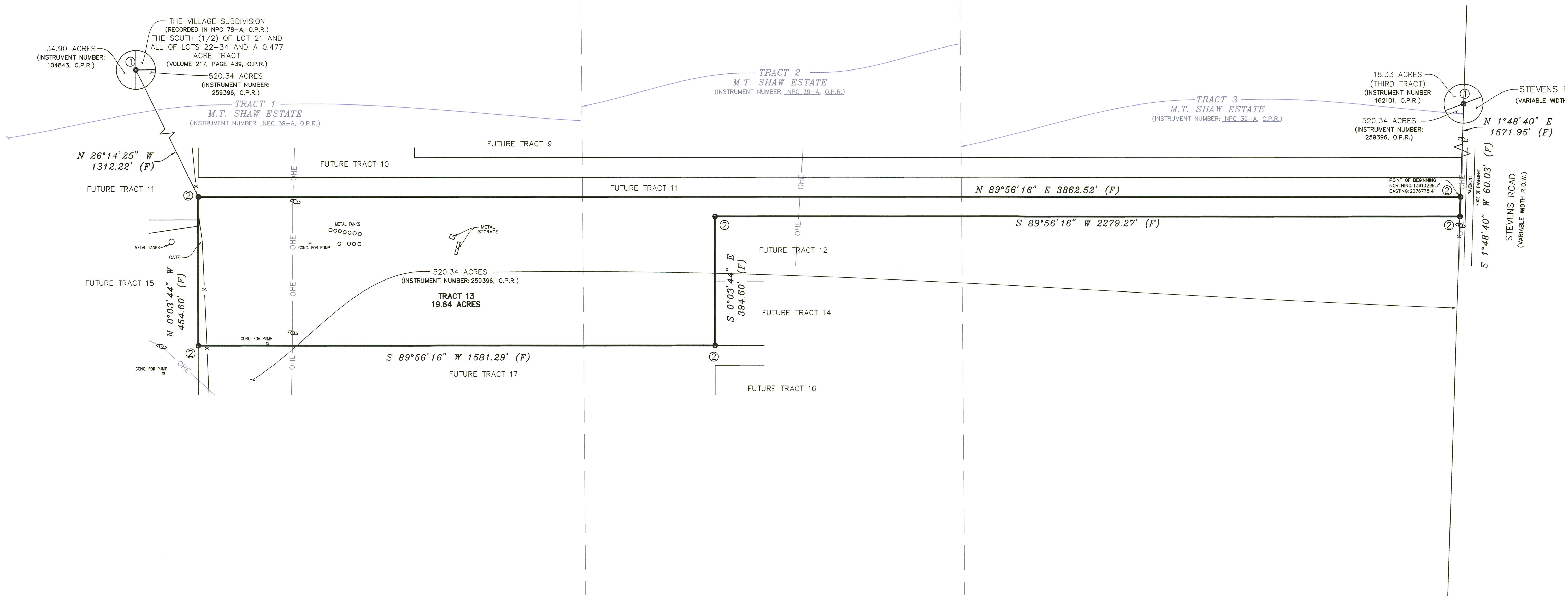
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBP&S FIRM NO.10089000
JOB NUMBER: S-202583053-12

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - (E) = ELECTRIC METER
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 13
AREA: 19.64 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: H.B. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

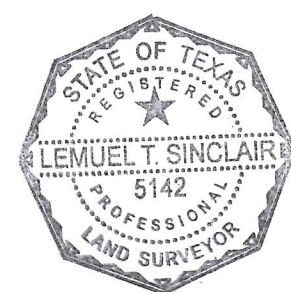
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 13) 19.64 ACRES
OF TRACTS 1, 2 AND 3
M.T. SHAW ESTATE

ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 38-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

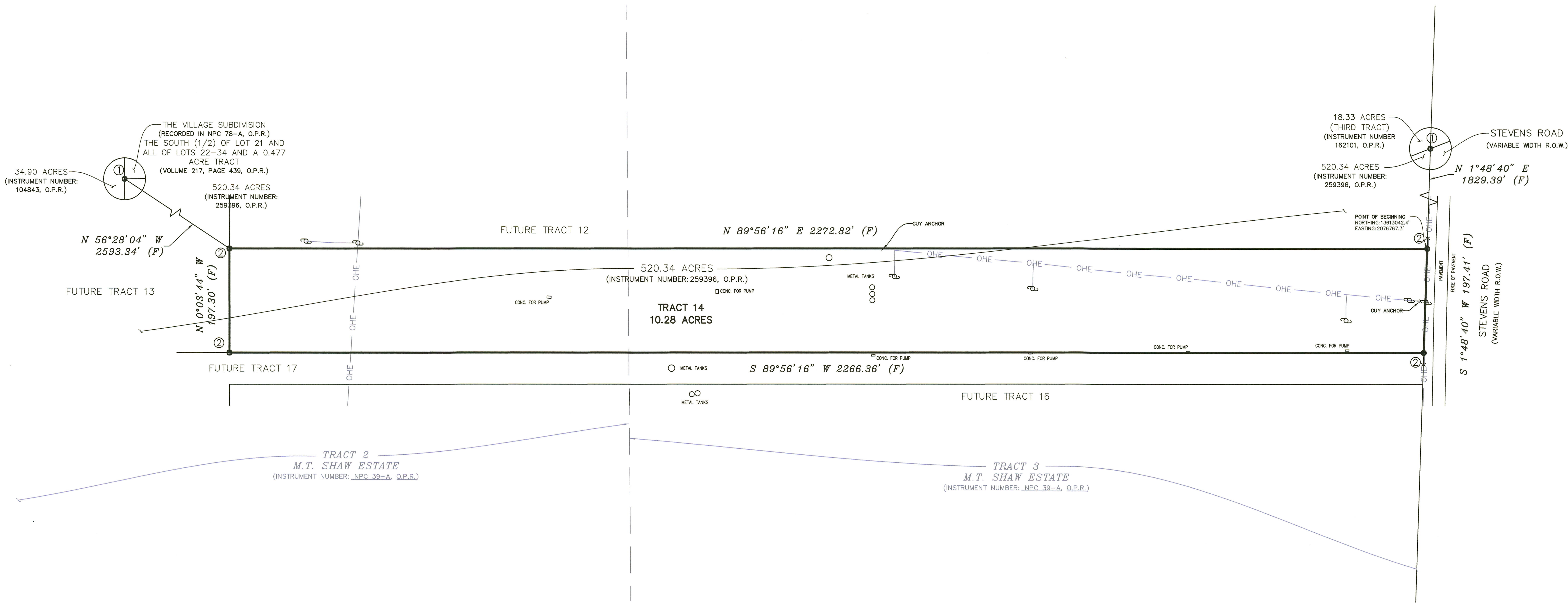


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
ⓔ = ELECTRIC METER
—X— = BARBED WIRE FENCE
Ⓢ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 14
AREA: 10.28 ACRES

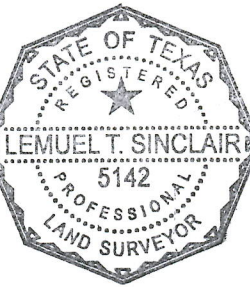
ADDRESS: STEVENS ROAD
DRAWN BY: H.B. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 14) 10.28 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



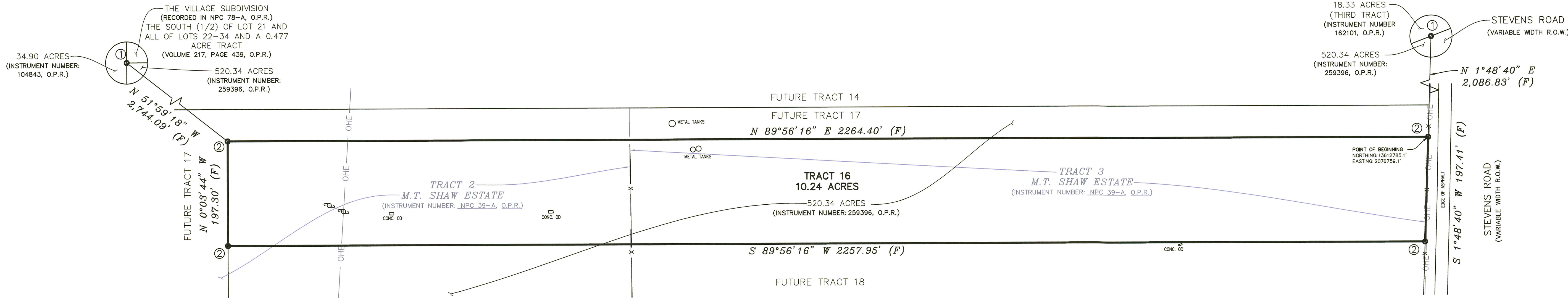
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-14

