

SECOND AMENDMENT
TO
INDUSTRIAL DISTRICT AGREEMENT

This Second Amendment to Industrial District Agreement (“Second Amendment”) is made by and between **CITY OF NEW BRAUNFELS**, a Municipal Corporation and a home-rule city located in Comal and Guadalupe Counties, Texas (“City”), **CEMEX CONSTRUCTION MATERIALS SOUTH, LLC**, a Delaware limited liability company (“CCMS”), and **CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC**, a Delaware limited liability company (“CCMP”, together with CCMS called “CEMEX”) for the purpose of amending that certain Industrial District Agreement dated as of May 21, 2015 between City and CEMEX, previously amended by the First Amendment to Industrial District Agreement (the “First Amendment”) executed in July 2020 (collectively herein called the “Agreement”). The City and CEMEX are collectively referred to herein as the “Parties.”

RECITALS

This Second Amendment is made under and pursuant to the authority granted by Section 42.044 of the TEXAS LOCAL GOVT CODE.

CEMEX has acquired several parcels since the date of the First Amendment that are located near the property that is described in and subject to the Agreement, and CEMEX now wishes to include such new parcels in the Agreement; and

The Parties have agreed to amend the Agreement to add the new parcels to the Agreement and extend the term of the Agreement.

NOW, THEREFORE, in consideration of the foregoing, and of the Parties’ respective covenants and agreements herein set forth, the validity and sufficiency of which are hereby stipulated, the Parties agree as follows:

TERMS

1. Sections 2.4 and 2.5 of the Agreement shall not apply to any of CEMEX’s Facilities described on Exhibit B to the Agreement, as amended by this Second Amendment, that are subject to a ranch, farm, or residential lease until such time as CEMEX commences operations on such lands. CEMEX shall provide timely written notice to the City upon commencement of operations on such lands.
2. The first sentence of Section 3.1 of the Agreement is hereby deleted and replaced with the following:

“The City guarantees the continuation of the extraterritorial status of the District and grants to CEMEX immunity from annexation of the Facilities by the City during the term of this Agreement, unless the City is expressly requested to initiate annexation proceedings by the then owners of the Facilities by a written request addressed to the City.”

3. The first sentence of Article V of the Agreement is hereby deleted and replaced with the following:

“The term of this Agreement shall be for a term commencing on the effective date hereof and expiring on February 28, 2041.”

4. Exhibit B attached to the Agreement, as amended by Amendment Exhibit B attached to the First Amendment, is hereby amended by adding at the end of such exhibit the attached Second Amendment Exhibit B. The Second Amendment Exhibit B along with the original Exhibit B and the Amendment Exhibit B shall together describe the Facilities that are subject to the terms and provisions of the Agreement, as amended by this Second Amendment.

[Signatures continue on following pages.]

IN WITNESS WHEREOF, this Second Amendment is executed in multiple original counterparts, but being one and the same instrument, effective as of the __ day of _____, 2026.

CITY OF NEW BRAUNFELS

By: _____
City Manager

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, City Manager of CITY OF NEW BRAUNFELS, a home rule city and municipal corporation, on behalf of CITY OF NEW BRAUNFELS.

(SEAL)

Notary Public in and for
The State of Texas

My commission expires:

(Printed Name of Notary)

CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, a Delaware limited liability company

CEMEX CONSTRUCTION MATERIAL PACIFIC, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____, _____, of CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, a Delaware limited liability company, on behalf of said company.

(SEAL)

Notary Public in and for
The State of Texas

My commission expires:

(Printed Name of Notary)

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____, _____, of CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC, a Delaware limited liability company, on behalf of said company.

(SEAL)

Notary Public in and for
The State of Texas

My commission expires:

(Printed Name of Notary)

SECOND AMENDMENT EXHIBIT B
FACILITIES

TRACT XVII

BEING THE PROPERTY CONVEYED TO CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, BY EXECUTOR'S SPECIAL WARRANTY DEED FROM KERMIT W. FOX III, INDEPENDENT EXECUTOR OF THE ESTATE OF KERMIT W. FOX, JR., RECORDED MAY 1, 2024 IN OFFICIAL PUBLIC RECORDS AT INSTRUMENT NUMBER 202406013121 FOR COMAL COUNTY, TEXAS.

