

ATTACHMENT "A"

ATTACHMENT "A"

Owner's Contact Information:

Zumwalt Quarry, LLC
Attn: Bonnie Zumwalt
17511 FM 1283
Mico, TX 78056-9203
bonnie@hlzumwalt.com
(830) 751-2587

Engineer's Contact Information:

Westward Environmental, Inc.
Attn: Vance Houy, PE
4 Shooting Club Rd
Boerne, TX 78006
vhoy@westwardenv.com
(830) 249-8284

Respectfully Submitted,



Bonnie Zumwalt
Zumwalt Quarry, LLC.

Attachments: Medina CAD Property Details

Title Survey Dated January 25, 2000

Title Survey Dated December 30, 2002

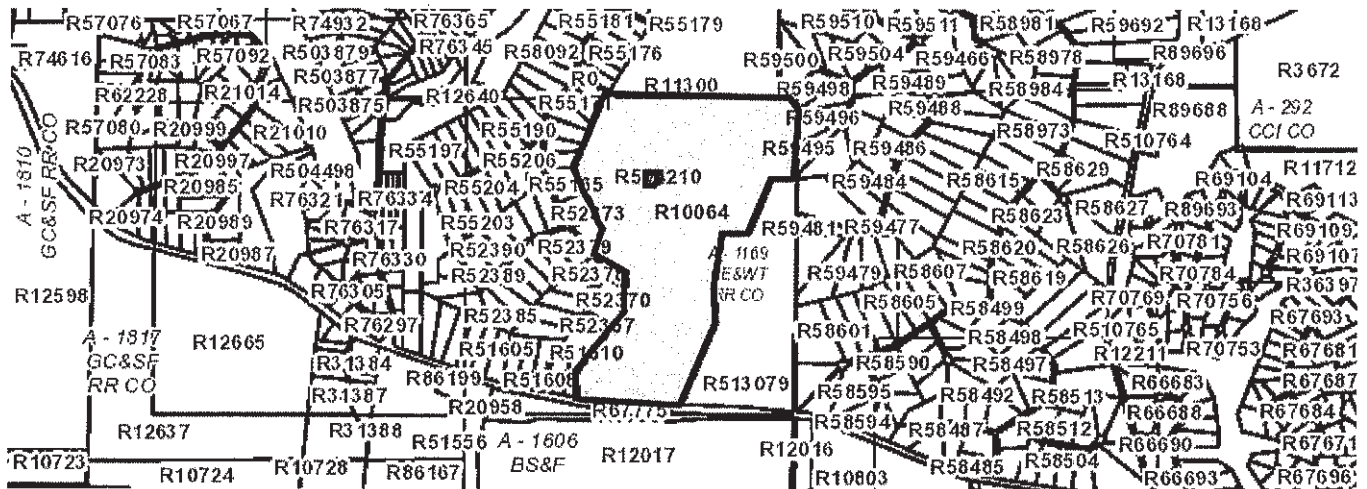
Warranty Deed (Doc. No. 2023001058) 113.537-Acres

Deed (Doc. No. 2023002602) 446.833-Acres

Secretary of State Certificate of Filing for Zumwalt Quarry, LLC (Filing No. 804634555)

2023 JUN 14 12:22 PM
033-03324-2255

Map



Property Details

Account		
Property ID:	10064	Geographic ID: 0A1169-00397-00000-10064
Type:	Real	Zoning:
Property Use:		Condo:
Effective Acres:	446.83	
Location		
Situs Address:	FM 1283 MICO, TX 78056	
Map ID:	P4&Q3-P1	Mapsc0:
Legal Description:	A1169 H. E. & W. T. RR. SURVEY 397; 289.093 ACRES	
Abstract/Subdivision:	A1169 - H. E. & W. T. RR. SURVEY 397	
Neighborhood:	SMV	
Owner		
Owner ID:	148932	
Name:	ZUMWALT BONNIE	
Agent:	A1005	
Mailing Address:	17511 FM 1283 MICO, TX 78056	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)

Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,726,510 (+)
Market Value:	\$1,726,510 (=)
Agricultural Value Loss: ?	\$1,702,800 (-)
Appraised Value:	\$23,710 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$23,710
Ag Use Value:	\$23,710

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ZUMWALT BONNIE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$1,726,510	\$23,710	\$0.00	
FED1	MEDINA COUNTY ESD #1	0.090000	\$1,726,510	\$23,710	\$21.34	
GME	MEDINA COUNTY	0.352600	\$1,726,510	\$23,710	\$83.60	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.089800	\$1,726,510	\$23,710	\$21.29	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006950	\$1,726,510	\$23,710	\$1.65	
RFM	COUNTY F.M. ROAD	0.083000	\$1,726,510	\$23,710	\$19.68	
SMV	MEDINA VALLEY ISD	1.169200	\$1,726,510	\$23,710	\$277.22	

Total Tax Rate: 1.791550

Estimated Taxes With Exemptions: \$424.78

Estimated Taxes Without Exemptions: \$30,931.28

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R3B	RANGELAND BRUSH	289.0930	12,592,891.08	0.00	0.00	\$1,726,510	\$23,710

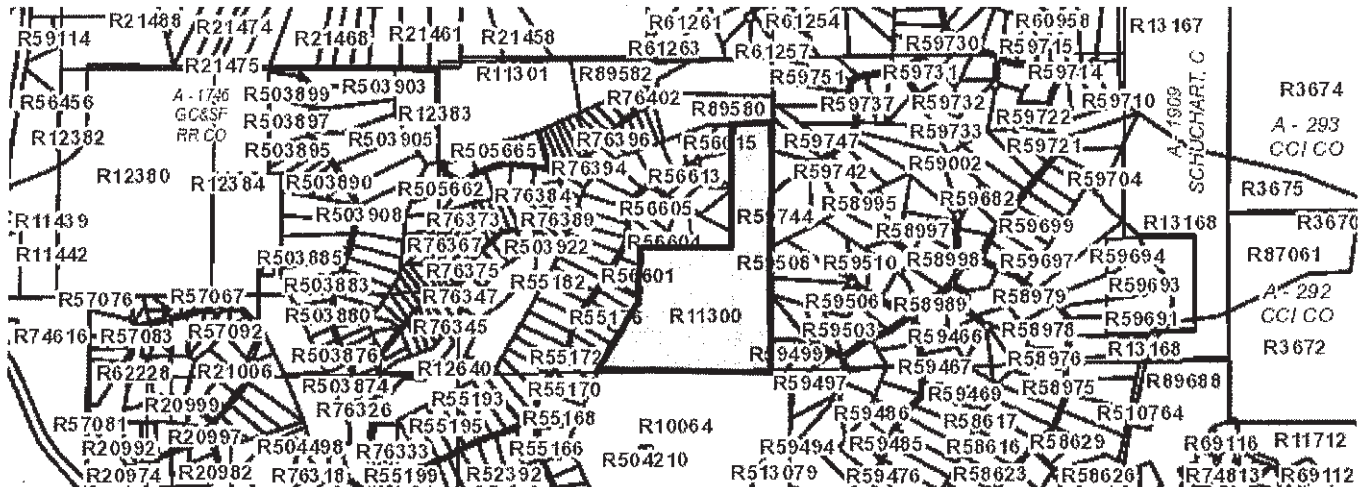
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$1,726,510	\$23,710	\$23,710	\$0	\$23,710
2022	\$427,810	\$1,582,670	\$22,320	\$844,190	\$0	\$844,190
2021	\$283,840	\$1,582,670	\$21,420	\$699,320	\$0	\$699,320
2020	\$283,840	\$1,606,520	\$38,280	\$382,120	\$0	\$382,120
2019	\$276,880	\$2,004,520	\$32,090	\$758,970	\$0	\$758,970
2018	\$137,200	\$2,004,520	\$32,860	\$620,060	\$0	\$620,060
2017	\$140,000	\$2,004,520	\$34,980	\$624,980	\$0	\$624,980
2016	\$140,000	\$2,004,520	\$34,980	\$624,980	\$0	\$624,980
2015	\$0	\$2,004,520	\$33,030	\$483,030	\$0	\$483,030
2014	\$0	\$2,004,520	\$32,640	\$482,640	\$0	\$482,640
2013	\$0	\$1,614,520	\$30,700	\$90,700	\$0	\$90,700

