

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: December 7, 2024

Grantor: BAM RANCH DRYDEN & ROCKSPRINGS LLC

Trustee: JOHN W. CARLSON

Original Lender: SILVER CREEK VENTURES, LLC, a Texas limited liability company

Current Note Holder: CAWP LAND INVESTMENT, LLC, a Texas limited liability company

Recorded in: Instrument No. 2025-30 in the Official Public Records of Edwards County, Texas

Property: The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Edwards, State of Texas, being Tract 17, 19, 20, 21, 22, 23, 49 & 50, of Elk Camp Crossing Ranch, and being more particularly described in and subject to the exceptions stated in Exhibit "A" and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$743,291.00, executed by BAM RANCH DRYDEN & ROCKSPRINGS LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 7, 2026

Time: 10:00 A.M. or within three hours thereafter

Place: Front steps of the Edwards County Courthouse - Southwest Entrance, 101 E. Main Street, Rocksprings, Texas 78880, or any such place so designated by the Edwards County Commissioners for the place for such sales

Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: FRANK WAYNE HARLOS, P.O. Box 681, Mathis, Texas 78368

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


FRANK WAYNE HARLOS, Substitute Trustee

Exhibit "A"**PROPERTY DESCRIPTION**

The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Edwards, State of Texas, being Tract 17, 19, 20, 21, 22, 23, 49 & 50, of Elk Camp Crossing Ranch and being more particularly described in Exhibit A-1 attached hereto.

EXHIBIT A-1

TRACT 17

LEGAL DESCRIPTION: Being 24.982 acres out of Section 91, Abstract 987 out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 17; Said 24.982 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a calculated point in the centerline of an access easement in the said 2201.560 acre tract, in the southwest line of that certain Tract 5, surveyed this same day by CTLS, for the northeast corner of that certain Tract 16, surveyed the same day by CTLS, for the southeast corner hereof, from which a ½" iron rod at a 3" pipe fence corner post found for the common corner of said Section 91, and Sections 92, 88 and 87, of said Block 14, bears South 63°47'45" East a distance of 2406.60 feet;

THENCE SOUTH 84°26'21" WEST along the common line of said Tracts 16 and 17, at a distance of 33.53 feet passing a ½" iron rod with aluminum cap marked "16-17" set in the west line of said access easement, at a distance of 1588.97 feet passing a ½" iron rod with aluminum cap marked "16-17" set in the east line of said access easement, in all a distance of 1619.17 feet to a point in the centerline of said access easement, in the east line of that certain Tract 19, surveyed this same day by CTLS, for the northwest corner of said Tract 16, for the southwest corner hereof;

THENCE along the centerline of said access easement, the east line of said Tract 19, the east line of that certain Tract 18, surveyed this same day by CTLS, the west line of said Tract 17, the following three courses and distances:

1. NORTH 00°39'46" EAST a distance of 111.23 feet to the northeast corner of said Tract 19 and the southeast corner of said Tract 18;
2. NORTH 00°52'08" WEST a distance of 646.62 feet;
3. NORTH 00°09'30" EAST a distance of 361.43 feet to a point in the centerline of an intersection of said access easement, in the southwest line of that certain Tract 6, surveyed this same day by CTLS, for the northeast corner of said Tract 18, for the northwest corner hereof;

THENCE along the centerline of said access easement, the southwest lines of said Tracts 6 and 5, the northeast line of said Tract 17, the following sixteen courses and distances:

1. NORTH 66°40'13" EAST a distance of 72.27 feet;
2. SOUTH 72°53'50" EAST a distance of 106.94 feet;
3. SOUTH 50°35'23" EAST a distance of 237.15 feet;
4. SOUTH 40°47'52" EAST a distance of 70.43 feet to the south corner of said Tract 6 and the west corner of said Tract 5;
5. SOUTH 13°30'54" EAST a distance of 150.66 feet;