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—○— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING

NORTH
SCALE: 1" = 100'



TRACT 16
AREA: 10.24 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

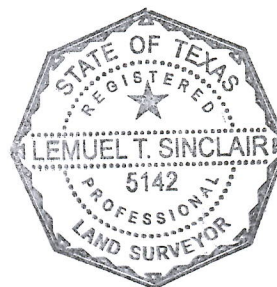
STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 16) 10.24 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

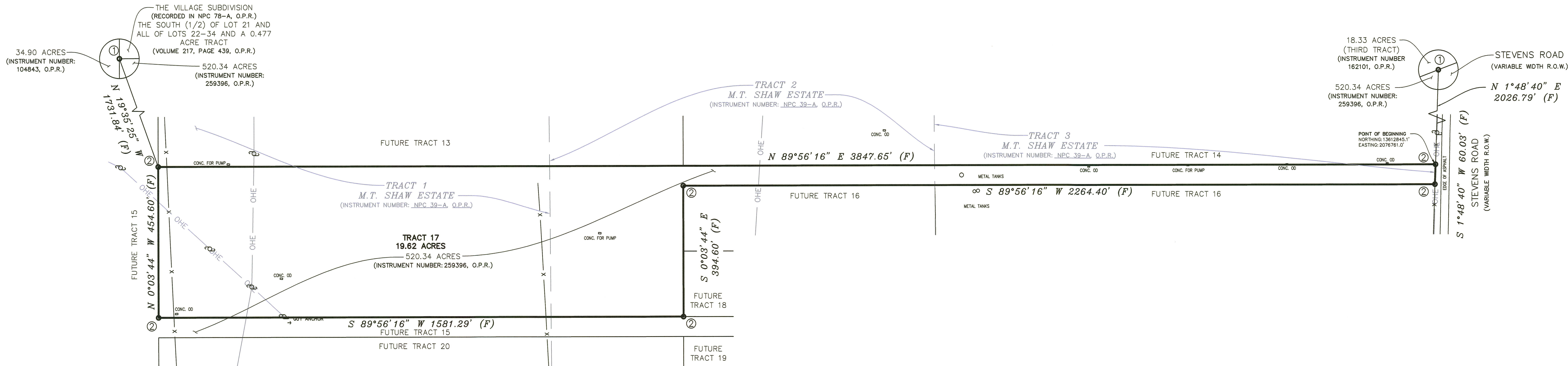


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 17
AREA: 19.62 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 17) 19.62 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



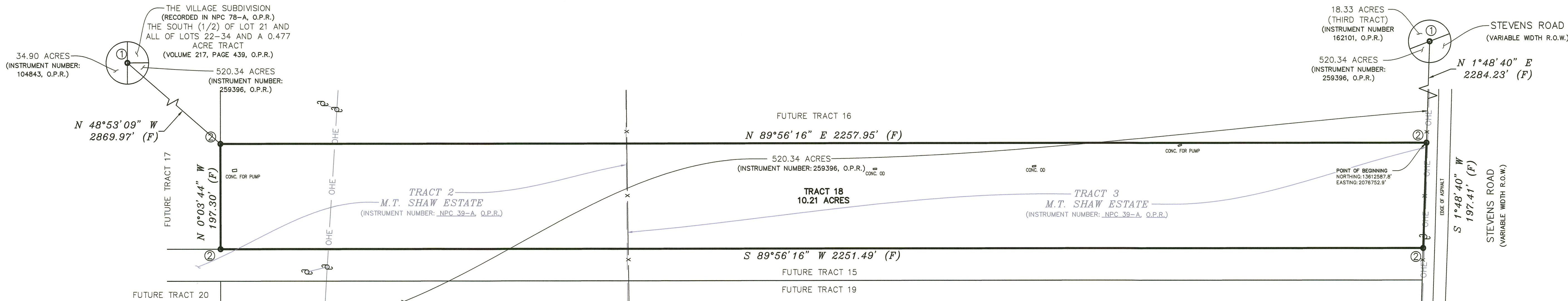
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPELS FIRM NO. 10089000
JOB NUMBER: S-202383053-17

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 18
AREA: 10.21 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

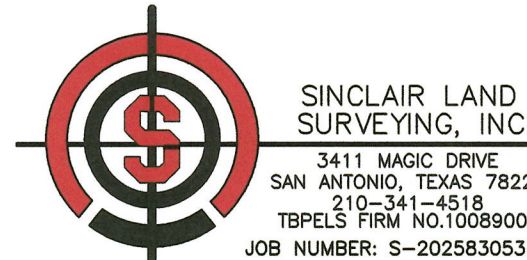
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT BASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 18) 10.21 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

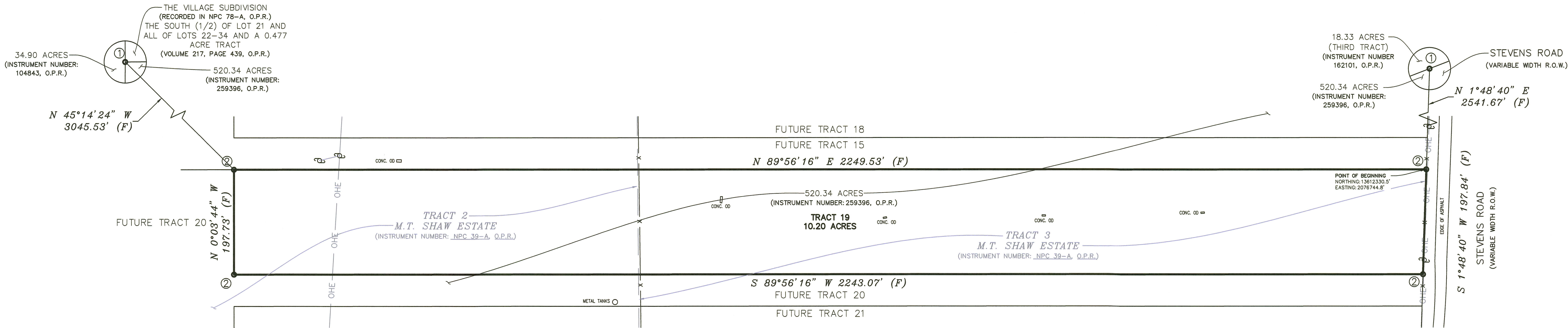


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—○— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 19
AREA: 10.20 ACRES

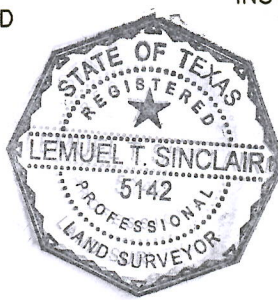
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4 LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 19) 10.20 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



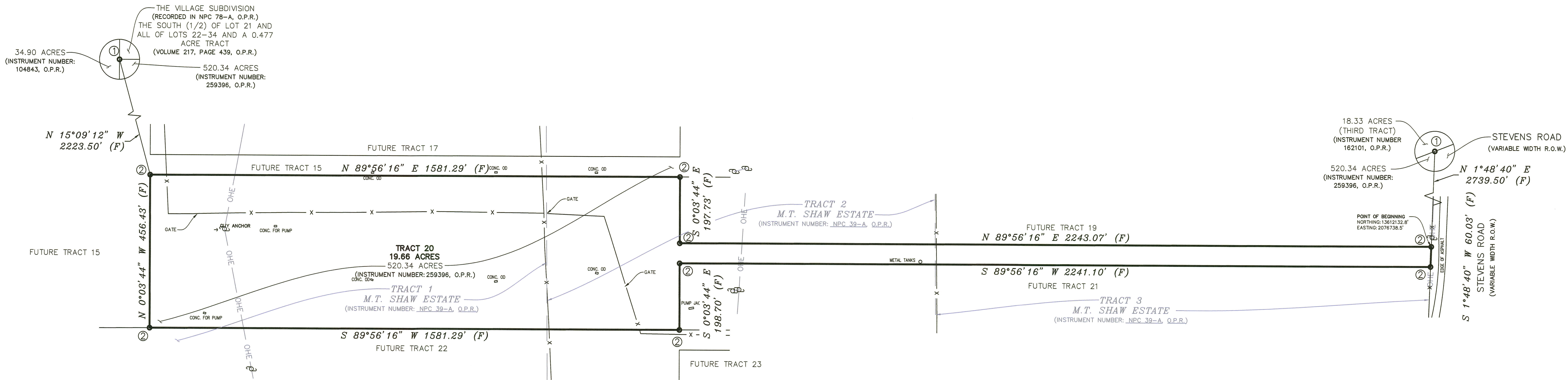
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
710-541-4519
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202583053-19