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/1/2023	E	EXECUTOR'S DEED	ZUMWALT HENRY L ESTATE	ZUMWALT BONNIE			2023002602
2/9/2000	WDVL	WARRANTY DEED - VENDOR'S LIEN	HOELSCHER, JOHN	ZUMWALT HENRY L ESTATE	369	153	0
12/15/1992	CONV	CONVERSION	SEIDEMAN, MARY EST.	HOELSCHER, JOHN	184	502	0
6/25/1992	CONV	CONVERSION	SEIDEMAN, MARY EST.	MC FADIN, NICK, JR	172	736	0
8/4/1987	CONV	CONVERSION	MILWOOD LAND INC.	SEIDEMAN, MARY EST.	64	375	0
	CONV	CONVERSION	SEIDEMAN MARY	MILWOOD LAND INC.			0
	CONV	CONVERSION	MC FADIN, NICK, JR	SEIDEMAN, MARY EST.			0

Map



Property Details

Account	
Property ID:	11300
Geographic ID:	0A1391-00399-00000-11300
Type:	Real
Zoning:	
Property Use:	Condo:
Effective Acres:	446.83
Location	
Situs Address:	FM 1283
Map ID:	P3-Q3-P2
Mapsco:	
Legal Description:	A1391 G. C. & S. F. RR. SURVEY 399; 151.462 ACRES
Abstract/Subdivision:	A1391 - G. C. & S. F. RR. SURVEY 399
Neighborhood:	SMV
Owner	
Owner ID:	148932
Name:	ZUMWALT BONNIE
Agent:	A1005
Mailing Address:	17511 FM 1283 MICO, TX 78056
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)

Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$904,560 (+)
Market Value:	\$904,560 (=)
Agricultural Value Loss: ?	\$892,140 (-)
Appraised Value:	\$12,420 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$12,420
Ag Use Value:	\$12,420

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ZUMWALT BONNIE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$904,560	\$12,420	\$0.00	
FED1	MEDINA COUNTY ESD #1	0.090000	\$904,560	\$12,420	\$11.18	
GME	MEDINA COUNTY	0.352600	\$904,560	\$12,420	\$43.79	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.089800	\$904,560	\$12,420	\$11.15	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006950	\$904,560	\$12,420	\$0.86	
RFM	COUNTY F.M. ROAD	0.083000	\$904,560	\$12,420	\$10.31	
SMV	MEDINA VALLEY ISD	1.169200	\$904,560	\$12,420	\$145.21	

Total Tax Rate: 1.791550

Estimated Taxes With Exemptions: \$222.50

Estimated Taxes Without Exemptions: \$16,205.64

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R3B	RANGELAND BRUSH	151.4620	6,597,684.72	0.00	0.00	\$904,560	\$12,420

Property Roll Value History

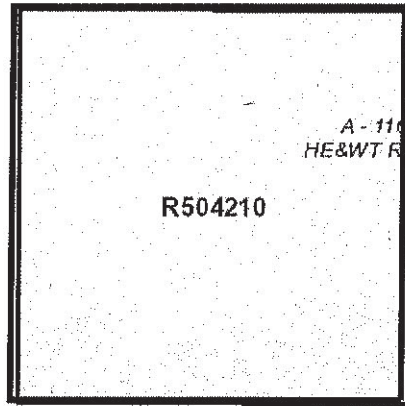
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$904,560	\$12,420	\$12,420	\$0	\$12,420
2022	\$0	\$596,860	\$11,210	\$11,210	\$0	\$11,210
2021	\$0	\$596,860	\$10,750	\$10,750	\$0	\$10,750
2020	\$0	\$605,850	\$15,000	\$15,000	\$0	\$15,000
2019	\$0	\$605,850	\$12,570	\$12,570	\$0	\$12,570
2018	\$0	\$605,850	\$12,870	\$12,870	\$0	\$12,870
2017	\$0	\$605,850	\$13,630	\$13,630	\$0	\$13,630
2016	\$0	\$605,850	\$13,630	\$13,630	\$0	\$13,630
2015	\$0	\$605,850	\$12,870	\$12,870	\$0	\$12,870
2014	\$0	\$605,850	\$12,720	\$12,720	\$0	\$12,720
2013	\$0	\$605,850	\$11,970	\$11,970	\$0	\$11,970

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/1/2023	E	EXECUTOR'S DEED	ZUMWALT HENRY L ESTATE	ZUMWALT BONNIE			2023002602
2/9/2000	WDVL	WARRANTY DEED - VENDOR'S LIEN	HOELSCHER, JOHN	ZUMWALT HENRY L ESTATE	369	153	0
12/15/1992	CONV	CONVERSION	SEIDEMAN, MARY EST.	HOELSCHER, JOHN	184	502	0
6/25/1992	CONV	CONVERSION	SEIDEMAN, MARY EST.	MC FADIN, NICK, JR	172	736	0
8/4/1987	CONV	CONVERSION	MILWOOD LAND INC.	SEIDEMAN, MARY EST.	64	375	0
	CONV	CONVERSION	MC FADIN, NICK, JR	SEIDEMAN, MARY EST.			0
	CONV	CONVERSION	SEIDEMAN MARY	MILWOOD LAND INC.			0

Map

R10064



R504210

A-1169
HE&WT RR CO

Property Details

Account

Property ID: 504210 Geographic ID: 0A1169-00397-00000-504210

Type: Real Zoning:

Property Use: Condo:

Effective Acres: 446.83

Location

Situs Address: 17511 FM 1283 MICO, TX 78056

Map ID: Mapsco:

Legal Description: A1169 H. E. & W. T. RR. SURVEY 397; 1.0 ACRES

Abstract/Subdivision: A1169 - H. E. & W. T. RR. SURVEY 397

Neighborhood: SMV

Owner

Owner ID: 148932

Name: ZUMWALT BONNIE

Agent: A1005

Mailing Address: 17511 FM 1283
MICO, TX 78056

% Ownership: 100.0%

Exemptions: HS - Homestead
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$727,540 (+)

Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$4,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$731,540 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$731,540 (=)
Homestead Cap Loss: ⓘ	\$153,686 (-)
Assessed Value:	\$577,854
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: ZUMWALT BONNIE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$731,540	\$577,854	\$0.00	
FED1	MEDINA COUNTY ESD #1	0.090000	\$731,540	\$577,854	\$520.07	
GME	MEDINA COUNTY	0.352600	\$731,540	\$562,854	\$1,984.62	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.089800	\$731,540	\$577,854	\$518.91	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006950	\$731,540	\$562,854	\$39.12	
RFM	COUNTY F.M. ROAD	0.083000	\$731,540	\$562,854	\$467.17	
SMV	MEDINA VALLEY ISD	1.169200	\$731,540	\$467,854	\$5,470.15	\$10,252.29

Total Tax Rate: 1.791550

Estimated Taxes With Exemptions: \$9,000.04

Estimated Taxes Without Exemptions: \$13,105.91

Property Improvement - Building

Type: RESIDENTIAL State Code: E1 Living Area: 3,884.00sqft Value: \$727,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	BV4P	STU	2014	3,884.00
AGF2	ATTACHED GAR 2	BV4P		2014	989.00
OP	OPEN PORCH	BV4P		2014	235.00
OP	OPEN PORCH	BV4P		2014	104.00
OP	OPEN PORCH	BV4P		2014	260.00
STG5	STORAGE	BV4P		2014	192.00
OP	OPEN PORCH	BV4P		2014	80.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	ACREAGE	1.0000	43,560.00	0.00	0.00	\$4,000	\$0