6. SOUTH 40°07'15" EAST a distance of 71.66 feet;
7. SOUTH 84°59'38" EAST a distance of 81.48 feet;
8. NORTH 84°11'47" EAST a distance of 100.47 feet;
9. SOUTH 89°45'11" EAST a distance of 280.80 feet;
10. SOUTH 75°11'01" EAST a distance of 365.79 feet;
11. NORTH 70°18'46" EAST a distance of 103.68 feet;
12. NORTH 79°38'50" EAST a distance of 54.48 feet;
13. SOUTH 51°25'29" EAST a distance of 53.93 feet;
14. SOUTH 14°15'26" EAST a distance of 66.27 feet;
15. SOUTH 04°04'06" EAST a distance of 258.80 feet;
16. SOUTH 32°27'43" EAST a distance of 179.33 feet to the **POINT OF BEGINNING** containing 24.982 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 19

LEGAL DESCRIPTION: Being 22.190 acres out of Section 91, Abstract 987, and Section 102, Abstract 2009 out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 19; Said 22.190 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a ½" iron rod with aluminum cap marked "19-20-71-75" set in said 2201.560 acre tract, for the northwest corner of that certain Tract 20, surveyed the same day by CTLS, the northeast corner of that certain Tract 71, surveyed the same day by CTLS, the southeast corner of that certain Tract 75, surveyed the same day by CTLS, for the southwest corner hereof, from which a ½" iron rod at a 3" pipe fence corner post found for the common corner of said Section 91, and Sections 92, 88 and 87, of said Block 14, bears South 85°06'20" East a distance of 5307.79 feet;

THENCE NORTH 19°51'48" WEST along the common line of said Tracts 19 and 75, a distance of 627.78 feet to a ½" iron rod with aluminum cap marked "19-75-77-78" set for the northeast corner of said Tract 75, for the southeast corner of that certain Tract 78, surveyed this same day by CTLS, for the southwest corner of that certain Tract 77, surveyed this same day by CTLS, for the northwest corner hereof;

THENCE SOUTH 89°21'19" EAST along the common line of said Tracts 19 and 77, a distance of 360.76 feet to a ½" iron rod with aluminum cap marked "19-76-77" set for the southeast corner of said Tract 77, for the southwest corner of that certain Tract 76, surveyed this same day by CTLS, in the north line hereof;

THENCE SOUTH 89°27'51" EAST along the common line of said Tracts 19 and 76, a distance of 412.66 feet to a ½" iron rod with aluminum cap marked "18-19-76" set for the southeast corner of said Tract 76, the southwest corner of that certain Tract 18, surveyed this same day by CTLS, in the north line hereof;

THENCE SOUTH 88°54'10" EAST along the common line of said Tracts 18 and 19, at a distance of 923.38 feet passing a ½" iron rod with aluminum cap marked "18-19" set in the west line of an access easement, in all a distance of 959.01 feet to a point in the centerline of said access easement, in the west line of that certain Tract 17, surveyed this same day by CTLS, for the southeast corner of said Tract 18, for the northeast corner hereof;

THENCE along the centerline of said access easement the west line of said Tract 17, the west line of that certain Tract 16, surveyed this same day by CTLS, the following two courses and distances:

1. SOUTH 00°39'46" WEST a distance of 307.29 feet;
2. SOUTH 00°39'51" WEST a distance of 294.27 feet to a point in the centerline of said access easement, in the west line of said Tract 16, for the northeast corner of said Tract 20, for the southeast corner hereof;

THENCE NORTH 88°35'03" WEST along the common line of said Tracts 19 and 20, at a distance of 30.03 feet passing a ½" iron rod with aluminum cap marked "19-20" set in the west line of said access easement, in all a distance of 1512.40 feet to the **POINT OF BEGINNING** containing 22.190 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 20

LEGAL DESCRIPTION: Being 23.526 acres out of Section 91, Abstract 987, Section 92, Abstract 2915, Section 101, Abstract 988, and Section 102, Abstract 2009, out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 20; Said 23.526 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a ½" iron rod with aluminum cap marked "20-21-71" set in said 2201.560 acre tract, in the east line of that certain Tract 71, surveyed this same day by CTLS, for the northwest corner of that certain Tract 21, surveyed the same day by CTLS, for the southwest corner hereof, from which a ½" iron rod at a 3" pipe fence corner post found for the common corner of said Sections 91 and 92, and Sections 88 and 87, of said Block 14, bears: North 86°59'26" East a distance of 5311.53 feet;