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 20
AREA: 19.66 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: WJ CREW CHIEF: MO

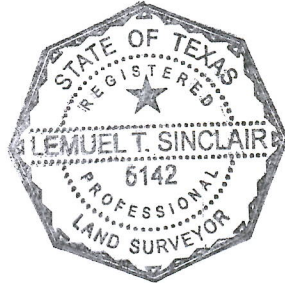
STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 20) 19.66 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



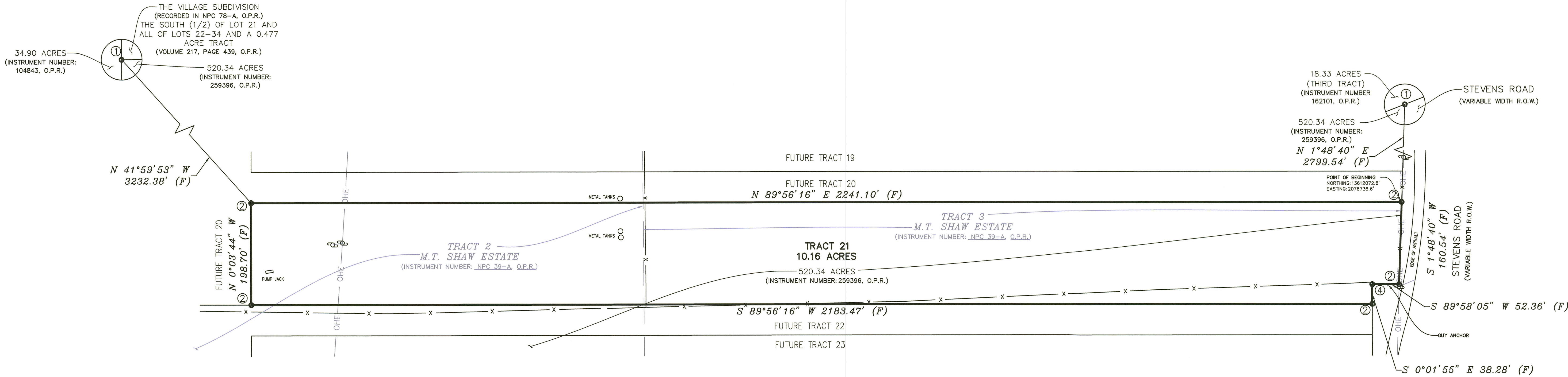
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202583053-20

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
④ = SET NAIL ON A FENCE POST
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—P— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



STATE OF TEXAS
COUNTY OF ATASCOSA

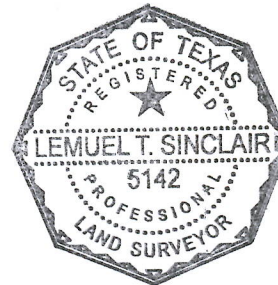
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY:
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 21) 10.16 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPCL'S FIRM NO.10089000
JOB NUMBER: S-202583053-21

TRACT 21
AREA: 10.16 ACRES

ADDRESS: STEVENS ROAD

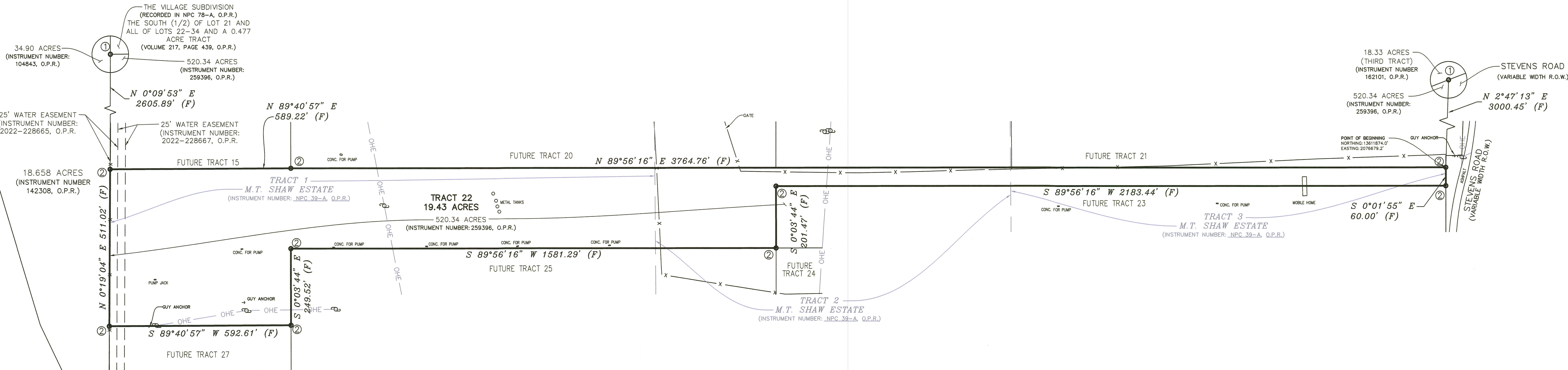
DRAWN BY: A.P. CREW CHIEF: MQ

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
—P— = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 22
AREA: 19.43 ACRES

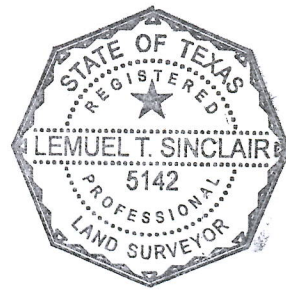
ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026



CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 22) 19.43 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPCL'S FIRM NO.10089000
JOB NUMBER: S-202583053-22

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND

② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"

— O — = OVERHEAD ELECTRIC

— X — = BARBED WIRE FENCE

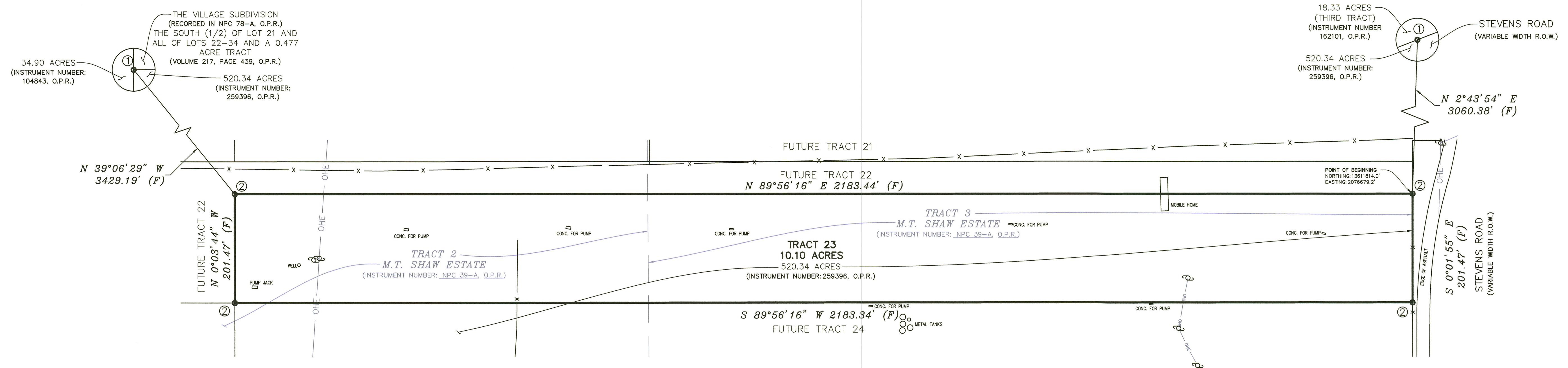
⌚ = POWERPOLE

CONC. = CONCRETE

O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS

(F) = FIELD BEARING

(D) = DEED BEARING



ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: MO

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

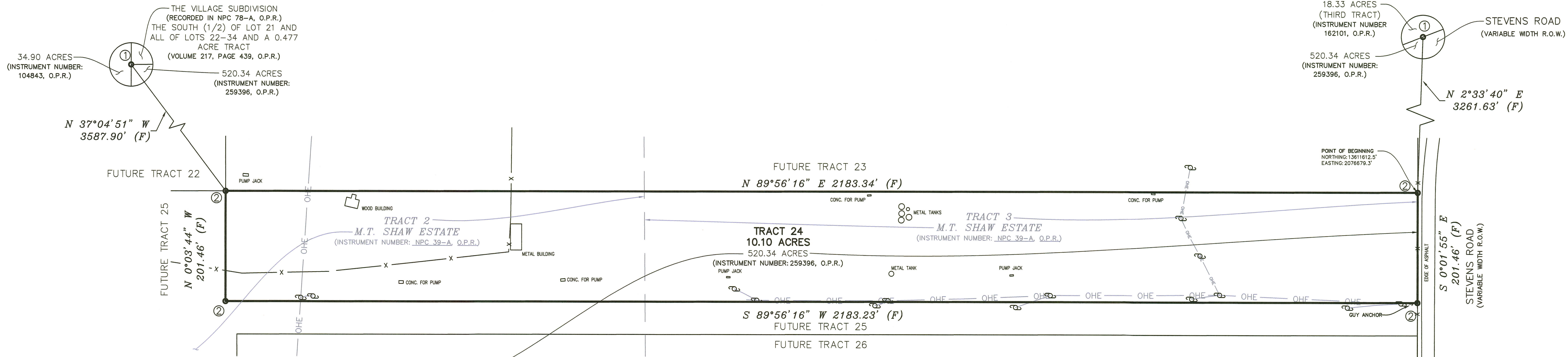


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - O— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 24
AREA: 10.10 ACRES

ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

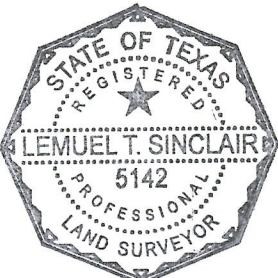
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 24) 10.10 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: .NEC. 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



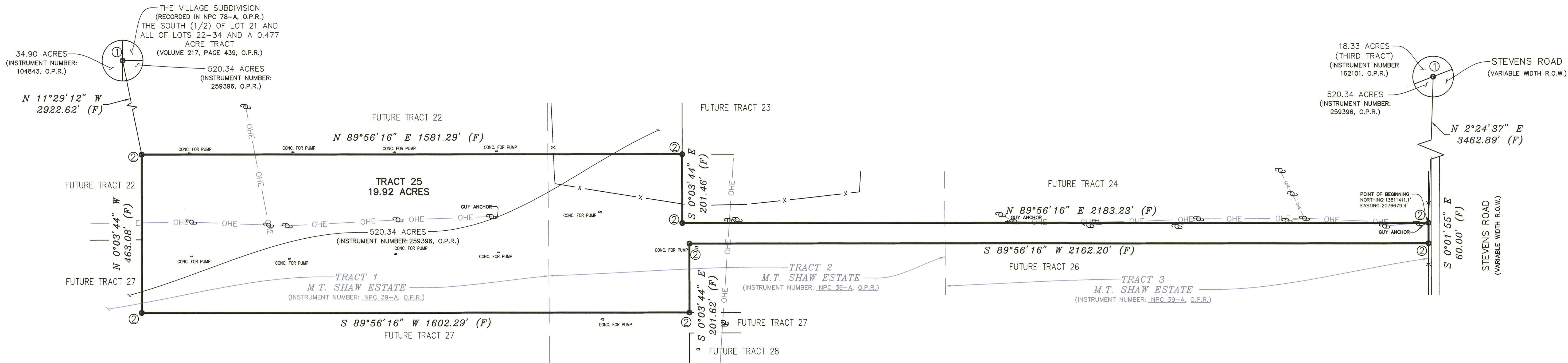
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBP&S FIRM NO. 10089000
JOB NUMBER: S-202583053-24

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
⊙ = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 25
AREA: 19.92 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: A.P. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

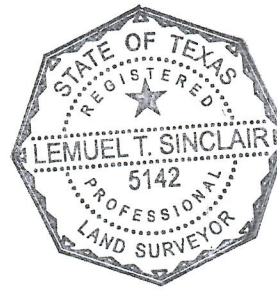
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021, AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 25) 19.92 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

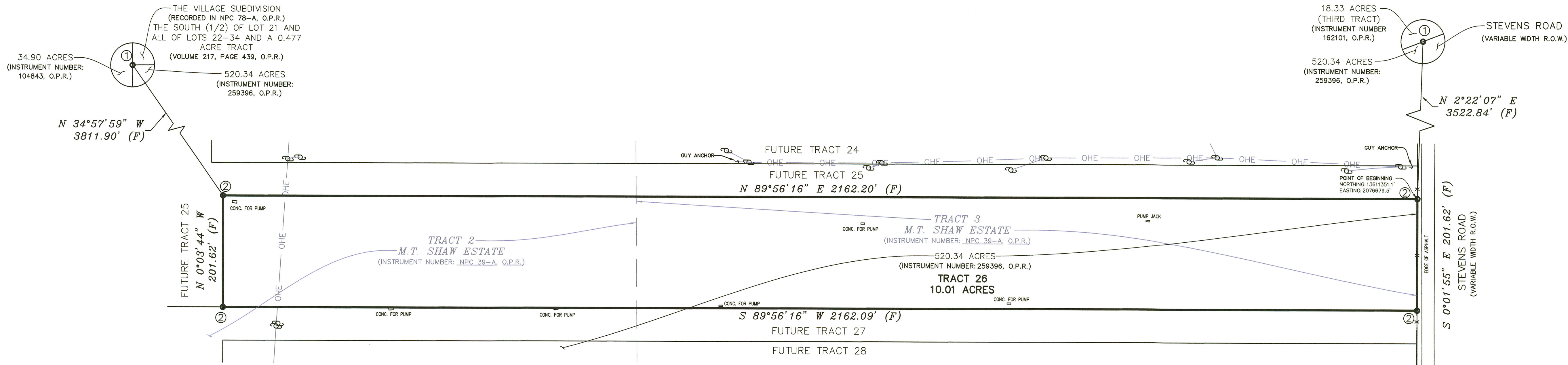


THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



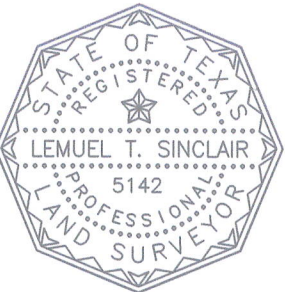
TRACT 26
AREA: 10.01 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 26) 10.01 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NEC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



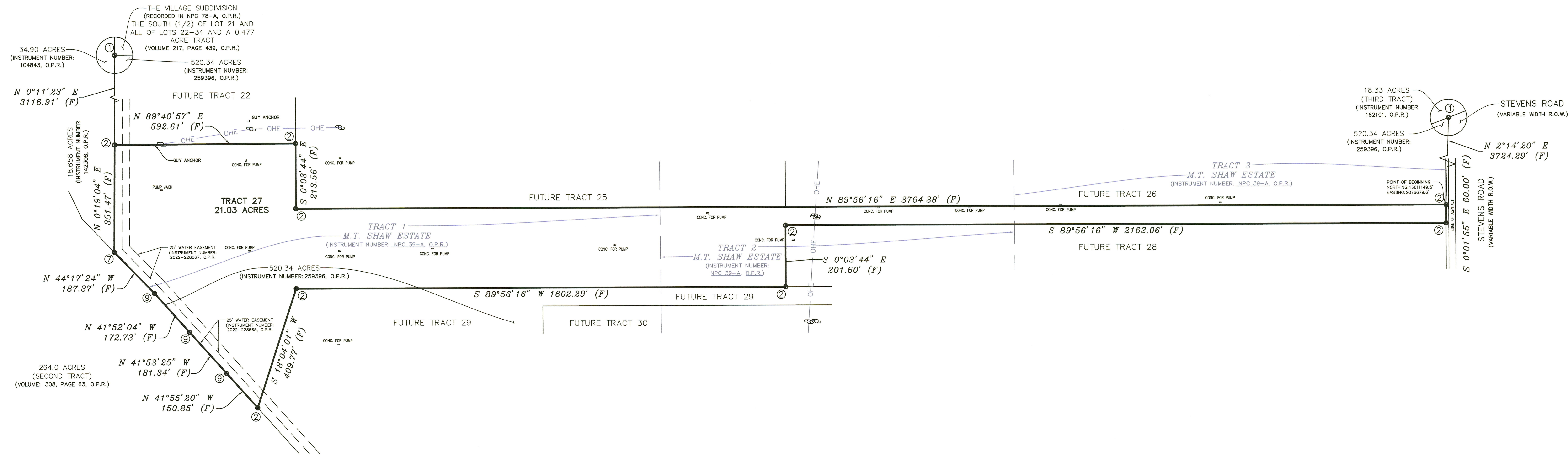
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
BPCLS FIRM NO.10089000
JOB NUMBER: S-202683053-26

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

LEGEND:

- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SL5 10089000" FOUND SET IN THE GROUND
- ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SL5 10089000"
- ⑦ = FOUND CEDAR FENCE POST
- ⑨ = FOUND FENCE POST
- OHE— = OVERHEAD ELECTRIC
- X— = BARBED WIRE FENCE
- ⌚ = POWERPOLE
- CONC. = CONCRETE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
- (F) = FIELD BEARING
- (D) = DEED BEARING



TRACT 27
AREA: 21.03 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 27) 21.03 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



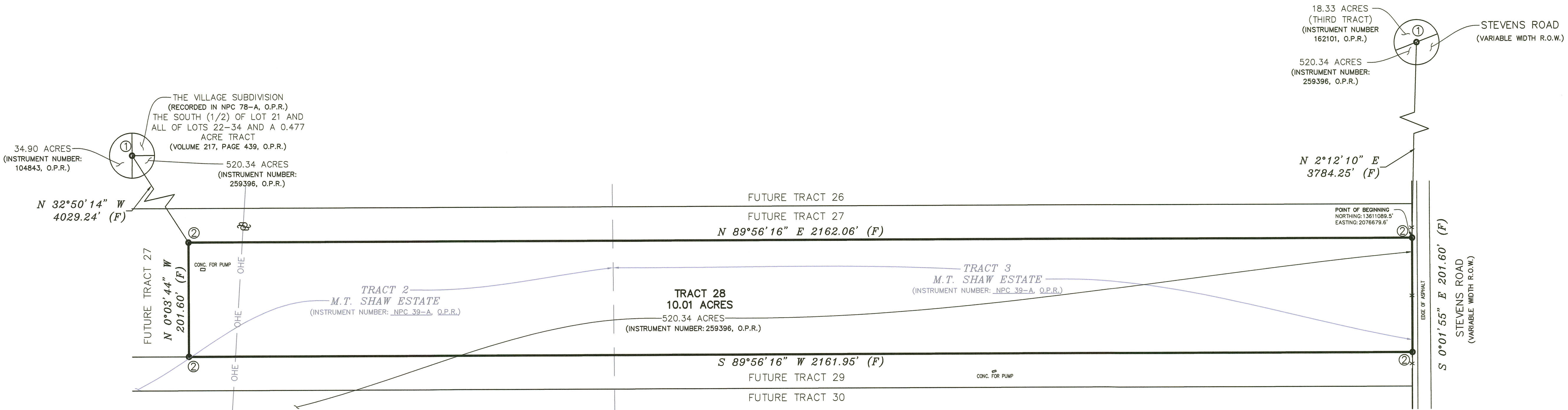
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO.10089000
JOB NUMBER: S-202583053-27

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - P— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 28
AREA: 10.01 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: S.L. CREW CHIEF: M.O.

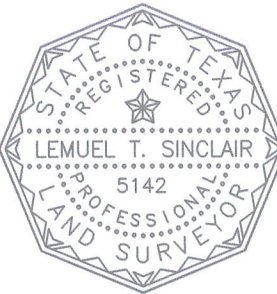
STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026

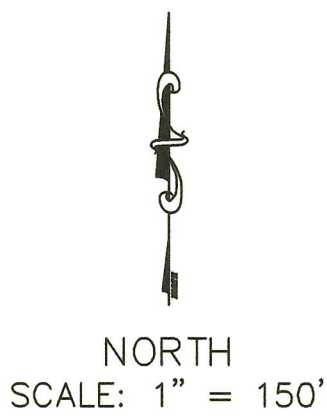
REVISED: AUGUST 26, 2026



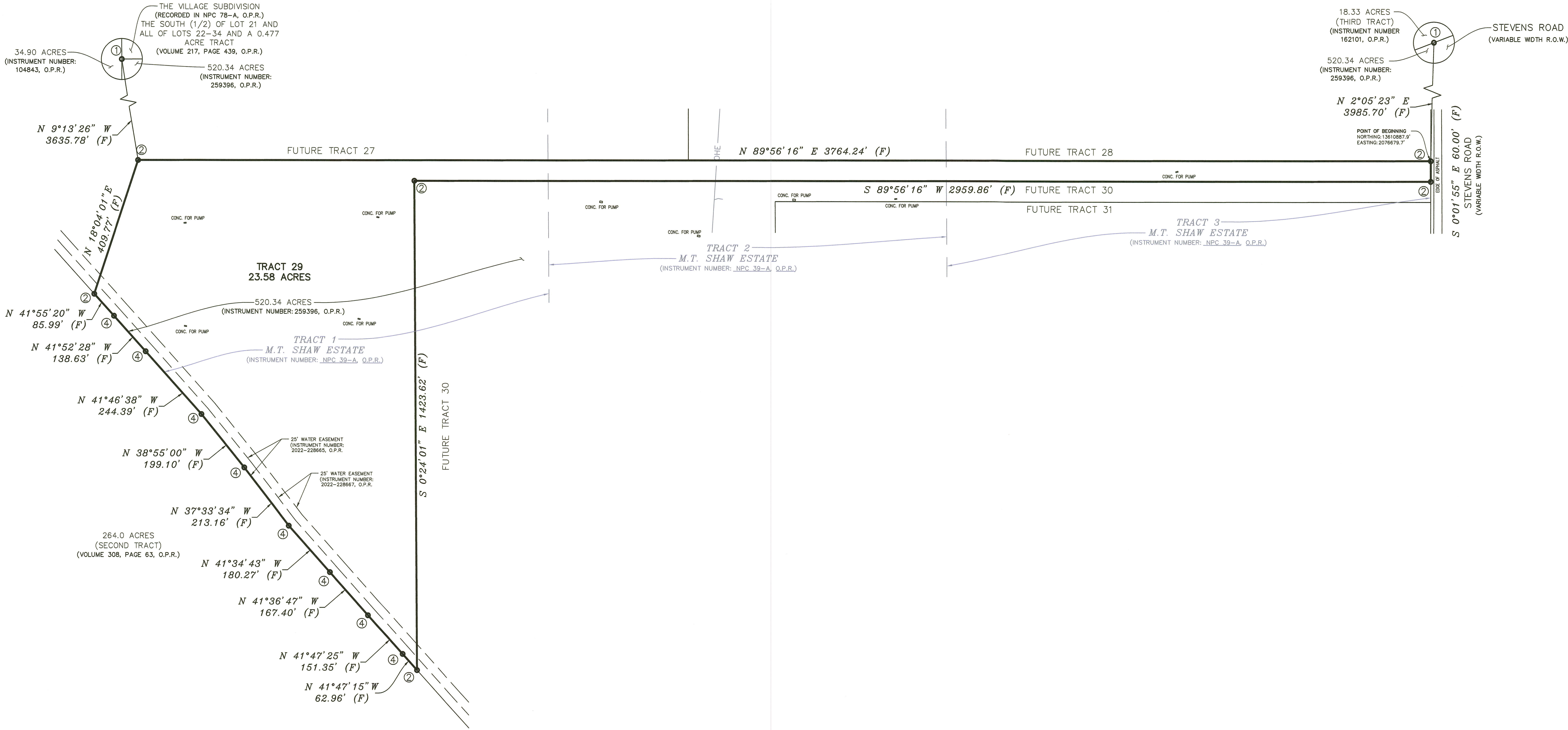
CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 28) 10.01 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 29
AREA: 23.57 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

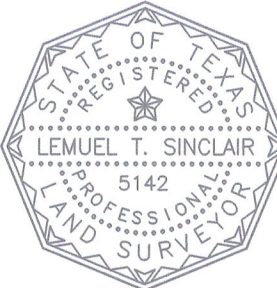
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 29) 23.57 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