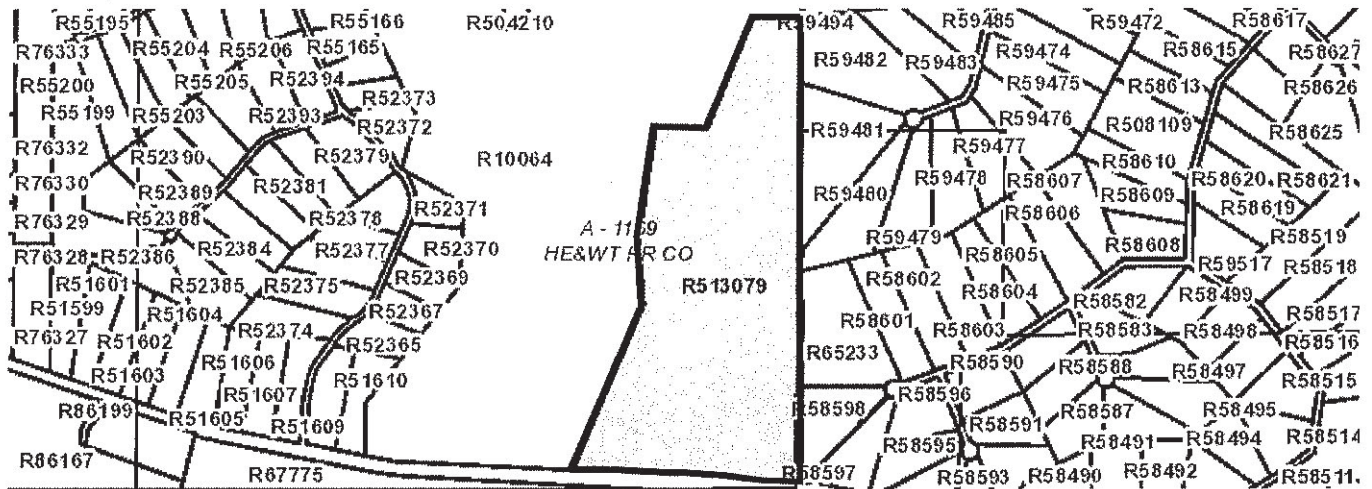
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$727,540	\$4,000	\$0	\$731,540	\$153,686	\$577,854
2022	\$648,030	\$4,000	\$0	\$652,030	\$126,708	\$525,322
2021	\$474,250	\$4,000	\$0	\$478,250	\$685	\$477,565
2020	\$430,150	\$4,000	\$0	\$434,150	\$0	\$434,150
2019	\$414,790	\$4,000	\$0	\$418,790	\$0	\$418,790
2018	\$414,790	\$4,000	\$0	\$418,790	\$0	\$418,790
2017	\$363,570	\$0	\$0	\$363,570	\$0	\$363,570
2016	\$363,570	\$0	\$0	\$363,570	\$0	\$363,570

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/1/2023	E	EXECUTOR'S DEED	ZUMWALT HENRY L ESTATE	ZUMWALT BONNIE			2023002602

Map



Property Details

Account		
Property ID:	513079	Geographic ID: 0A1169-00397-00000-513079
Type:	Real	Zoning:
Property Use:		Condo:
Effective Acres:	113.53	
Location		
Situs Address:	FM 1283 MICO, TX 78056	
Map ID:	P4&Q3-P1	Mapsc:
Legal Description:	A1169 H. E. & W. T. RR. SURVEY 397; 113.537 ACRES (INC 3.798 AC IN A-1297 & 1.544 AC IN A-1469)	
Abstract/Subdivision:	A1169 - H. E. & W. T. RR. SURVEY 397	
Neighborhood:	COMM	
Owner		
Owner ID:	148935	
Name:	ZUMWALT QUARRY LLC	
Agent:		
Mailing Address:	17511 FM 1283 MICO, TX 78056	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
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Improvement Non-Homesite Value:	\$470,600 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$1,038,160 (+)
Agricultural Market Valuation:	\$140,540 (+)
Market Value:	\$1,649,300 (=)
Agricultural Value Loss: ?	\$139,430 (-)
Appraised Value:	\$1,509,870 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$1,509,870
Ag Use Value:	\$1,110

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: ZUMWALT QUARRY LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$1,649,300	\$1,509,870	\$0.00	
FED1	MEDINA COUNTY ESD #1	0.090000	\$1,649,300	\$1,509,870	\$1,358.88	
GME	MEDINA COUNTY	0.352600	\$1,649,300	\$1,509,870	\$5,323.80	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.089800	\$1,649,300	\$1,509,870	\$1,355.86	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006950	\$1,649,300	\$1,509,870	\$104.94	
RFM	COUNTY F.M. ROAD	0.083000	\$1,649,300	\$1,509,870	\$1,253.19	
SMV	MEDINA VALLEY ISD	1.169200	\$1,649,300	\$1,509,870	\$17,653.40	

Total Tax Rate: 1.791550

Estimated Taxes With Exemptions: \$27,050.07

Estimated Taxes Without Exemptions: \$29,548.04

Property Improvement - Building

Description: MISC IMP Type: MISC IMP State Code: F1 Living Area: 0.00sqft Value: \$244,490

Type	Description	Class CD	Year Built	SQFT
BARN	BARN	MB4P	2016	8,000.00

Description: OFFICE BUILDING Type: COMMERCIAL State Code: F1 Living Area: 3,344.00sqft Value: \$226,110

Type	Description	Class CD	Year Built	SQFT
COMM	COMMERCIAL	POAF	2018	2,160.00
COMM	COMMERCIAL	CNPY_BLDG	0	1,184.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R3B	RANGELAND BRUSH	13.5370	589,671.72	0.00	0.00	\$140,540	\$1,110
AC	ACREAGE	100.0000	4,356,000.00	0.00	0.00	\$1,038,160	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$470,600	\$1,178,700	\$1,110	\$1,509,870	\$0	\$1,509,870