THENCE NORTH 01°14'05" EAST along the common line of said Tracts 20 and 71, a distance of 731.89 feet to a ½" iron rod with aluminum cap marked "19-20-71-75" set for the northeast corner of said Tract 71, the southeast corner of that certain Tract 75, surveyed this same day by CTLS, the southwest corner of that certain Tract 19, surveyed this same day by CTLS, for the northwest corner hereof;

THENCE SOUTH 88°35'03" EAST along the common line of said Tracts 19 and 20, at a distance of 1482.36 feet passing a ½" iron rod with aluminum cap marked "19-20" set in the west line of an access easement, in all a distance of 1512.40 feet to a point in the centerline of said access easement, in the west line of that certain Tract 16, surveyed this same day by CTLS, for the southeast corner of said Tract 19, for the northeast corner hereof;

THENCE along the centerline of said access easement, the west line of said Tract 16, the west line of that certain Tract 15, surveyed this same day by CTLS, the east line of said Tract 20, the following three courses and distances:

1. SOUTH 00°59'40" EAST a distance of 161.15 feet to the southwest corner of said Tract 16 and the northwest corner of said Tract 15;
2. SOUTH 00°59'40" EAST a distance of 330.55 feet;
3. SOUTH 12°48'53" WEST a distance of 127.74 feet to a point in the centerline of said access easement, the west line of said Tract 15, for the northeast corner of said Tract 21, the southeast corner hereof;

THENCE along the common line of said Tracts 20 and 21, the following two courses and distances:

1. SOUTH 86°54'24" WEST a distance of 33.12 feet to a ½" iron rod with aluminum cap marked "20-21" set in the west line of said access easement;
2. SOUTH 87°02'07" WEST a distance of 1476.82 feet to the **POINT OF BEGINNING** containing 23.526 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 21

LEGAL DESCRIPTION: Being 21.529 acres out of section 92, Abstract 2915, and Section 101, Abstract 988 out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 21; Said 21.529 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLIS) in February 2023 & April 2024:

BEGINNING at a calculated point in the centerline of an access easement in said 2201.560 acre tract, in the west line of that certain Tract 14, surveyed this same day by CTLIS, for the northeast corner of that certain Tract 22, surveyed the same day by CTLIS, for the southeast corner hereof, from which a ½" iron rod at a 3" pipe fence corner post found for the common corner of said Section 92, and Section 88, 87 and 91, of said Block 14, bears North 77°34'13" East a distance of 4176.99 feet;

THENCE SOUTH 87°01'03" WEST along the common line of said Tracts 21 and 22, at a distance of 33.29 feet passing a ½" iron rod with aluminum cap marked "21-22" set in the west line of said access easement, in all a distance of 1236.63 feet to a ½" iron rod with aluminum cap marked "21-22-48-71" set for a northeast corner of an access easement, for the northwest corner of said Tract 22, for the northeast corner of that certain Tract 48, surveyed this same day by CTLIS, for the southeast corner of that certain Tract 71, surveyed this same day by CTLIS, for the southwest corner hereof;

THENCE NORTH 00°49'21" EAST along the common line of said Tracts 21 and 71, a distance of 684.61 feet to a ½" iron rod with aluminum cap marked "20-21-71" set in the east line of said Tract 71, for the southwest corner of that certain Tract 20, surveyed this same day by CTLIS, for the northwest corner hereof;

THENCE along the common line of said Tracts 20 and 21, the following two courses and distances:

1. **NORTH 87°02'07" EAST** a distance of 1476.82 feet to a ½" iron rod with aluminum cap marked "20-21" set in the west line of said access easement;
2. **NORTH 86°54'24" EAST** a distance of 33.12 feet to a point in the centerline of said access easement, in the west line of that certain Tract 15, surveyed this same day by CTLIS, for the southeast corner of said Tract 20, for the northeast corner hereof;

THENCE along the centerline of said access easement, the west lines of said Tracts 15 and 14, the east line of said Tract 21, the following two courses and distances:

1. **SOUTH 22°02'40" WEST** a distance of 174.10 feet to the southwest corner of said Tract 15 and the northwest corner of said Tract 14 ;

2. SOUTH 22°02'40" WEST a distance of 579.35 feet to the **POINT OF BEGINNING** containing 21.529 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 22

LEGAL DESCRIPTION: Being 21.116 acres out of section 92, Abstract 2915, and Section 101, Abstract 988 out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 22; Said 21.116 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a 6" pipe fence corner post found in said 2201.560 acre tract, in the east line of that certain Tract 70, surveyed this same day by CTLS, for the northwest corner of that certain Tract 23, surveyed the same day by CTLS, for the southwest corner hereof, and from which a ½" iron rod at a 3" pipe fence corner post found for the common corner of said Section 92, and Sections 91, 88 and 87, of said Block 14, bears North 70°32'10" East a distance of 5653.58 feet;

THENCE NORTH 00°50'31" EAST along an existing fence line for the common line of said Tracts 22 and 70, a distance of 81.11 feet to a 1-1/2" pipe fence corner post found for a southeast corner of an access easement, for an angle point in the west line hereof;

THENCE along the east line of said access easement, an existing fence line for the east line of said Tract 70, the east line of that certain Tract 48, surveyed this same day by CTLS, the west line of said Tract 22, the following two courses and distances:

1. NORTH 01°06'26" EAST a distance of 30.07 feet to a ½" iron rod with aluminum cap marked "22-48-70" set for the northeast corner of said Tract 70, the southeast corner of said Tract 48;
2. NORTH 01°02'20" EAST a distance of 809.41 feet to a ½" iron rod with aluminum cap marked "21-22-48-71" set for a northeast corner of said access easement, for the northeast corner of said Tract 48, the southeast corner of that certain Tract 71, surveyed this same day by CTLS, for the southwest corner of that certain Tract 21, surveyed this same day by CTLS, for the northwest corner hereof;

THENCE NORTH 87°01'03" EAST along the common line of said Tracts 21 and 22, at a distance of 1203.34 feet passing a ½" iron rod with aluminum cap marked "21-22" set in the west line of an access easement, in all a distance of 1236.63 feet to a point in the centerline of said access easement, in the west line of that certain Tract 14, surveyed this same day by CTLS, for the southeast corner of said Tract 21, for the northeast corner hereof;

THENCE along the centerline of said access easement, the west line of said Tract 14, the west line of that certain Tract 13, surveyed this same day by CTLS, the east line of said Tract 22, the following three courses and distances:

1. SOUTH 22°02'40" WEST a distance of 511.00 feet;
2. SOUTH 23°48'53" WEST a distance of 183.23 feet;
3. SOUTH 16°57'41" WEST a distance of 190.01 feet to a point in the centerline of said access easement, for the southwest corner of said Tract 13, the northwest corner of that certain Tract 12, surveyed this same day by CTLS, for the northeast corner of said Tact 23, for the southeast corner hereof;

THENCE along the common line of said Tracts 22 and 23, the following two courses and distances:

1. SOUTH 80°00'56" WEST a distance of 33.69 feet to a ½" iron rod with aluminum cap marked "22-23" set in the west line of said access easement;
2. SOUTH 80°08'22" WEST a distance of 910.47 feet to the **POINT OF BEGINNING** containing 21.116 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 23

LEGAL DESCRIPTION: Being 20.811 acres out of section 92, Abstract 2915, and Section 101, Abstract 988, out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 23; Said 20.811 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a calculated point in centerline of an access easement in said 2201.560 acre tract, for the northwest corner of that certain Tract 49, surveyed the same day by CTLS, the northeast corner of that certain Tract 25, surveyed the same day by CTLS, the southeast corner of that certain Tract 70, surveyed that same day by CTLS, for the southwest corner hereof, and from which a ½" iron rod at a 3" pipe fence corner post found for the common corner of said Section 92, and Sections 91, 88 and 87, of said Block 14, bears North 60°07'29" East a distance of 6174.79 feet;

THENCE along the common line of said Tracts 23 and 70, the following four courses and distances:

1. NORTH 01°04'47" EAST a distance of 29.88 feet to a ½" iron rod with aluminum cap marked 23-70" set in the north line of said access easement;
2. NORTH 01°05'44" EAST a distance of 906.87 feet to a found 1-1/2" pipe fence corner post;
3. NORTH 01°22'25" EAST a distance of 222.51 feet to a found 2" pipe fence corner post;
4. NORTH 00°54'17" EAST a distance of 32.87 feet to a 6" pipe fence corner post found in the east line of said Tract 70, for the southwest corner of that certain Tract 22, surveyed this same day by CTLS, for the northwest corner hereof;

THENCE along the common line of said Tracts 22 and 23, the following two courses and distances:

1. NORTH 80°08'22" EAST a distance of 910.47 feet to a ½" iron rod with aluminum cap marked "22-23" set in the west line of said access easement;
2. NORTH 80°00'56" EAST a distance of 33.69 feet to a point in the centerline of said access easement, for the southeast corner of said Tract 22, for the southwest corner of that certain Tract 13, surveyed this same day by CTLS, for the northwest corner of that certain Tract 12, surveyed this same day by CTLS, for the northeast corner hereof;

THENCE along the centerline of said access easement, the west line of said Tract 12, the west line of that certain Tract 11, surveyed this same day by CTLS, the east line of said Tract 23, the following four courses and distances:

1. SOUTH 16°57'41" WEST a distance of 337.48 feet;
2. SOUTH 20°13'10" WEST a distance of 130.99 feet;
3. SOUTH 25°13'32" WEST a distance of 169.85 feet;
4. SOUTH 15°01'26" WEST a distance of 811.84 feet to a point in the centerline of an intersection of said access easement, in the north line of said Tract 49, for the southwest corner of said Tract 11, for the southeast corner hereof;

THENCE along the centerline of said access easement, the common line of said Tract 23 and 49, the following two courses and distances:

1. NORTH 84°53'59" WEST a distance of 251.40 feet;
2. NORTH 88°27'26" WEST a distance of 277.08 feet to the **POINT OF BEGINNING** containing 20.811 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 49

LEGAL DESCRIPTION: Being 20.052 acres out of Section 101, Abstract 988, and Section 92, Abstract 2915, out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 49; Said 20.052 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a 1/2 inch iron rod with aluminum cap marked "30-49-55" set in in the east line of that certain Tract 30, surveyed this same day by CTLS, for the west corner of that certain Tract 55, surveyed the same day by CTLS, for the south corner hereof, and from which a 1/2" iron rod at a 3" pipe fence corner post found for the common corner of Sections 91, 92, 88 and 87, of said Block 14, bears North 48°31'21" East a distance of 7161.04 feet;

THENCE NORTH 00°49'42" EAST along the common line of said Tracts 30 and said Tract 49, a distance of 393.34 feet to a 1/2" iron rod with aluminum cap marked "25-30-49" set for the northeast corner of said Tract 30, for the southeast corner of that certain Tract 25, surveyed this same day by CTLS, in the west line hereof;

THENCE along the common line of said Tracts 25 and 49, the following two courses and distances:

1. NORTH 00°14'07" EAST a distance of 1243.91 feet to a 1/2" iron rod with aluminum cap marked "25-49" set in the south line of an access easement;
2. NORTH 00°15'35" EAST a distance of 30.01 feet to a point in the centerline of said access easement, for the northeast corner of said Tract 25, for the southeast corner of that certain Tract 70, surveyed this same day by CTLS, for the southwest corner of that certain Tract 23, surveyed this same day by CTLS, for the northwest corner hereof;

THENCE along the centerline of said access easement, the south line of said Tract 23, the south line of that certain Tract 11, surveyed this same day by CTLS, the north line of said Tract 49, the following two courses and distances:

1. SOUTH 88°27'26" EAST a distance of 277.08 feet;
2. SOUTH 84°53'59" EAST a distance of 251.40 feet to a point in the centerline of an intersection of said access easement, for the southeast corner of said Tract 23 and the southwest corner of said Tract 11;
3. SOUTH 88°13'51" EAST a distance of 235.48 feet to a point in the centerline of said access easement, in the south line of said Tract 11, for the northwest corner of that certain Tract 50, surveyed this same day by CTLS, for the northeast corner hereof;