PROP ID: 71180, 71182, 71973

TRACT I:

FIELD NOTES TO 13.910 ACRES OF LAND OUT OF SURVEY NUMBER 1, J. M. VERAMENDI TWO LEAGUE SURVEY, ABSTRACT NUMBER 2 IN COMAL COUNTY, TEXAS AND BEING A PORTION OF THAT 18.4 ACRE TRACT OF LAND CONVEYED BY OTTO A. KRUEGER TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID 13.910 ACRE TRACT OF LAND ALSO BEING A PORTION OF AN 84.15 ACRE TRACT OF LAND CONVEYED BY EMILIE NOWOTNY ET. AL., TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 62, PAGE 46 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING A PORTION OF A 7.3 ACRE TRACT OF LAND CONVEYED BY C. L. CHERRY ET. UX., TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 399 TO 400 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID 13.910 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH LINE OF THIS TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT 18.4 ACRE TRACT OF LAND CONVEYED BY OTTO A. KRUEGER TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. FROM SAID BEGINNING POINT A ONE HALF INCH STEEL PIN SET ON THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD FOR THE NORTHWEST CORNER OF THE AFORESAID 18.4 ACRE TRACT BEARS NORTH A DISTANCE OF 1115.36 FEET AND WEST A DISTANCE OF 797.55 FEET.

THENCE WITH THE SOUTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE AFORESAID 18.4 ACRE TRACT NORTH 49° 53' 18" EAST A DISTANCE OF 337.37 FEET TO A THREE QUARTER INCH STEEL PIN FOUND BY A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF THE AFORESAID 18.4 ACRE TRACT CONVEYED TO ROLAND WELSCH.

THENCE ALONG THE EAST LINE OF THE AFORESAID 18.4 ACRE TRACT NORTH 09° 49' 45" WEST AT 606.70 FEET A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST ON THE SOUTH BANK OF THE DRY COMAL CREEK IN ALL A DISTANCE OF 631.70 FEET TO THE CENTER OF THE DRY COMAL CREEK FOR A CORNER OF THIS TRACT.

THENCE ALONG AND UP THE CENTERLINE OF THE DRY COMAL CREEK SOUTH 55° 28' 39" WEST A DISTANCE OF 113.95 FEET TO A POINT FOR A CORNER OF THIS TRACT FROM WHICH A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST BEARS SOUTH 60° 07' 12" EAST A DISTANCE OF 19.65 FEET.

THENCE ALONG THE EAST LINE OF THIS TRACT NORTH 10° 14' 20" WEST A DISTANCE OF 50.95 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE MOST NORTHERN NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE NORTH LINE OF THIS TRACT THE FOLLOWING TWO CALLS; SOUTH 55° 45' 46" WEST A DISTANCE OF 194.16 FEET TO A ONE HALF INCH STEEL PIN SET FOR A CORNER AND SOUTH 45° 41' 42" WEST A DISTANCE OF 947.72 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE WITH THE WEST LINE OF THIS TRACT SOUTH 60° 50' 42" EAST A DISTANCE OF 704.67 TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING A CORNER ON THE SOUTH LINE OF THAT 7.3 ACRE TRACT OF LAND CONVEYED BY C. L. CHERRY ET. UX., TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 399 TO 400 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE SOUTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE AFORESAID 7.3 ACRE TRACT OF LAND CONVEYED TO ROLAND WELSCH NORTH 43° 41' 16" EAST A DISTANCE OF 310.34 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR A CORNER OF THIS TRACT FROM WHICH A 33 INCH LIVE OAK TREE BEARS SOUTH 30° 32' 47" EAST A DISTANCE OF 15.87 FEET.

THENCE CONTINUING WITH THE SOUTH LINE OF THIS TRACT NORTH 30° 35' 10" WEST A DISTANCE OF 75.20 FEET TO THE PLACE OF BEGINNING.

TRACT 1A:

FIELD NOTES TO A THIRTY (30) FOOT WIDE INGRESS EGRESS EASEMENT OUT OF SURVEY NUMBER 1, J.M. VERAMENDI TWO LEAGUE SURVEY, ABSTRACT NUMBER 2, IN COMAL COUNTY, TEXAS AND BEING A PORTION OF THAT 18.4 ACRE TRACT OF LAND CONVEYED BY OTTO A. KRUEGER TO RONALD WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGE 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT 7.3 ACRE TRACT OF LAND CONVEYED BY C.L. CHERRY ET UX, TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 399 TO 400 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID THIRTY (30) FOOT WIDE INGRESS EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT ON THE SOUTH LINE OF THIS EASEMENT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT 18.4 ACRE TRACT THAT WAS CONVEYED BY OTTO A. KRUEGER TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE SOUTH LINE OF THIS EASEMENT AND THE SOUTH LINE OF THE AFORESAID 18.4 ACRE TRACT NORTH 49° 53' 18" EAST A DISTANCE OF 337.37 FEET TO A THREE QUARTER INCH STEEL PIN FOUND BY A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS EASEMENT AND ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID 18.4 ACRE TRACT.