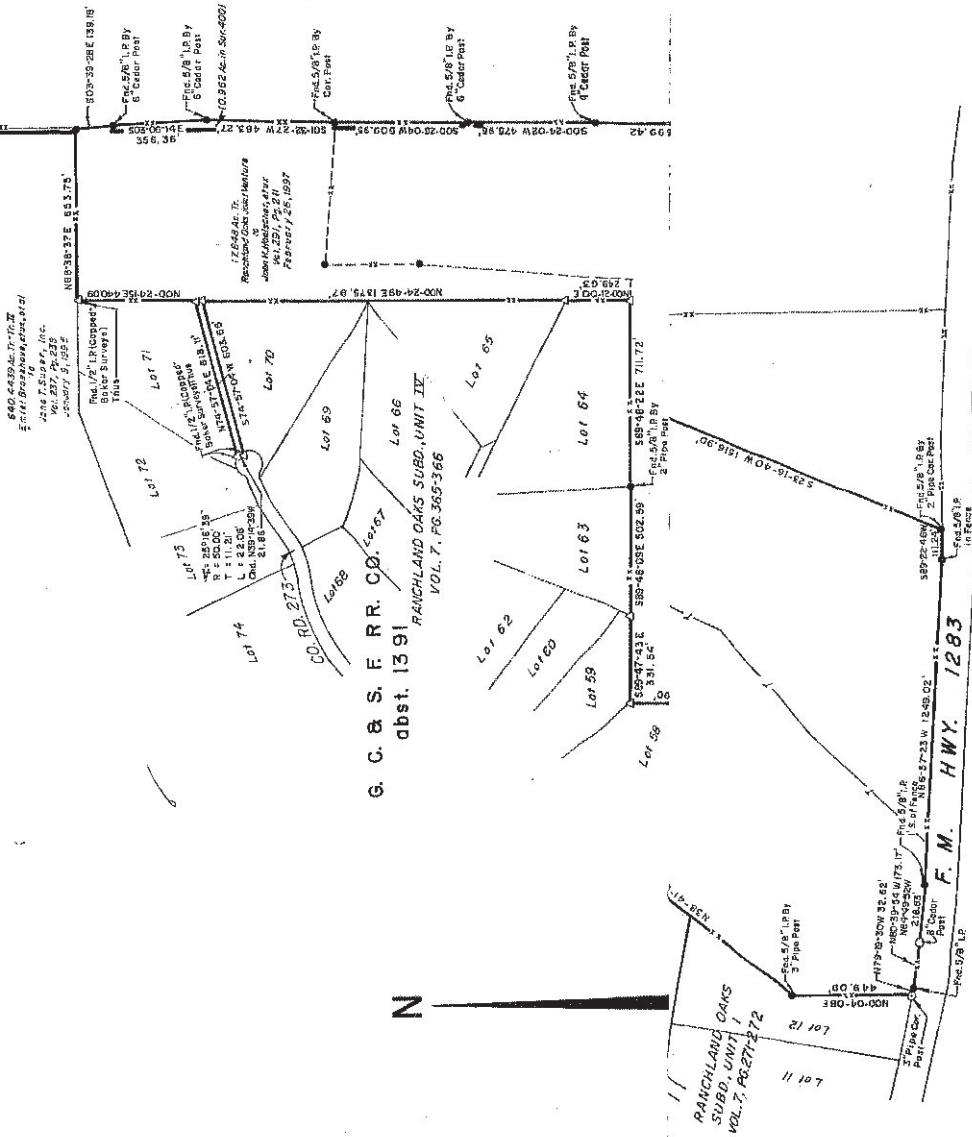
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/2023	WD	WARRANTY DEED	ZUMWALT HOLDINGS LTD	ZUMWALT QUARRY LLC			2023001058
1/1/2023	WD	WARRANTY DEED	ZUMWALT HOLDINGS LTD &	ZUMWALT HOLDINGS LTD			2023001057
1/1/2023	WD	WARRANTY DEED	ZUMWALT BONNIE	ZUMWALT HOLDINGS LTD &			2023001056
1/1/2023	DD	DISTRIBUTION DEED	ZUMWALT HENRY L ESTATE	ZUMWALT BONNIE			2023001055
2/9/2000	WDVL	WARRANTY DEED - VENDOR'S LIEN	HOELSCHER, JOHN	ZUMWALT HENRY L ESTATE	369	153	0
12/15/1992	CONV	CONVERSION	SEIDEMAN, MARY EST.	HOELSCHER, JOHN	184	502	0
6/25/1992	CONV	CONVERSION	SEIDEMAN, MARY EST.	MC FADIN, NICK, JR	172	736	0
8/4/1987	CONV	CONVERSION	MILWOOD LAND INC.	SEIDEMAN, MARY EST.	64	375	0
	CONV	CONVERSION	SEIDEMAN MARY	MILWOOD LAND INC.			0
	CONV	CONVERSION	MC FADIN, NICK, JR	SEIDEMAN, MARY EST.			0

TEXAS

Sur. 400

Sur. 399

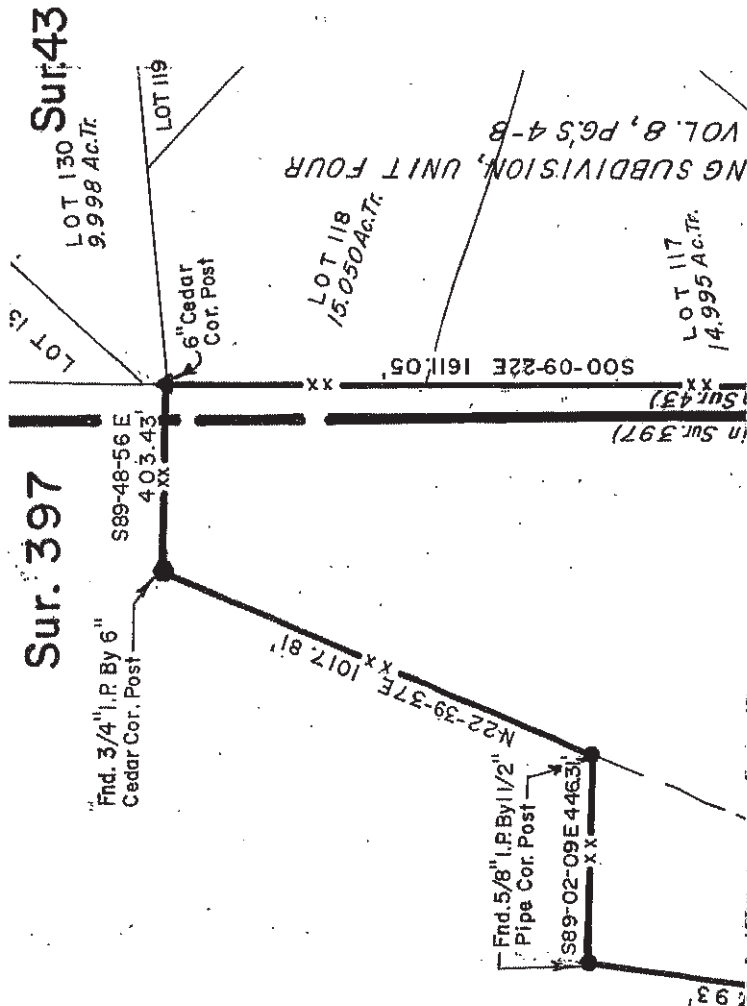


A Plat of 446.833 Acres of land situated about 21.9 miles N 50° E of Hondo, in Medina County, Texas.

CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT SAME IS TRUE AND CORRECT. WITNESS MY HAND AND SEAL THIS THE 21st DAY OF February, 2000.

Charles W. Rothe
CHARLES W. ROTHE
REGISTERED PROFESSIONAL SURVEYOR NO. 2453
1705 AVE. "C"
HONOLULU, TEXAS 78861
PH. (850) 268-3008 • FAX. (850) 426-6160
PLAT. REVISED: 1/28/00 *Curt*

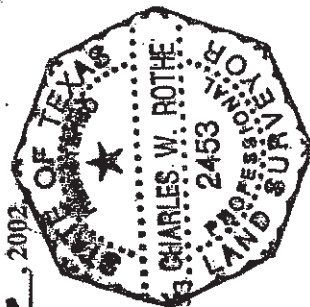
PREPARED FOR: JOHN H. HOELSCHER



described in Contract of Sale and Purchase to Léo A. Zimmerman from the Veterans Land Board of Texas, dated October 1, 1984, as recorded in Volume 340 on Page 517 of the aforementioned Deed Records.

The bearings are relative to the West line of Bear Spring Ranch Subdivision between a 6" diameter cedar corner post at the Northwest corner of Lot 118 (the Southwest corner of Lot 130) and a 5/8" iron pin found by an 8" diameter cedar corner post on the North R.O.W. line of FM Hwy. 1283 for the Southwest corners of Lots 31 and 32 having a bearing and distance of S 00-11-38 E 3946.31 feet.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 30th day of December, 2002.