THENCE along the common line of said Tracts 49 and 50, the following three courses and distances:

1. SOUTH 04°03'53" EAST a distance of 30.16 feet to a .1/2" iron rod with aluminum cap marked "49-50" set in the south line of said access easement;
2. SOUTH 05°59'00" EAST a distance of 357.64 feet to a set 1/2" iron rod with aluminum cap marked "49-50";
3. SOUTH 28°55'13" WEST a distance of 719.09 feet to a 1/2" iron rod with aluminum cap marked "49-50-55" set for the southwest corner of said Tract 50, for the northwest corner of said Tract 55, for an angle point in the southeast line hereof;

THENCE along the common line of said Tracts 49 and 55, the following two courses and distances:

1. SOUTH 29°48'42" WEST a distance of 381.94 feet to a set 1/2" iron rod with aluminum cap marked "49-55";
2. SOUTH 44°10'24" WEST a distance of 395.32 feet to the **POINT OF BEGINNING** containing 20.052 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.

TRACT 50

LEGAL DESCRIPTION: Being 20.469 acres out of Section 92, Abstract 2915, out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tract described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 50; Said 20.469 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLIS) in February 2023 & April 2024:

BEGINNING at a 1/2 inch iron rod with aluminum cap marked "49-50-55" set in the southeast line of that certain Tract 49, surveyed this same day by CTLIS, for the north corner of that certain Tract 55, surveyed the same day by CTLIS, for the southwest corner hereof, and from which a 1/2" iron rod at a 3" pipe fence corner post found for the common corner of Sections 91, 92, 88 and 87, of said Block 14, bears North 49°53'11" East a distance of 6406.91 feet;

THENCE along the common line of said Tracts 49 and 50, the following three courses and distances:

1. NORTH 28°55'13" EAST a distance of 719.09 feet to a set 1/2" iron rod with aluminum cap marked "49-50";
2. NORTH 05°59'00" WEST a distance of 357.64 feet to a 1/2" iron rod with aluminum cap marked "49-50" set in the south line of an access easement;
3. NORTH 04°03'53" WEST a distance of 30.16 feet to a point in the centerline of said access easement, in the south line of that certain Tract 11, surveyed this same day by CTLIS, for the northeast corner of said Tract 49, for the northwest corner hereof;

THENCE along the centerline of said access easement, the common line of said Tracts 11 and 50, the following two courses and distances:

1. NORTH 80°11'45" EAST a distance of 707.59 feet;
2. NORTH 72°50'27" EAST a distance of 108.97 feet to a point in the centerline of said access easement, in the south line of said Tract 11, for the northwest corner of that certain Tract 51, surveyed this same day by CTLIS, for the northeast corner hereof;

THENCE SOUTH 03°39'54" WEST along the common line of said Tracts 50 and 51, at a distance of 32.15 feet passing a 1/2" iron rod with aluminum cap marked "50-51" set in the south line of said access easement, in all a distance of 590.90 feet to a 1/2" iron rod with aluminum cap marked "50-51-52" set for the southwest corner of said Tract 51, for the northwest corner of that certain Tract 52, surveyed this same day by CTLIS, in the east line hereof;

THENCE SOUTH 04°51'16" WEST along the common line of said Tracts 50 and 52, a distance of 570.86 feet to a ½" iron rod with aluminum cap marked "50-52-53" set in the north line of that certain Tract 53, surveyed this same day by CTLS, for the southwest corner of said Tract 52, for the southeast corner hereof;

THENCE NORTH 89°46'06" WEST along the common line of said Tracts 50 and 53, a distance of 507.24 feet to a ½" iron rod with aluminum cap marked "50-53-55" set for the northwest corner of said Tract 53, for the northeast corner of said Tract 55, in the south line hereof;

THENCE SOUTH 88°44'18" WEST along the common line of said Tracts 50 and 55, a distance of 516.51 feet to the **POINT OF BEGINNING** containing 20.469 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.



JUN 16 2026

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By: Deputy