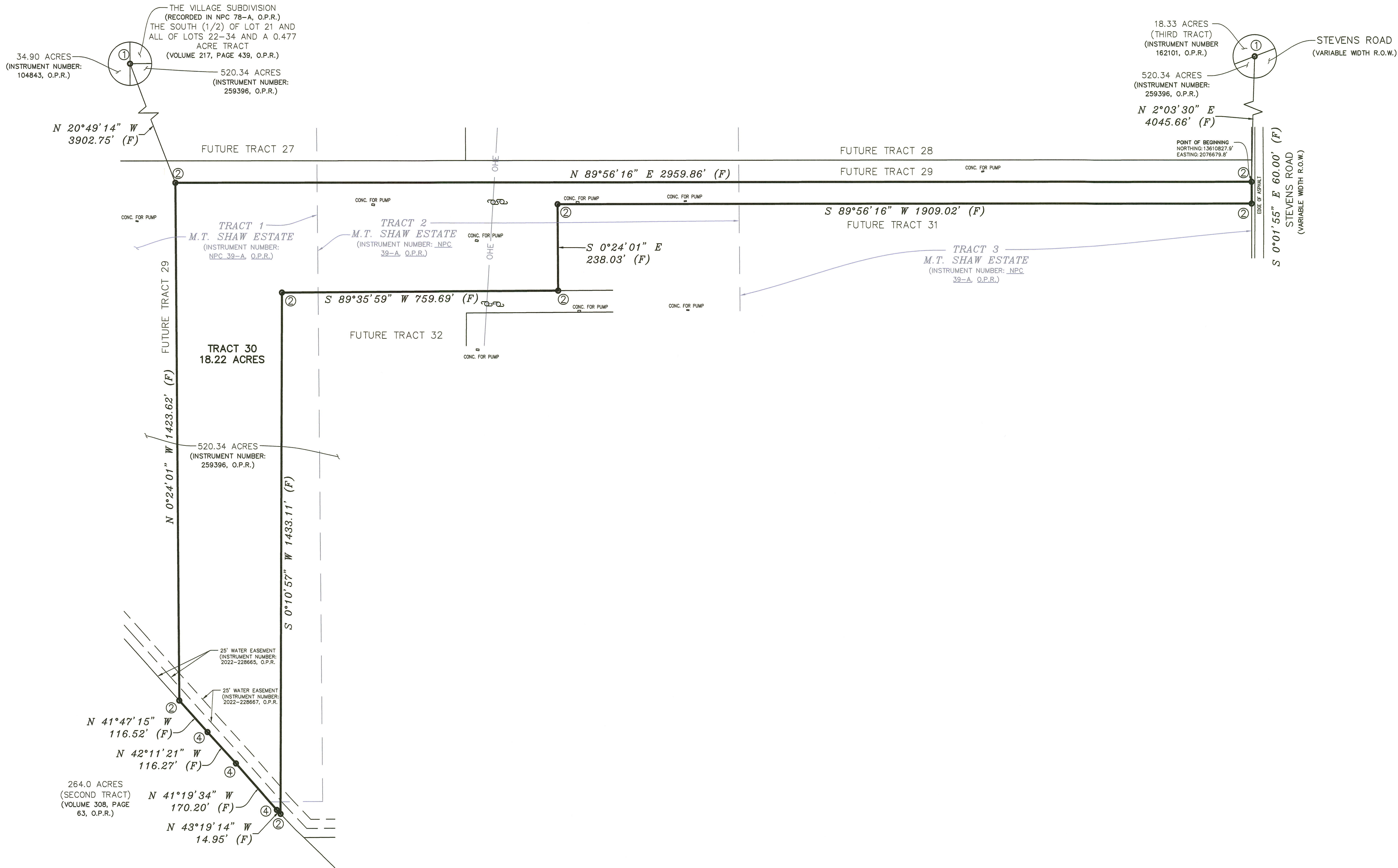
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MACC DRIVE
SAN ANTONIO, TEXAS 78229
TBPES FROM NO. 10089000
JOB NUMBER: S-202583053-29

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND FENCE POST
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - P— = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

TRACT 30
AREA: 18.22 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: S.L. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

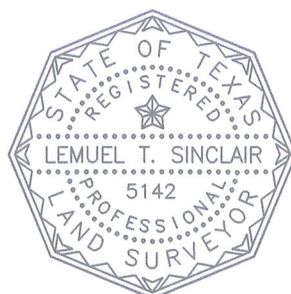
BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026

REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 30) 18.22 ACRES OUT OF
TRACTS 1, 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



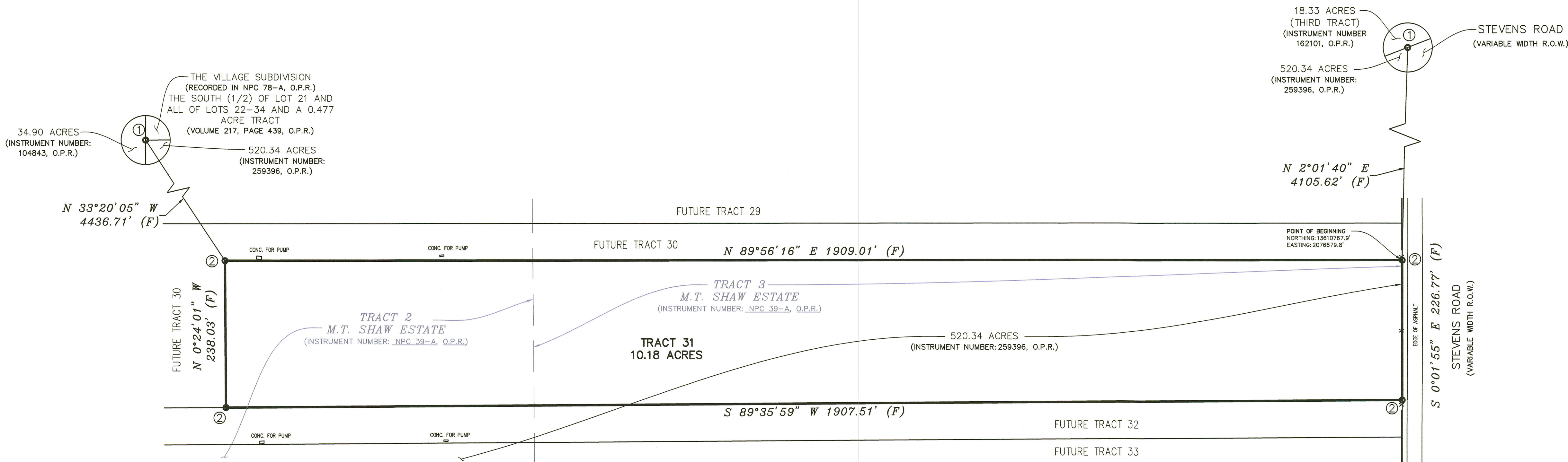
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202583053-30

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
—OHE— = OVERHEAD ELECTRIC
—X— = BARBED WIRE FENCE
C = POWERPOLE
CONC. = CONCRETE
O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
(F) = FIELD BEARING
(D) = DEED BEARING



TRACT 31
AREA: 10.18 ACRES

ADDRESS: STEVEN'S ROAD

DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY:
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

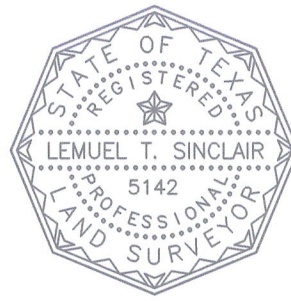
DATE: MARCH 10, 2026

REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 31) 10.18 ACRES OUT OF
TRACTS 2 AND 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



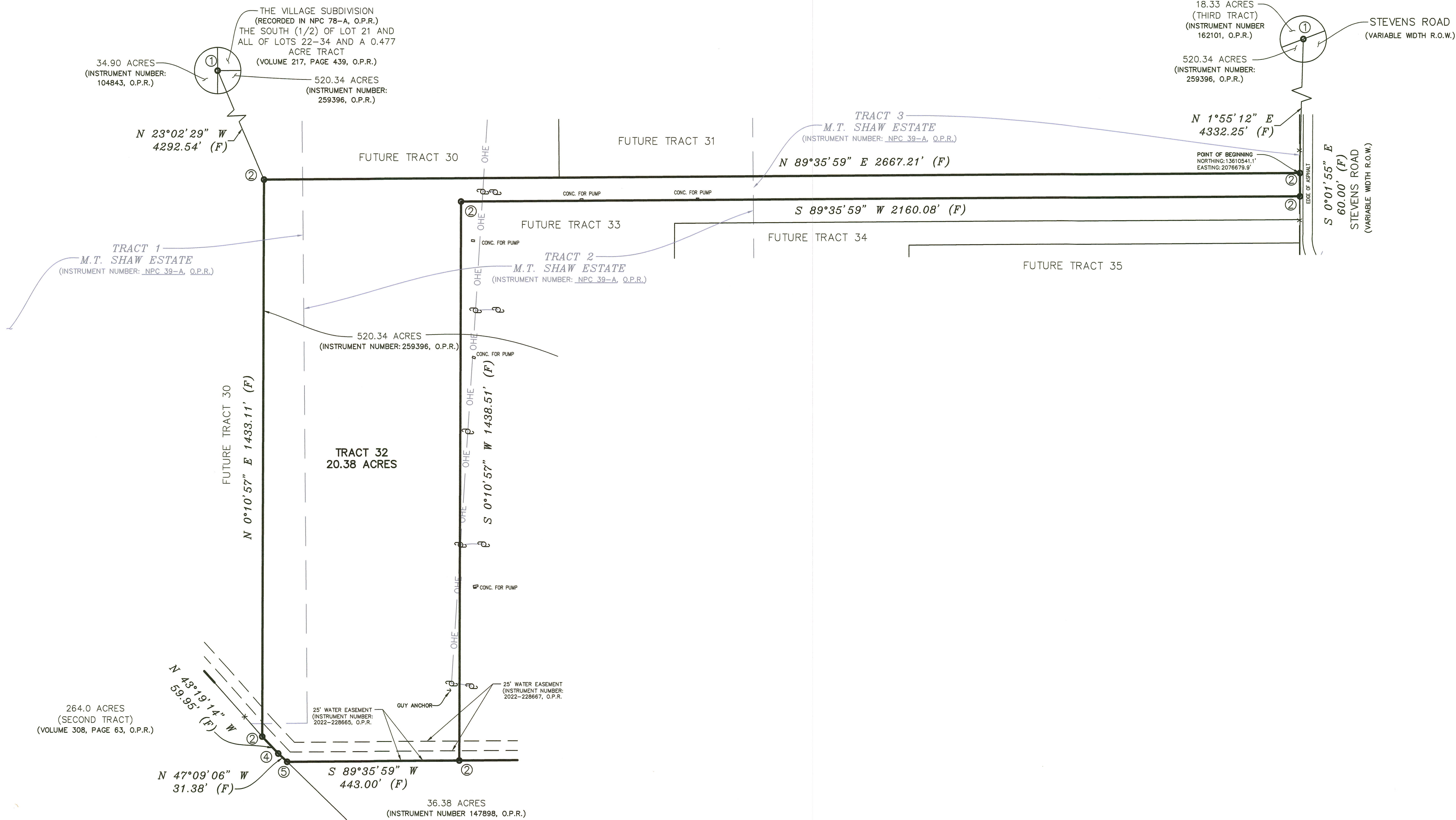
SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TPELS FIRM NO.10089000
JOB NUMBER: S-202583053-31