Charles W. Rothe

Charles W. Rothe

Registered Professional Land Surveyor No. 2453

1705 Avenue K, P.O. Box 426

Hondo, Texas 78861

Ph. (830) 426-3005

FAX (830) 426-8160

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MEDINA §

Grantor and Grantee agree to execute any further instruments necessary to effectuate the transfer of the Property from Grantor to Grantee herein.

TO HAVE AND TO HOLD the Property, subject to the matters set forth herein, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND DEFEND, all and singular, the Property, subject to the matters set forth herein, unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

[Signature Page Follows]

This instrument is executed as of the date of the acknowledgement appended hereto but is effective as of the 1st day of January, 2023 at 10:00 a.m.

GRANTOR:

ZUMWALT HOLDINGS, LTD.

By: Zumwalt Holdings Management, LLC, its
General Partner

By: Bonnie Zumwalt
BONNIE ZUMWALT, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 19 day of January, 2023, by Bonnie Zumwalt, as Manager of Zumwalt Holdings Management, LLC on behalf of ZUMWALT HOLDINGS, LTD., a Texas limited partnership.

S. Tyler Peace
Notary Public, State of Texas

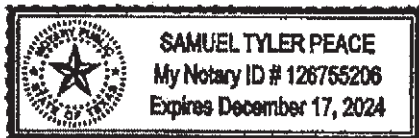


EXHIBIT A **QUARRY TRACT (113.537 acres)**

FIELD NOTES TO DESCRIBE

A survey of 113.537 acres of land situated about 21.9 miles N 50 Degrees E of Hondo, in Medina County, Texas, being 5.342 acres out of Survey No. 43, Abstract No. 1469, Nathaniel Reed, original Grantee, and 108.195 acres out of Survey No. 397, Abstract No. 1169, H.E. & W.T. RR. Co., original Grantee, being all of that certain 86.38 acre tract of land described in a deed to Eugene H. Zimmerman from Paul W. Seideman, et ux, dated January 30, 1962, as recorded in Volume 191 on Page 101 of the Deed Records of Medina County, Texas, and all of that certain 27.438 acre tract of land described in Contract of Sale and Purchase to Leo A. Zimmerman from the Veterans Land Board of Texas, dated October 1, 1984, as recorded in Volume 340 on Page 517 of the aforementioned Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by an 8" diameter cedar corner post on the North R.O.W. line of FM Hwy. 1283 for the Southwest corner of Lots 31 and 32 of Bear Spring Ranch Subdivision, Unit Two, a subdivision as shown on a plat thereof recorded in Volume 7 on Pages 428-431 of the Plat Records of Medina County, Texas, the Southeast corner of said 86.38 acre tract of land, and the Southeast corner of this survey from which the point-of-intersection of the North R.O.W. line of said FM Hwy. 1283 and the recognized common line of said Survey No.'s 43 and 397 bears N 86-56-22 W 44.14 feet;

THENCE: Along fence, the North R.O.W. line of said FM Hwy. 1283, the South line of said 86.38 acre tract of land, and the South line of said 27.438 acre tract of land, the following courses:

N 86-56-22 W 329.72 feet to a 6" diameter cedar post for an angle point;

N 82-18-42 W 288.49 feet to a 6" diameter cedar post for an angle point;

N 86-39-18 W 505.54 feet to a 1/2" iron pin found by a 6" diameter cedar post for an angle point;

N 87-02-06 W 511.15 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point; and

S 89-56-21 W 319.75 feet to a 5/8" iron pin found 0.50 feet N. of a 2" diameter pipe corner post for the Southwest corner of said 27.438 acre tract of land, the lower Southeast corner of that certain 446.833 acre tract of land described in Deed to Henry L. Zumwalt from John H. Hoelscher, dated February 9, 2000, as recorded in Volume 369 on Page 153 of the Official Public Records of Medina County, Texas, and the Southwest corner of this survey;

THENCE: Along fence, the lower Southeast and East line of said 446.833 acre tract of land, and the Northwest and West line of said 27.438 acre tract, N 23-19-49 E 1517.01 feet to 5/8" iron pin found by a 2" diameter pipe post for an angle point, N 03-58-02 W 584.26 feet to a 5/8" iron pin found by a 2" diameter pipe post for an angle point, and N 08-14-47 E 937.93 feet to a 5/8" iron pin found by a 1 1/2" diameter pipe corner post for the Northwest corner of said 27.438 acre tract of land, an interior corner of said 446.833 acre tract of land, and the lower Northwest corner of this survey;

THENCE: Along fence, the North line of said 27.438 acre tract of land, and a South line of said 446.833 acre tract of land, S 89-02-09 E 446.31 feet to a 5/8" iron pin found by a 1 1/2" diameter pipe corner post for the Northeast corner of said

27.438 acre tract of land, an angle point in the West line of said 86.38 acre tract of land, a Southeast corner of said 446.833 acre tract of land, and an interior corner of this survey;

THENCE: Along fence, an upper Northwest line of said 86.38 acre tract of land, and a Southeast line of said 446.833 acre tract of land, N 22-39-37 E 1017.81 feet to a $\frac{1}{4}$ " iron pin found by a 6" diameter cedar corner post for the Northwest corner of said 86.38 acre tract of land, an interior corner of said 446.833 acre tract of land, and the upper Northwest corner of this survey;

THENCE: Along fence, the North line of said 86.38 acre tract of land, and a South line of said 446.833 acre tract of land, S 89-48-56 E 403.43 feet to a 6" diameter cedar corner post for the Northeast corner of said 86.38 acre tract of land, the upper Southeast corner of said 446.833 acre tract of land, the Southwest corner of Lot 130 and the Northwest corner of Lot 118 of Bear Spring Ranch Subdivision, Unit Four, a subdivision as shown on a plat thereof recorded in Volume 8 on Pages 4-8 of the aforementioned Plat Records, and the Northeast corner of this survey;

THENCE: Along fence, the East line of said 86.38 acre tract of land, the West line of said Lot 118, and the West lines of Lots 117 and 116 of said Bear Spring Ranch Subdivision, Unit Four, S 00-09-22 E 1611.05 feet to a 6" diameter mesquite post for an angle point and S 00-09-57 E 542.49 feet to a $\frac{5}{8}$ " iron pin found for the Southwest corner of said Lot 116, the Northwest corner of Lot 34 of said Bear Spring Ranch Subdivision, Unit Two, and an angle point of this survey;

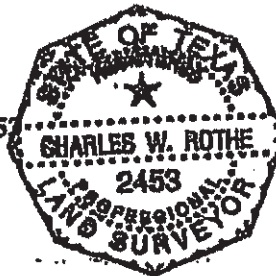
THENCE: Along fence, the East line of said 86.38 acre tract of land, the West line of said Lot 34, the West line of Lot 33 of said Bear Spring Ranch Subdivision, Unit Two, and West line of said Lot 32, S 00-38-16 E 162.03 feet to a $\frac{5}{8}$ " iron pin found for the upper Southwest corner of said Lot 34 and the Northwest corner of said Lot 33, and S 00-11-46 E 1630.74 feet to the POINT-OF-BEGINNING.

The bearings are relative to the West line of Bear Spring Ranch Subdivision between a 6" diameter cedar corner post at the Northwest corner of Lot 118 (the Southwest corner of Lot 130) and a $\frac{5}{8}$ " iron pin found by an 8" diameter cedar corner post on the North R.O.W. line of FM Hwy. 1283 for the Southwest corners of Lots 31 and 32 having a bearing and distance of S 00-11-38 E 3946.31 feet.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 30th day of December, 2002.