THENCE ALONG THE EAST LINE OF THE AFORESAID 18.4 ACRE TRACT NORTH 09° 49' 45" WEST A DISTANCE 34.74 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID 18.4 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS EASEMENT.

THENCE ALONG THE NORTH LINE OF THIS EASEMENT THE FOLLOWING THREE CALLS: SOUTH 49° 53' 18" WEST A DISTANCE OF 380.27 FEET TO A POINT FOR A CORNER OF THIS EASEMENT; SOUTH 30° 35' 10" EAST A DISTANCE OF 77.87 FEET TO A POINT FOR A CORNER OF THIS EASEMENT AND SOUTH 43° 41' 16" WEST A DISTANCE OF 295.40 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS EASEMENT.

THENCE WITH THE WEST LINE OF THIS EASEMENT SOUTH 60° 50' 42" EAST A DISTANCE OF 30.99 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS EASEMENT AND ALSO BEING A CORNER ON THE SOUTH LINE OF THAT 7.3 ACRE TRACT OF LAND CONVEYED BY C.L. CHERRY ET UX, TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 399 TO 400 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE SOUTH LINE OF THIS EASEMENT AND THE SOUTH LINE OF THE AFORESAID 7.3 ACRE TRACT THE FOLLOWING TWO CALLS; NORTH 43° 41' 16" EAST A DISTANCE OF 310.34 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR A CORNER OF THIS EASEMENT FROM WHICH A 33 INCH LIVE OAK TREE BEARS SOUTH 30° 32' 47" EAST A DISTANCE OF 15.87 FEET AND NORTH 30° 35' 10" WEST A DISTANCE OF 75.20 FEET TO THE PLACE OF BEGINNING.

TRACT 2:

FIELD NOTES TO 79.112 ACRES OF LAND BEING APPROXIMATELY 68.370 ACRES OF LAND OUT OF SURVEY NUMBER 1, J.M. VERAMENDI AND APPROXIMATELY 10.742 ACRES OF LAND OUT OF SURVEY NUMBER 99, FRANCISO RODRIQUEZ IN COMAL COUNTY, TEXAS. SAID 79.112 ACRE TRACT OF LAND ALSO BEING A PORTION OF AN 18.4 ACRE TRACT OF LAND CONVEYED BY OTTO A. KRUEGER TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND BEING A PORTION OF AN 84.15 ACRE TRACT OF LAND CONVEYED BY EMILIE NOWOTNY ET AL, TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 62, PAGE 46 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT 7.3 ACRE TRACT OF LAND CONVEYED BY C.L. CHERRY ET UX, TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 399 TO 400 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID 79.112 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ONE HALF INCH STEEL PIN SET ON THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD FOR A CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF THAT 18.4 ACRE TRACT OF LAND CONVEYED BY OTTO A. KRUEGER TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID BEGINNING POINT ALSO BEING THE NORTHEAST CORNER OF THAT 84.15 ACRE TRACT OF LAND CONVEYED BY EMILIE NOWOTNY, ET AL, TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 62, PAGE 46 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS FROM SAID BEGINNING POINT THE INTERSECTION OF THE SOUTHEAST LINE OF SAID INTERNATIONAL AND GREAT NORTHERN RAILROAD AND THE SOUTH LINE OF WALD ROAD BEARS NORTH 62° 05' 42" EAST A DISTANCE OF 105.77 FEET.

THENCE WITH THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD THE FOLLOWING TWO CALLS SOUTH 31° 14' 24" EAST A DISTANCE OF 25.04 FEET TO A ONE HALF INCH STEEL PIN SET FOR A CORNER AND SOUTH 62° 05' 42" WEST A DISTANCE OF 1415.99 FEET TO A ONE HALF INCH STEEL PIN SET AT THE P.C. OF A CURVE TO THE LEFT.