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.

NORTH
SCALE: 1" = 150'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND FENCE POST
 - ⑤ = 5/8" IRON BAR FOUND SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING



TRACT 32
AREA: 20.38 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

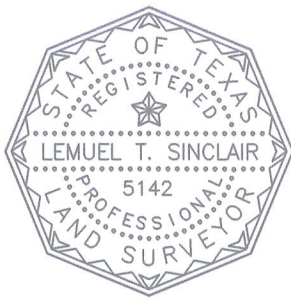
WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 32) 20.38 ACRES OUT OF
TRACTS 1, 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS

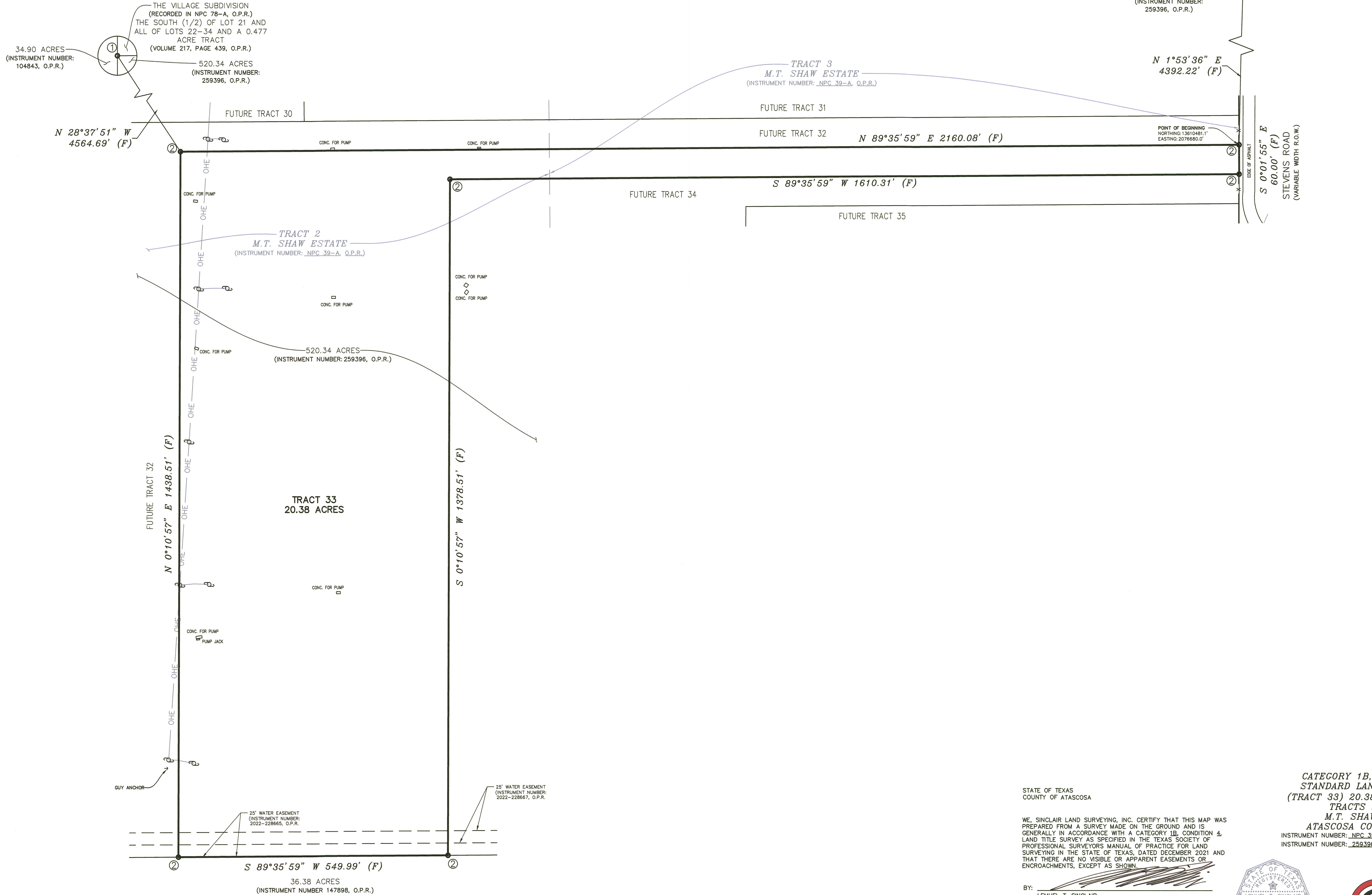
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4519
TPELS FIRM NO.10089000
JOB NUMBER: S-202583053-32

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



TRACT 33
AREA: 20.38 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 33) 20.38 ACRES OUT OF
TRACTS 2 AND 3
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS



SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON
THIS SURVEY PER THE OWNERS REQUEST.

