

METES AND BOUNDS

Tract 1

Being 30.886 acres of land, more or less, situated in the A.H. Esnaurizar Survey, Abstract No. 20, and the Charles Henderson Survey, Abstract No. 147, Guadalupe County, Texas, and being a portion out of that certain 65.433 acre tract of land (referred to as Tract 2) as described in a Warranty Deed with Vendor's Lien recorded in Document No. 202199029352, Official Public Records, Guadalupe County, Texas, said 30.886 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the northwest corner of this 30.886 acres, same being the northwest corner of said 65.433 acres and the northeast corner of the Five Tool Youth, LLC 82.66 acres (Document No. 202499008341), same also being on the South Right-of-Way line of Old Zorn Road and the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said Old Zorn Road the following courses and distances:

South 69 degrees 50 minutes 57 seconds East, a distance of 48.02 feet to a fence post found for an angle corner of this 65.433 acres;

South 58 degrees 15 minutes 24 seconds East, a distance of 532.12 feet to a fence post found for an angle corner of this 65.433 acres;

South 69 degrees 31 minutes 20 seconds East, a distance of 281.28 feet to a 1/2 inch iron rod capped WALs set for the northeast corner of this 30.886 acres, same being the northwest corner of Tract 2 (surveyed this same date) and on the North line of said 65.433 acres;

THENCE departing the North line of and severing said 65.443 acres, South 00 degrees 08 minutes 40 seconds West, at a distance of 1,681.60 feet pass a 1/2 inch iron rod capped WALs set for witness, and continuing for a total distance of 1,706.60 feet to a point in York Creek for the southeast corner of this 30.886 acres, same being the southwest corner of said Tract 2 and on the North line of the Tashya Lynn Holloman Schwarzlose 103.38 acres (Volume 2224, Page 537);

THENCE meandering generally along said York Creek the following courses and distances:

South 73 degrees 11 minutes 09 seconds West (called South 72 degrees 31 minutes 31 seconds West), a distance of 57.55 feet to a point for an angle corner;

North 68 degrees 04 minutes 51 seconds West (called North 68 degrees 44 minutes 29 seconds West), a distance of 186.66 feet (called 186.70 feet) to a point for an angle corner;

North 73 degrees 33 minutes 51 seconds West (called North 74 degrees 13 minutes 29 seconds West), a distance of 140.87 feet (called 140.90 feet) to a point for an angle corner;

North 52 degrees 33 minutes 51 seconds West (called North 53 degrees 13 minutes 29 seconds West), a distance of 119.87 feet (called 119.90 feet) to a point for an angle corner;

North 80 degrees 03 minutes 51 seconds West (called North 80 degrees 43 minutes 29 seconds West), a distance of 160.56 feet (called 160.60 feet) to a point for an angle corner;

South 44 degrees 09 minutes 09 seconds West (called South 38 degrees 00 minutes 15 seconds West), a distance of 163.12 feet (called 164.22 feet) to a point for the southwest corner of this 30.886 acres, same being the southwest corner of said 65.433 acres and the southeast corner of said Five Tool Youth, LLC, 82.66

acres, same also being on the North line of the Dale Anderton 64.50 acres
(Volume 2457, Page 955);

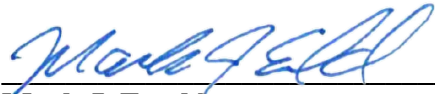
THENCE along the lines common to this 30.886 acres and said Five Tool Youth, LLC,
82.66 acres the following courses and distances:

North 01 degrees 07 minutes 47 seconds West, at a distance of 112.14 feet pass a
1/2 inch iron rod found for witness, and continuing for a total distance of 542.93
feet to a cedar fence post found for an angle corner;

North 01 degrees 05 minutes 46 seconds West (called North 00 degrees 43
minutes 00 seconds East), a distance of 901.34 feet (called 901.10 feet) to a 1/2
inch iron rod found for an angle corner;

North 00 degrees 08 minutes 40 seconds East (called North 01 degrees 55 minutes 00
seconds East), a distance of 581.08 feet (called 580.50 feet) to the **POINT OF
BEGINNING**, and containing 30.886 acres of land, more or less.

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



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 9, 2025