THENCE ALONG THE SOUTHEAST RIGHT OF WAY OF SAID RAILROAD WITH A CURVE TO THE LEFT (WHOSE CENTRAL ANGLE IS 02° 19' 38", RADIUS IS 5654.58 FEET AND WHOSE CHORD BEARS SOUTH 60° 55' 55" WEST A DISTANCE OF 229.67 FEET) AN ARC DISTANCE OF 229.69 FEET TO A ONE HALF INCH STEEL PIN SET ON THE WEST LINE OF SURVEY NUMBER 1, J.M. VERAMENDI FOR A CORNER OF THIS TRACT.

THENCE WITH THE WEST LINE OF SURVEY NUMBER 1, J.M. VERAMENDI AND THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD NORTH 28° 50' 50" WEST A DISTANCE OF 25.00 FEET TO A ONE HALF INCH STEEL PIN SET ON A CURVE TO THE LEFT.

THENCE WITH THE SOUTHEAST RIGHT OF WAY LINE OF SAID RAILROAD WITH A CURVE TO THE LEFT (WHOSE CENTRAL ANGLE IS $02^{\circ} 35' 54''$, RADIUS IS 5679.58 FEET AND WHOSE CHORD BEARS SOUTH $58^{\circ} 28' 29''$ WEST A DISTANCE OF 257.53 FEET) AN ARC DISTANCE OF 257.55 FEET TO A ONE HALF INCH STEEL PIN SET AT THE P.T. OF THE CURVE.

THENCE CONTINUING ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID RAILROAD SOUTH $57^{\circ} 10' 32''$ WEST A DISTANCE OF 19.93 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE NORTHWEST CORNER OF THIS TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE AFORESAID 84.15 ACRE TRACT OF LAND CONVEYED TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 62, PAGE 46 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE WEST LINE OF THIS TRACT SOUTH $28^{\circ} 50' 50''$ EAST A DISTANCE OF 1654.00 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF THAT 11.65 ACRE TRACT CONVEYED BY ROLAND WELSCH TO WM. FEY BY DEED AS RECORDED IN VOLUME 62, PAGE 367 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE SOUTH LINE OF THIS TRACT AND THE NORTH LINE OF THE AFORESAID 11.65 ACRE TRACT THE FOLLOWING THREE CALLS; NORTH $72^{\circ} 00' 54''$ EAST A DISTANCE OF 996.31 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR A CORNER OF THIS TRACT; SOUTH $82^{\circ} 23' 45''$ EAST A DISTANCE OF 188.31 FEET TO A ONE HALF INCH STEEL PIN SET IN THE BASE OF A 24 INCH PECAN TREE FOR A CORNER OF THIS TRACT AND NORTH $20^{\circ} 44' 40''$ EAST A DISTANCE OF 204.10 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR A CORNER OF THIS TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT 7.3 ACRE TRACT OF LAND CONVEYED BY C.L. CHERRY ET UX, TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 399 TO 400 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE CONTINUING ALONG THE SOUTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE AFORESAID 7.3 ACRE TRACT THE FOLLOWING TWO CALLS; NORTH $89^{\circ} 46' 58''$ EAST PASSING AT 102.58 FEET THE CENTER OF THE DRY COMAL CREEK IN ALL A DISTANCE OF 205.00 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR A CORNER OF THIS TRACT AND NORTH $11^{\circ} 28' 35''$ EAST A DISTANCE OF 499.13 FEET TO A ONE HALF INCH STEEL PIN SET BY A FENCE CORNER POST FOR A CORNER OF THIS TRACT.

THENCE CONTINUING ALONG THE SOUTH LINE OF THIS TRACT THE FOLLOWING THREE CALLS; NORTH $60^{\circ} 50' 42''$ EAST A DISTANCE OF 704.67 FEET TO A ONE HALF INCH STEEL PIN SET FOR A CORNER OF THIS TRACT; NORTH $45^{\circ} 41' 42''$ EAST A DISTANCE OF 947.72 FEET TO A ONE HALF INCH STEEL PIN SET FOR A CORNER OF THIS TRACT AND NORTH $55^{\circ} 45' 46''$ EAST A DISTANCE OF 194.16 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE EAST LINE OF THIS TRACT THE FOLLOWING THREE CALLS; NORTH 10° 14' 20" WEST A DISTANCE OF 158.72 FEET TO A ONE HALF INCH STEEL PIN SET IN THE BASE OF A 33 INCH LIVE OAK TREE FOR A CORNER OF THIS TRACT; NORTH 00° 20' 08" WEST A DISTANCE OF 51.87 FEET TO A ONE HALF INCH STEEL PIN SET IN THE BASE OF A 21 INCH HACKBERRY TREE FOR A CORNER OF THIS TRACT AND NORTH 04° 29' 26" EAST A DISTANCE OF 158.79 FEET TO A ONE INCH IRON PIPE FOUND ON A CURVE TO THE LEFT ON THE SOUTH RIGHT OF WAY LINE OF WALD ROAD FOR A CORNER OF THIS TRACT AND ALSO BEING THE MOST SOUTHERLY CORNER OF THAT 1.074 ACRE TRACT OF LAND THAT WAS CONVEYED BY ROLAND WELSCH ET UX TO COMAL COUNTY BY DEED AS RECORDED IN VOLUME 112, PAGES 613 TO 615 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID WALD ROAD WITH A CURVE TO THE LEFT (WHOSE CENTRAL ANGLE IS 05° 49' 57", RADIUS IS 1244.73 FEET AND WHOSE CHORD BEARS SOUTH 64° 33' 42" WEST A DISTANCE OF 126.65 FEET) AN ARC DISTANCE OF 126.71 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE P.T. OF THE CURVE.