Charles W. Rothe
Registered Professional Land Surveyor No. 2453
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160



**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2023001058

eRecording - Real Property

WARRANTY DEED

Recorded On: February 08, 2023 11:47 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023001058
Receipt Number: 20230208000015
Recorded Date/Time: February 08, 2023 11:47 AM
User: Janay O
Station: ccscan2

Record and Return To:

CSC



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX



STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MEDINA §

WHEREAS, pursuant to Article IV of the Will and the Beneficiary Determination Agreement, Bonnie Zumwalt, as Independent Executor of the Estate of Henry L. Zumwalt desires

to convey and distribute to Bonnie Zumwalt, individually, the Estate's interest in the hereinafter described property; and

WHEREAS, Brandon Zumwalt, Daryl Zumwalt, and Bonnie Zumwalt, individually, as the prospective beneficiaries of the Henry L. Zumwalt Living Trust, desire to join in this conveyance.

NOW, THEREFORE, **BONNIE ZUMWALT**, as Independent Executor of the **ESTATE OF HENRY L. ZUMWALT, DECEASED** (herein called "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **BONNIE ZUMWALT**, individually (herein called "**Grantee**"), whose address is 17511 FM 1283, Mico, Texas 78056, subject to the matters hereinafter, the real property described in Exhibit A attached hereto and incorporated herein for all purposes, said lands being the same lands described in that certain Warranty Deed With Vendor's Lien dated February 9, 2000 and recorded as Document Number 112820, Volume 369, Page 153, Official Public Records of Medina County, Texas, together with all and singular the rights and appurtenances thereto and any improvements thereon (collectively, the "**Property**").

FURTHER, **BONNIE ZUMWALT, BRANDON ZUMWALT, and DARYL ZUMWALT**, each individually and as the prospective beneficiaries of the Henry L. Zumwalt Living Trust (herein collectively the "**Beneficiary Grantors**" and individually each a "**Beneficiary Grantor**"), for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, have each GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL and CONVEY unto Grantee, all of the Beneficiary Grantors' right, title, and interest in the Property.

This conveyance is made by Grantor and Beneficiary Grantors and accepted by Grantee subject to all valid matters of record in the real property records of Medina County, Texas, but only to the extent same are in force and affect the Property.

TO HAVE AND TO HOLD the Property, subject to the matters set forth herein, together with all and singular the rights and appurtenances thereto and in anywise belonging, unto said Grantee, her heirs, successors and assigns, forever; and Grantor and does hereby bind itself, its legal representatives, successors, and assigns to warrant and forever defend all and singular the Property, subject to the matters set forth herein, unto said Grantee, her heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor or but not otherwise. This conveyance is made by Beneficiary Grantors without warranty of any kind, express, implied, or statutory as to title to the Property.

This instrument is executed as of the dates of the acknowledgements appended hereto, but is effective as of the 1st day of March, 2023.

GRANTOR:

ESTATE HENRY L. ZUMWALT, DECEASED

By: Bonnie Zumwalt
BONNIE ZUMWALT, Independent Executor

BENEFICIARY GRANTORS:

Bonnie Zumwalt
BONNIE ZUMWALT

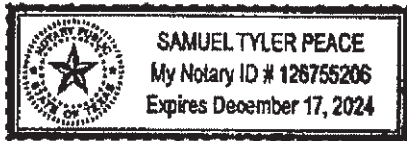
Brandon Zumwalt
BRANDON ZUMWALT

Daryl Zumwalt
DARYL ZUMWALT

ACKNOWLEDGEMENTS

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

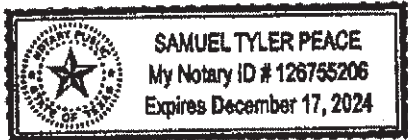
This instrument was acknowledged before me on this the 29 day of March, 2023, by Bonnie Zumwalt, Independent Executor of the **ESTATE OF HENRY L. ZUMWALT, DECEASED**, on behalf of said Estate.



S. Tyler Peace
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

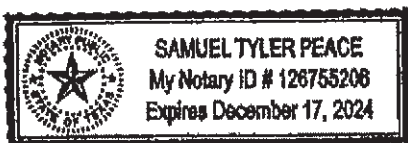
This instrument was acknowledged before me on this the 29 day of March, 2023, by **BONNIE ZUMWALT**.



S. Tyler Peace
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §


This instrument was acknowledged before me on this the 29 day of March, 2023, by **BRANDON ZUMWALT**.



S. Tyler Peace
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 29 day of March, 2023, by **DARYL ZUMWALT**.



Notary Public, State of Texas

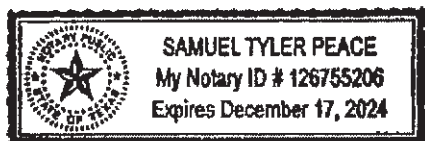


EXHIBIT A
MICO TRACT (446.833 acres)
(See following 7 pages)

THE STATE OF TEXAS PREPARED FOR: John H. Hoelscher
COUNTY OF MEDINA

FIELD NOTES TO DESCRIBE

A survey of 446.833 acres of land situated about 21.9 miles N 50° E of Hondo, in Medina County, Texas, having acreage in the following original surveys:

SURVEY NO.	ABSTRACT NO.	ORIGINAL GRANTEE	ACRES
43	1469	Nathaniel Reed	3.227
397	1169	H.E. & W.T. RR. Co.	291.093
399	1391	G.C. & S.F. RR. Co.	151.462
400	1688	Dallas Gillis	1.051
		Total	446.833

said 446.833 acres of land being a portion of that certain 930.353 acre tract of land, more or less, described in a deed to John Hoelscher from Benjamin Bonazza, Individually and as Independent Executor of the Estate of Mary Seideman, Deceased, dated December 15, 1992, as recorded in Volume 184 on Page 502 of the Official Public Records of Medina County, Texas, all of that certain 53.617 acre tract of land described in a deed to John H. Hoelscher from Leo A. Zimmerman, et al, dated July 2, 1996, as recorded in Volume 274 on Page 111 of the aforementioned Official Public Records, and all of that certain 17.848 acre tract of land described in a deed to John H. Hoelscher, et ux from Ranchland Oaks Joint Venture, dated February 26, 1997, as recorded in Volume 291 on Page 211 of the said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by an 8" diameter cedar corner post for an angle point in the North line of said 53.617 acre tract of land, the upper Southeast corner of said 930.353 acre tract of land, an exterior corner of that certain 2578.110 acre tract of land described in a deed to Land Systems Company and Martex Corporation from Frost National Bank, Trustee, dated August 18, 1999, as recorded in Volume 359 on Page 126 of the said Official Public Records, from which a rock mound found for the Southeast corner of said Survey No. 399 and the Southwest corner of said Survey No. 400 bears S 69-39-57 E 5.90 feet, from said rock mound a 4" diameter live oak tree (now 10" diameter) bears N 40° W 6.67 feet (original bearing);

THENCE: Along fence, the recognized South line of said Survey No. 400, the recognized North line of said Survey No. 397, the North line of said 53.617 acre tract of land and a South line of said 2578.110 acre tract of land, S 89-52-08 E 207.40 feet to a 6" diameter cedar corner post for an angle point;

THENCE: Along fence, the East line of said 53.617 acre tract of land, and the lower West line of said 2578.110 acre tract of land, the following courses:

S 39-06-06 E 233.69 feet to a 5/8" iron pin found by a 4" diameter cedar post and a 24" diameter cedar tree for an angle point;

S 05-37-44 E 58.49 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point;

John H. Hoelscher (446.833 Acres). - Page 2

S 04-36-23 W 631.40 feet to a 6" diameter cedar post for an angle point;

S 01-48-27 W 343.34 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point; and

S 00-29-24 W 169.59 feet to a 6" diameter cedar corner post for the upper Southeast corner of said 53.617 acre tract of land, an angle point in the lower West line of said 2578.110 acre tract of land, the Northeast corner of that certain 86.38 acre tract of land described in a deed to Eugene H. Zimmerman, et ux from Paul W. Seideman, et ux, dated January 30, 1962, as recorded in Volume 191 on Page 101 of the Deed Records of Medina County, Texas, and the upper Southeast corner of this survey;