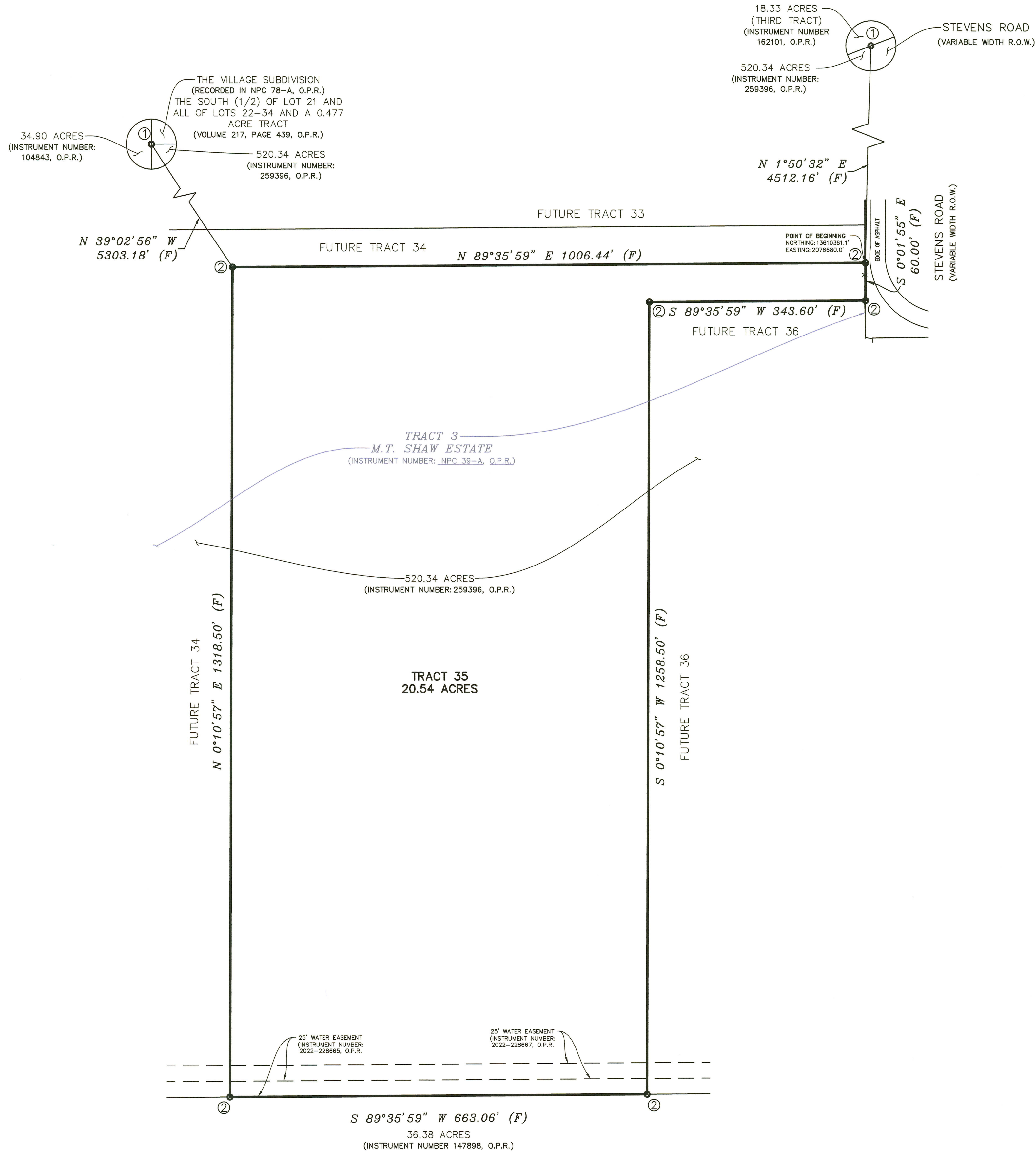
TRACT 34
AREA: 20.50 ACRES
ADDRESS: STEVENS ROAD
DRAWN BY: D.D. CREW CHIEF: MS

NORTH
SCALE: 1" = 100



THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



NORTH
SCALE: 1" = 100'

- LEGEND: ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
- ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
- OHE— = OVERHEAD ELECTRIC
- X— = BARBED WIRE FENCE
- = POWERPOLE
- CONC. = CONCRETE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
- (F) = FIELD BEARING
- (D) = DEED BEARING

TRACT 35
AREA: 20.54 ACRES

ADDRESS: STEVENS ROAD

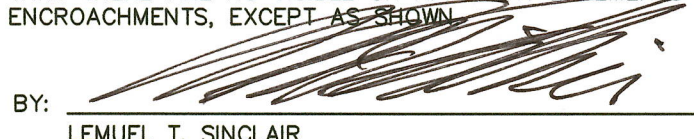
DRAWN BY: D.D. CREW CHIEF: MO

STATE OF TEXAS
COUNTY OF ATASCOSA

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 35) 20.54 ACRES OUT OF
TRACT 3

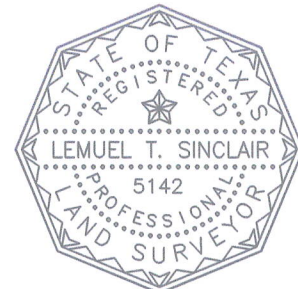
M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 259396, OFFICIAL PUBLIC RECORDS

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: 
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026

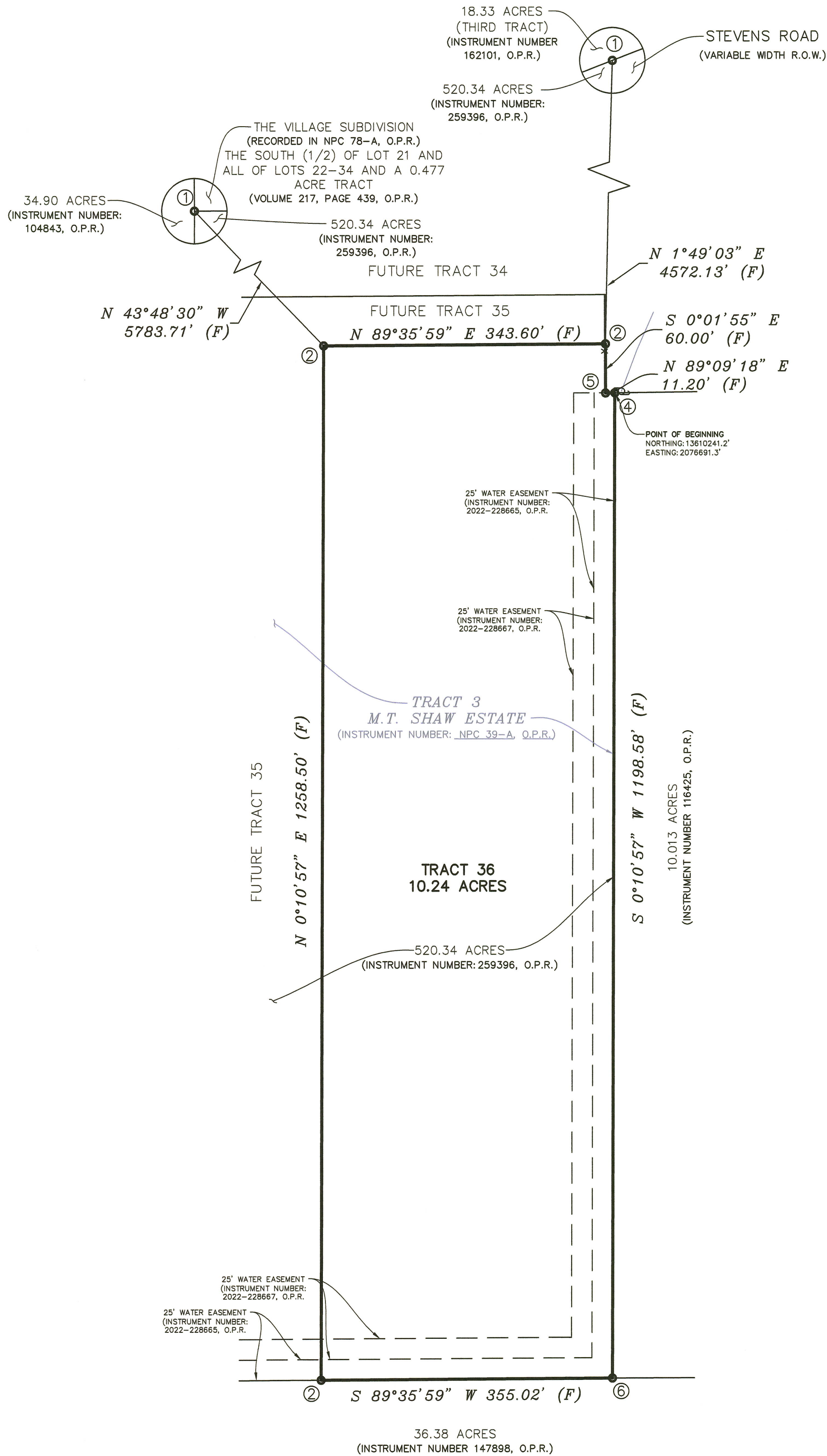
REVISED: AUGUST 26, 2026



SINCLAIR LAND
SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPES FIRM NO. 10089000
JOB NUMBER: S-202583053-35

THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH 2010

SURVEYORS NOTE:
NOT ALL IMPROVEMENTS ARE SHOWN ON THIS SURVEY PER THE OWNERS REQUEST.



NORTH
SCALE: 1" = 100'

- LEGEND:
- ① = 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000" FOUND SET IN THE GROUND
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 1/4" IRON BAR SET IN THE GROUND
 - ⑤ = CEDAR FENCE POST FOUND SET IN THE GROUND
 - ⑥ = FOUND 1/2" IRON BAR SET IN THE GROUND
 - OHE— = OVERHEAD ELECTRIC
 - X— = BARBED WIRE FENCE
 - ⊙ = POWERPOLE
 - CONC. = CONCRETE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS
 - (F) = FIELD BEARING
 - (D) = DEED BEARING

TRACT 36
AREA: 10.24 ACRES

ADDRESS: STEVENS ROAD

DRAWN BY: P.B. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF ATASCOSA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION 4, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 10, 2026
REVISED: AUGUST 26, 2026

CATEGORY 1B, CONDITION 4
STANDARD LAND SURVEY OF
(TRACT 36) 10.24 ACRES OUT OF
TRACT 3

M.T. SHAW ESTATE
ATASCOSA COUNTY, TEXAS
INSTRUMENT NUMBER: NPC 39-A, OFFICIAL PUBLIC RECORDS
INSTRUMENT NUMBER: 258396, OFFICIAL PUBLIC RECORDS