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WALD ROAD SOUTH 62° 08' 30" WEST A DISTANCE OF 233.90 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE P.C. OF A CURVE TO THE RIGHT.

THENCE ALONG SAID RIGHT OF WAY AND WITH THE CURVE TO THE RIGHT (WHOSE CENTRAL ANGLE IS 90° 00' 00", RADIUS IS 302.80 FEET AND WHOSE CHORD BEARS NORTH 72° 51' 30" WEST A DISTANCE OF 428.22 FEET) AN ARC DISTANCE OF 475.64 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE P.T. OF THE CURVE.

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 27° 54' 18" WEST A DISTANCE OF 10.60 FEET TO A ONE HALF INCH STEEL PIN SET AT THE INTERSECTION OF THE SOUTH LINE OF THE AFORESAID WALD ROAD AND THE SOUTHEAST LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD FOR THE MOST NORTHERLY CORNER OF THIS TRACT.

THENCE WITH THE SOUTHEAST LINE OF THE AFORESAID RAILROAD SOUTH 62° 05' 42" WEST A DISTANCE OF 105.77 FEET TO THE PLACE OF BEGINNING.

TRACT 3:

FIELD NOTES TO 3.531 ACRES OF LAND OUT OF SURVEY NUMBER 1, J.M. VERAMENDI IN COMAL COUNTY, TEXAS AND BEING A PORTION OF THAT 18.4 ACRE TRACT OF LAND CONVEYED BY OTTO A. KRUEGER TO RONALD WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND BEING ALL OF THAT 0.81 ACRE TRACT CONVEYED BY COMAL COUNTY TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 117, PAGES 327 TO 330 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID 3.531 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ONE HALF INCH STEEL PIN SET ON THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD AND THE NORTH LINE OF WALD ROAD FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF A 0.81 ACRE TRACT OF LAND THAT WAS CONVEYED BY COMAL COUNTY TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 117, PAGE 327 TO 330 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. FROM SAID BEGINNING POINT THE NORTHWEST CORNER OF A 18.4 ACRE TRACT OF LAND THAT WAS CONVEYED BY OTTO A. KRUEGER TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 79, PAGES 430 TO 432 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS BEARS SOUTH $62^{\circ} 05' 42''$ WEST A DISTANCE OF 165.77 FEET.

THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF WALD ROAD SOUTH $27^{\circ} 54' 18''$ EAST A DISTANCE OF 10.65 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE P.C. OF A CURVE TO THE LEFT.

THENCE WITH THE CURVE TO THE LEFT (WHOSE CENTRAL ANGLE IS $90^{\circ} 00' 00''$ RADIUS IS 242.80 FEET AND WHOSE CHORD BEARS SOUTH $72^{\circ} 51' 30''$ EAST A DISTANCE OF 343.37 FEET) AN ARC DISTANCE OF 381.39 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE P.T. OF THE CURVE.

THENCE CONTINUING ALONG THE NORTHWEST RIGHT OF WAY LINE OF WALD ROAD NORTH $62^{\circ} 08' 30''$ EAST A DISTANCE OF 233.90 FEET TO A ONE HALF INCH STEEL PIN SET FOR THE P.C. OF A CURVE TO THE RIGHT.