THENCE: Along fence, the upper South line of said 53.617 acre tract of land, and the North line of said 86.38 acre tract of land, N 89-54-23 W 403.44 feet to a 3/4" iron pin found by a 6" diameter cedar corner post for an interior corner of said 53.617 acre tract of land, the Northwest corner of said 86.38 acre tract of land, and an interior corner of this survey;

THENCE: Along fence, the lower Southeast line of said 53.617 acre tract of land, and the Northwest line of said 86.38 acre tract of land, S 22-36-55 W 1017.47 feet to a 5/8" iron pin found by a 1 1/2" diameter pipe corner post for the lower Southeast corner of said 53.617 acre tract of land, the Northeast corner of that certain 27.438 acre tract of land described in a Contract of Sale and Purchase to Leo A. Zimmerman from the Veterans Land Board of Texas, dated October 1, 1984, as recorded in Volume 340 on Page 517 of the said Deed Records, and the middle Southeast corner of this survey;

THENCE: Along fence, the lower South line of said 53.617 acre tract of land, and the North line of said 27.438 acre tract of land, N 89-05-47 W 446.45 feet to a 1 1/2" diameter pipe corner post on the lower East line of said 930.353 acre tract of land for the Southwest corner of said 53.617 acre tract of land, the Northwest corner of said 27.438 acre tract of land, and an interior corner of this survey;

THENCE: Along fence, the lower East line of said 930.353 acre tract of land, and the West line of said 27.438 acre tract of land, S 08-10-44 W 937.75 feet to a 5/8" iron pin found by a 2" diameter pipe post for an angle point, S 04-00-47 E 584.25 feet to a 5/8" iron pin found by a 2" diameter pipe post for an angle point, and S 23-16-40 W 1516.90 feet to a 5/8" iron pin found by a 2" diameter pipe corner post on the North R.O.W. line of F.M. Highway 1283 for the Southwest corner of said 27.438 acre tract of land, the lower Southeast corner of said 930.353 acre tract of land, and the lower Southeast corner of this survey;

THENCE: Along fence, the North R.O.W. line of said F.M. Highway 1283, and the South line of said

John H. Hoelscher (446.833 Acres) - Page 3

930.353 acre tract of land, the following courses:

S 89-22-46 W 111.24 feet to a 5/8" iron pin found in fence for an angle point;

N 86-57-23 W 1249.02 feet to a 5/8" iron pin found 1 foot South of fence for an angle point;

N 84-49-52 W 218.63 feet to an 8" diameter cedar post for an angle point;

N 80-39-54 W 173.17 feet to a 5/8" iron pin found by fence post for an angle point; and

N 79-19-30 W 32.62 feet to a 3" diameter pipe corner post for the Southeast corner of Lot 12 of Ranchland Oaks Subdivision, Unit I, a subdivision as shown on a plat thereof recorded in Volume 7 on Page 271 and 272 of the Plat Records of Medina County, Texas, and the Southwest corner of this survey;

THENCE: Along fence and the East line of said Lot 12, N 00-04-08 E 449.09 feet to a 5/8" iron pin found by a 3" diameter pipe post for an angle point;

THENCE: Along fence, the Southeast line of said Lot 12, and the Southeast lines of Lots 13, 14, and 15, of Ranchland Oaks Subdivision, Unit II, as shown on an Amended Plat thereof recorded in Volume 7 on Pages 292 and 293 of the aforementioned Plat Records, N 38-41-06 E 1278.31 feet to a 3" diameter pipe post for the East corner of said Lot 15, the Southeast corner of Lot 16 of said Ranchland Oaks Subdivision, Unit II, and an angle point of this survey;

THENCE: Along fence and the East, Northeast and Southeast line of said Ranchland Oaks Subdivision, Unit II, the following courses:

N 02-17-31 E 475.00 feet to a 1/2" iron pin found for the Northeast corner of said Lot 16, the Southeast corner of Lot 17, and an angle point of this survey;

N 02-53-08 E 207.32 feet to a 1/2" iron pin found for the Northeast corner of said Lot 17 and an angle point of this survey;

N 60-40-17 W 611.29 feet to a 4" diameter pipe post for the Northwest corner of said Lot 17, the South corner of Lot 18, and an angle point of this survey;

N 15-20-31 E 461.03 feet to a 1/2" iron pin found by fence post for an angle point; and

N 25-45-55 W 150.75 feet to a 1/2" iron pin found by fence post for the Northeast corner of said Lot 18, the Southeast corner of Lot 19 of Ranchland Oaks Subdivision, Unit III, a subdivision as shown on a Correction Plat recorded in Volume 7 on Pages 334-336 of the said Plat Records, and an angle point of this survey;

John H. Hoelscher (446.833 Acres) - Page 4

THENCE: Along fence and the Northeast, Southeast, and East line of said Ranchland Oaks Subdivision, Unit III, the following courses:

N 25-42-23 W 225.09 feet to a 1/2" iron pin found by fence post for the Northeast corner of said Lot 19, the Southeast corner of Lot 41, and an angle point of this survey;

N 25-49-30 W 765.19 feet to a PK nail found by a 4" diameter pipe post for the Northeast corner of Lot 43, the Southeast corner of Lot 44, and an angle point of this survey;

N 22-52-48 E 310.48 feet to a capped 1/2" iron pin found by fence post for the Northeast corner of Lot 44, the Southeast corner of Lot 45, and an angle point of this survey;

N 22-54-58 E 120.81 feet to a capped 1/2" iron pin found by fence post for the Northeast corner of Lot 45, the Southeast corner of Lot 46, and an angle point of this survey;

N 22-51-53 E 235.82 feet to a capped 1/2" iron pin found 2 feet West of fence for the Northeast corner of Lot 46, the Southeast corner of Lot 47, and an angle point of this survey;

N 22-51-47 E 413.03 feet to a capped 1/2" iron pin found 2 feet West of fence for the East corner of Lot 48, the South corner of Lot 49, and an angle point of this survey;

N 23-39-12 E 153.50 feet to a 4" diameter pipe post for an angle point; and

N 30-34-26 E 122.12 feet to a capped 1/2" iron pin found for the East corner of said Lot 49 and an interior corner of this survey;

THENCE: Leaving fence and along the Northeast line of said Lot 49, N 58-51-52 W 625.33 feet to a capped 1/2" iron pin found on the Southeast line of County Road 273 for the North corner of said Lot 49 and an exterior corner of this survey;

THENCE: Along the East line of said County Road 273, N 13-55-21 E 52.36 feet to a capped 1/2" iron pin (bent) found for the West corner of Lot 50 of Ranchland Oaks Subdivision, Unit III, and an exterior corner of this survey;

THENCE: Along the Southwest line of said Lot 50, S 58-51-22 E 641.08 feet to a capped 1/2" iron pin found by fence post for the South corner of said Lot 50 and an interior corner of this survey;

THENCE: Along fence and the Southeast and East line of said Ranchland Oaks Subdivision, Unit III, N 31-08-28 E 1271.40 feet to a capped 1/2" iron pin found by fence post for an angle point and N 01-41-24 E 65.17 feet to capped 1/2" iron pin found for the Northeast corner of Lot 55 and an interior corner of this survey;