THENCE WITH THE CURVE TO THE RIGHT (WHOSE CENTRAL ANGLE IS $07^{\circ} 57' 06''$, RADIUS IS 1303.60 FEET AND WHOSE CHORD BEARS NORTH $66^{\circ} 03' 26''$ EAST A DISTANCE OF 180.77 FEET) AN ARC DISTANCE OF 180.92 FEET TO A ONE HALF INCH STEEL PIN FOUND ON THE NORTHWEST RIGHT OF WAY LINE OF WALD ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT AND ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID 0.81 ACRE TRACT THAT WAS CONVEYED TO ROLAND WELSCH BY DEED AS RECORDED IN VOLUME 117, PAGES 327 TO 330 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

THENCE WITH THE NORTHEAST LINE OF THE AFOREMENTIONED 0.81 ACRE TRACT THAT WAS CONVEYED TO ROLAND WELSCH NORTH 29° 27' 33" WEST A DISTANCE OF 266.43 FEET TO A ONE HALF INCH STEEL PIN SET ON THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTHEAST RIGHT OF WAY LINE OF THE AFORESAID RAILROAD SOUTH 62° 05' 42" WEST A DISTANCE OF 649.62 FEET TO THE PLACE OF BEGINNING.

TRACT 4:

FIELD NOTES TO 0.944 ACRES OF LAND OUT OF SURVEY NUMBER 1, J.M. VERAMENDI, ABSTRACT 2 IN COMAL COUNTY, TEXAS. SAID 0.944 ACRE TRACT OF LAND BEING A PORTION OF A 3.14 ACRE TRACT OF LAND CONVEYED BY FRIEDRICH SCHAEFER AND WIFE, ELSIE SCHAEFER TO INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY BY DEED AS RECORDED IN VOLUME P, PAGE 111 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING A PORTION OF A 3.4 ACRE TRACT OF LAND CONVEYED BY THOMAS SCHWAB TO INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY BY DEED AS RECORDED IN VOLUME P, PAGE 112 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. SAID 0.944 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ONE HALF INCH STEEL PIN SET ON THE SOUTHEAST RIGHT OF WAY LINE OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD FOR THE NORTHEAST CORNER OF THIS TRACT FROM WHICH THE INTERSECTION OF THE SOUTHEAST LINE OF SAID RAILROAD RIGHT OF WAY AND THE SOUTH LINE OF WALD ROAD BEARS NORTH 62° 05' 42" EAST A DISTANCE OF 105.77 FEET.

THENCE WITH THE SOUTHEAST RIGHT OF WAY' LINE OF THE AFORESAID RAILROAD THE FOLLOWING TWO CALLS; SOUTH 31° 14' 24" EAST A DISTANCE OF 25.04 FEET TO A ONE HALF INCH STEEL PIN SET FOR A CORNER AND SOUTH 62° 05' 42" WEST A DISTANCE OF 1415.99 FEET TO A ONE HALF INCH STEEL PIN SET AT THE P.C. OF A CURVE TO THE LEFT.

THENCE ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID RAILROAD WITH A CURVE TO THE LEFT (WHOSE CENTRAL ANGLE IS 02° 19' 38", RADIUS IS 5654.58 FEET AND WHOSE CHORD BEARS SOUTH 60° 55' 55" WEST A DISTANCE OF 229.67 FEET) AN ARC DISTANCE OF 229.69 FEET TO A ONE HALF INCH STEEL PIN SET ON THE WEST LINE OF SURVEY NUMBER 1, J.M. VERAMENDI FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WITH THE WEST LINE OF SURVEY NUMBER 1, J.M. VERAMENDI AND THE SOUTHEAST RIGHT OF WAY LINE OF THE AFORESAID RAILROAD NORTH 28° 50' 50" WEST A DISTANCE OF 25.00 FEET TO A ONE HALF INCH STEEL PIN SET ON A CURVE TO THE RIGHT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE WITH THE CURVE TO THE RIGHT (WHOSE CENTRAL ANGLE IS 02° 19' 16", RADIUS IS 5679.58 FEET, AND WHOSE CHORD BEARS NORTH 60° 56' 04" EAST A DISTANCE OF 230.08 FEET) AN ARC DISTANCE OF 230.10 FEET TO A ONE HALF INCH STEEL PIN SET AT THE P.T. OF THE CURVE.

THENCE GENERALLY ALONG A FENCE NORTH 62° 05' 42" EAST A DISTANCE OF 1414.54 FEET TO THE PLACE OF BEGINNING.