John H. Hoelscher (446.833 Acres) - Page 5

- THENCE: Leaving fence and along the Northeast line of said Lot 55, N 65-16-08 W 674.63 feet to a capped 1/2" iron pin found on the East line of said County Road 273 for the North corner of said Lot 55 and an exterior corner of this survey;
- THENCE: Along the East line of said County Road 273, N 31-02-57 E 50.20 feet to a capped 1/2" iron pin (bent) found for the West corner of Lot 56 of said Ranchland Oaks Subdivision, Unit III, and an exterior corner of this survey;
- THENCE: Along the Southwest line of said Lot 56, S 65-16-38 E 648.13 feet to a capped 1/2" iron pin found by fence post for the Southeast corner of said Lot 56 and an interior corner of this survey;
- THENCE: Along fence and the East line of said Ranchland Oaks Subdivision, Unit III, N 01-50-09 E 244.39 feet to a PK nail found in fence for the Northeast corner of said Lot 56, the Southeast corner of Lot 57 of Ranchland Oaks Subdivision, Unit IV, a subdivision as shown on a plat thereof recorded in Volume 7 on Pages 365 and 366 of the said Plat Records, and an angle point of this survey;
- THENCE: Along fence and the lower East line of said Ranchland Oaks Subdivision, Unit IV, N 01-49-10 E 573.90 feet to a capped 1/2" iron pin found by corner post on the lower North line of said 930.353 acre tract of land for the Northeast corner of Lot 58, the Southwest corner of Lot 59, and an interior corner of this survey;
- THENCE: Along fence, the lower North line of said 930.353 acre tract of land, and the easternmost South line of said Ranchland Oaks Subdivision, Unit IV, S 89-47-43 E 331.54 feet to a capped 1/2" iron pin found for the Southeast corner of said Lot 59, the Southwest corner of Lot 63, and an angle point of this survey;
- THENCE: S 89-48-09 E 502.59 feet to a 5/8" iron pin found by a 2" diameter pipe post for the Southeast corner of said Lot 63, the Southwest corner of Lot 64, and an angle point of this survey and S 89-48-22 E 711.72 feet to a capped 1/2" iron pin found for the lower Southwest corner of said 17.848 acre tract of land, the Southeast corner of Lot 64, and an interior corner of this survey;
- THENCE: Along fence, the West line of said 17.848 acre tract of land, and the upper East line of said Ranchland Oaks Subdivision, Unit IV, N 00-21-00 E 249.63 feet to a capped 1/2" iron pin found in fence for the Northeast corner of said Lot 64, the Southeast corner of Lot 65, and an angle point of this survey and N 00-24-49 E 1375.97 feet to a capped 1/2" iron pin found for the Northeast corner of Lot 70, an interior corner of said 17.848 acre tract of land, and an interior corner of this survey;
- THENCE: Along the Northwest line of said Lot 70 and a Southeast line of said 17.848 acre tract of

John H. Hoelscher (446.833 Acres) - Page 6

land, S 74-57-04 W 603.66 feet to a capped 1/2" iron pin found on the Northeast boundary line of a cul-de-sac at the end of County Road 273 for the Northwest corner of said Lot 70, a southwesterly exterior corner of said 17.848 acre tract of land, and a southwesterly exterior corner of this survey;

THENCE: Along the Northeast boundary line of said cul-de-sac and along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 25°16'39", a tangent of 11.21 feet, and a chord which bears N 39-14-39 W 21.88 feet, a distance of 22.06 feet to a capped 1/2" iron pin found for an angle point in the Southeast line of Lot 71, a northwesterly exterior corner of said 17.848 acre tract of land, and a northwesterly exterior corner of this survey;

THENCE: Along the Southeast line of said Lot 71 and a Northwest line of said 17.848 acre tract of land, N 74-57-04 E 618.11 feet to a capped 1/2" iron pin found in fence for the Southeast corner of said Lot 71, an interior corner of said 17.848 acre tract of land, and an interior corner of this survey;

THENCE: Along fence, the East line of said Lot 71 and the upper West line of said 17.848 acre tract of land, N 00-24-15 E 440.09 feet to a capped 1/2" iron pin found for the Northeast corner of said Lot 71, the Northwest corner of said 17.848 acre tract of land, and the upper Northwest corner of this survey;

THENCE: Along fence and the North line of said 17.848 acre tract of land, N 88-38-37 E 653.75 feet to a 5/8" iron pin found in fence for the Northeast corner of this survey;

THENCE: Along fence, S 03-39-28 E 139.18 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point in the upper East line of said 17.848 acre tract of land and an angle point of this survey;

THENCE: Along fence and the upper East line of said 17.848 acre tract of land, S 03-06-14 E 356.36 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point of said 17.848 acre tract of land, an angle point of said 2578.110 acre tract of land and an angle point of this survey;

THENCE: Along fence, the upper East line of said 17.848 acre tract of land, and the middle West line of said 2578.110 acre tract of land, S 01-32-27 W 483.27 feet to a 5/8" iron pin found by corner post for the upper Southeast corner of said 17.848 acre tract of land, the Northeast corner of said 930.353 acre tract of land, and an angle point of this survey;

THENCE: Along fence, the upper East line of said 930.353 acre tract of land, and the middle West line of said 2578.110 acre tract of land, the following courses:

John H. Hoelscher (446.833 Acres) - Page 7

S 00-26-04 W 509.95 feet to a 5/8" iron pin
found by a 6" diameter cedar post for an
angle point;

S 00-24-02 W 475.96 feet to a 5/8" iron pin
found by a 4" diameter cedar post for an
angle point;

S 01-00-54 W 699.42 feet to a 5/8" iron pin
found by a 6" diameter cedar post for an
angle point;

S 01-54-15 E 860.32 feet to a 4" diameter
cedar post for an angle point; and

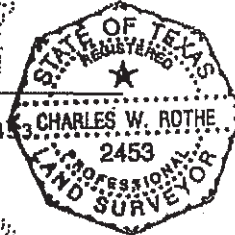
S 00-10-03 W 683.31 feet to the POINT OF
BEGINNING.

The bearings are relative to True North and were taken from
GPS Observations.

I certify that the foregoing field note description was
prepared from an actual survey made under my supervision on
the ground and that same is true and correct. Witness my
hand and seal this the 20th day of January,
2008.



Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160



**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2023002602

eRecording - Real Property

DEED

Recorded On: March 30, 2023 11:59 AM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: \$74.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023002602
Receipt Number: 20230330000016
Recorded Date/Time: March 30, 2023 11:59 AM
User: Janay O
Station: ccscan2

Record and Return To:

CSC



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX



Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filing Fee: \$300

Filed in the Office of the
Secretary of State of Texas
Filing #: 804634555 07/06/2022
Document #: 1160353360003
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Zumwalt Quarry, LLC

Article 2 - Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Henry Zumwalt

C. The business address of the registered agent and the registered office address is:

Street Address:

17511 FM 1283 Mico TX 78056

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Henry Zumwalt**

Title: **Manager**

Address: **17511 FM 1283 Mico TX, USA 78056**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**17511 FM 1283
Mico, TX 78056
USA**

Organizer

The name and address of the organizer are set forth below.

S. Tyler Peace 755 E. Mulberry Avenue, Suite 450, San Antonio, Texas 78212

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

S. Tyler Peace

Signature of Organizer

FILING OFFICE COPY

Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: See Instructions

**Statement of Change of
Registered Office/Agent**

Filed in the Office of the
Secretary of State of Texas
Filing #: 804634555 02/03/2023
Document #: 1219449730008
Image Generated Electronically
for Web Filing

Entity Information

The name of the entity is :

Zumwalt Quarry, LLC

The file number issued to the entity by the secretary of state is: **804634555**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

Henry Zumwalt

17511 FM 1283, Mico, TX, USA 78056

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

☐ A. The new registered agent is an organization by the name of:

OR

☒ B. The new registered agent is an individual resident of the state whose name is:

Bonnie Zumwalt

Registered Office Change

☐ C. The business address of the registered agent and the registered office address is changed to:

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

☒ B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **February 3, 2023**

Bonnie Zumwalt, Manager

Signature of authorized person(s)

FILING OFFICE COPY