SUBJECT PROPERTY BEING LOCATED IN THE CITY OF NEW BRAUNFELS SITUATED ON KRUEGER CANYON ROAD, ALSO DESCRIBED AS FOLLOWS:

TRACT A:

A 93.889 acre tract of land located in the Juan M. Veramendi Two League Survey Abstract No. 2, Comal County, Texas,

Being comprised of the following three tracts of land, a 79.112 acre tract, a 13.910 acre tract and a 0.944 of an acre tract, all recorded in Document No. 201506007371 of the Official Public Records of Comal County, Texas. Said 93.899 acre tract being more fully described as follows:

BEGINNING at a ½" iron rod with cap "HMT" set for the Northeast corner of said 0.944 of an acre tract at the Southwest corner of the intersection of Krueger Canyon Road and the Union Pacific railroad right of way.

THENCE with Southwest right of way of Krueger Canyon Road and the Northeast line of said 0.944 of an acre tract and said 79.112 acre tract, the following four calls:

- 1.) South 28°10'44" East, a distance of 10.56 feet to a ½" iron rod with cap "HMT" set;
- 2.) Along a non-tangent curve to the left, said curve having a radius of 302.80 feet, a central angle of 89°57'46.08", a chord bearing and distance of South 73°02'54" East, 428.08 feet, for an arc distance of 475.44 feet to a ½" iron rod found;
- 3.) North 61°57'05" East, a distance of 233.74 feet to a ½" iron rod found;
- 4.) Along a non-tangent curve to the right, said curve having a radius of 2563.53 feet, a central angle of 2°50'00.24", a chord bearing and distance of North 64°18'21" East, 126.76 feet, for an arc distance of 126.77 feet to a ½" iron rod with cap "HMT" found for the Northeast corner of said 79.112 acre tract and the Northwest corner of a called 9.563 acre tract, recorded in Document No. 200406009512 of the Official Public Records of Comal County, Texas;

THENCE with the East line of said 79.112 acre tract and the West line of said 9.563 acre tract, the following three calls:

- 1.) South 04°18'15" West, a distance of 159.75 feet to a ½" iron rod found;
- 2.) South 00°17'53" East, a distance of 52.05 feet to a ½" iron rod found;
- 3.) South 10°29'58" East, a distance of 159.32 feet to a ½" iron rod found for a Southeast corner of said 79.112 acre tract and the Northeast corner of said 13.910 acre tract, lying in the West line of said 9.563 acre tract;

THENCE continuing with the West line of said 9.563 acre tract and the East line of said 13.910 acre tract, the following three calls:

- 1.) South 10°23'53" East, a distance of 50.95 feet to a point at the approximate centerline of the Dry Comal Creek;
- 2.) Along the centerline of the Dry Comal Creek, North 55°19'06" East, a distance of 113.95 feet to a point in the Creek;
- 3.) South 10°00'36" East, a distance of 630.84 feet to a ½" iron rod found for the Southeast corner of said 9.563 acre tract and the Southeast corner of said 13.910 acre tract, lying in the North line of a called 19.968 acre tract, recorded in Document No. 201306010386 of the Official Public Records of Comal County, Texas;

THENCE with South line of said 13.910 acre tract and the North line of said 19.968 acre tract, South 49°42'35" West, a distance of 337.53 feet to a ½" iron rod found for the Northwest corner of said 19.968 acre tract, lying in the East line of a called 37.35 acre tract conveyed in Document No. 201706035913, described in Volume 77, Page 435 of the Deed Records of Comal County, Texas and the East line of a 7.3 acre tract removed from said 37.35 acre tract, recorded in Volume 79, Page 399 of the Deed Records of Comal County, Texas;

THENCE with the Southeast line of said 13.910 acre tract and the South line of said 7.3 acre tract removed from the 37.35 acre tract, the following two calls:

- 1.) South 30°55'48" East, a distance of 74.80 feet to a 3" pipe fence corner post found;
- 2.) South 43°27'00" West, a distance of 310.18 feet to a 6" cedar fence corner post found for the Southwest corner of said 13.910 acre tract and the Southeast corner of said 79.112 acre tract;

THENCE with the Southeast line of said 79.112 acre tract and the South line of said 7.3 acre tract, the following two calls:

- 1.) South 11°27'20" West, a distance of 498.73 feet to a 3" pipe fence corner post found;
- 2.) Crossing the Dry Comal Creek, South 89°09'09" West, a distance of 203.25 feet to a 6" cedar fence corner post found in the North line of said 37.35 acre tract;

THENCE continuing with the South line of said 79.112 acre tract and the North line of said 37.35 acre tract, the following three calls:

- 1.) South 20°57'35" West, a distance of 203.06 feet to a fence corner post found;
- 2.) North 82°56'37" West, a distance of 187.87 feet to a 6" cedar fence corner post found;
- 3.) South 71°51'40" West, a distance of 995.02 feet to a 6" cedar fence corner post found for the Southwest corner of said 79.112 acre tract and the Northwest corner of said 37.35 acre tract; lying in the East line of a called 9.52 acre tract, recorded in Document No. 201406001106 of the Official Public Records of Comal County, Texas;

THENCE with the East line of the 9.52 acre tract and the West line of said 79.112 acre tract, North 29°02'12" West, a distance of 1653.96 feet to a ½" iron rod found for the Northwest corner of said 79.112 acre tract and the Northeast corner of said 9.52 acre tract, lying in the Union Pacific South right of way line;

THENCE with the Union Pacific South right of way line, the following five calls:

- 1.) With the North line of said 79.112 acre tract, North 57°26'30" East, a distance of 19.94 feet to a ½" iron rod found;
- 2.) Along a non-tangent curve to the right, said curve having a radius of 5679.58 feet, a central angle of 2°35'53.52", a chord bearing and distance of North 58°16'32" East, 257.53 feet, for an arc distance of 257.55 feet to a point for the Northeast corner of said 79.112 acre tract and the Northwest corner of said 0.944 of an acre tract;
- 3.) With the North line of said 0.994 of an acre tract, along a non-tangent curve to the right, said curve having a radius of 5679.58 feet, a central angle of 2°19'25.32", a chord bearing and distance of North 60°44'02" East, 230.32 feet, for an arc distance of 230.34 feet to a ½" iron rod found;
- 4.) North 61°56'27" East, a distance of 1413.19 feet to a ½" iron rod found;
- 5.) North 61°51'13" East, a distance of 105.87 feet to the POINT OF BEGINNING, containing 93.889 acres of land in Comal County, Texas.

TRACT B:

A 3.517 acre tract of land of land located in the Juan M. Veramendi Two League Survey Abstract No. 2, Comal County, Texas,

Being that same land, called 3.531 acres recorded in Document No. 201506007371 of the Official Public Records of Comal County, Texas. Said 3.517 acre tract being more fully described as follows:

BEGINNING at a ½" iron rod found in the North right of way of Krueger Canyon Road for the Southeast corner of said 3.531 acre tract and the Southwest corner of a called 4.55 acre tract, recorded in Document No. 201506030045 of the Official Public Records of Comal County, Texas;

THENCE with the South line of said 3.531 acre tract and the North line of Krueger Canyon Road, the following four calls:

1.) Along a curve to the left, said curve having a radius of 1303.60 feet, a central angle of 7°56'21.84", a chord bearing and distance of South 65°49'32" West, 180.49 feet, for an arc distance of 180.64 feet to a ½" iron rod found;

2.) South 61°56'55" West, a distance of 234.06 feet to a ½" iron rod found;

3.) Along a non-tangent curve to the right, said curve having a radius of 242.80 feet, a central angle of 90°02'25.44", a chord bearing and distance of North 72°59'35" West, 343.49 feet, for an arc distance of 381.56 feet to a ½" iron rod found;

4.) North 28°10'44" West, a distance of 10.56 feet to a ½" iron rod found in the line of the Union Pacific Railroad South right of way for the Northwest corner of said 3.531 acre tract;

THENCE with the Union Pacific Railroad South right of way and the North line of said 3.531 acre tract, North 62°05'46" East, a distance of 649.83 feet to a 6" cedar fence corner post found for the Northeast corner of said 3.531 acre tract and the Northwest corner of said 4.55 acre tract;

THENCE with the East line of said 3.531 acre tract and the West line of said 4.55 acre tract, South 29°33'46" East, a distance of 264.31 feet to the POINT OF BEGINNING, containing 3.517 acres of land in Comal County, Texas.

TRACT XVIII

BEING THE PROPERTY CONVEYED TO CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, BY SPECIAL WARRANTY DEED FROM JOHN F. OWENS AND TRACY OWENS, RECORDED NOVEMBER 13, 2024 IN OFFICIAL PUBLIC RECORDS AT INSTRUMENT NUMBER 202406034651 FOR COMAL COUNTY, TEXAS.

PROP ID: 73021

Being a 15.006 acre tract of land, located in the S.A. & M.G.R.R. Co. Survey, Abstract No. 588, and the S.A. & M.G.R.R. Co. Survey, Abstract No. 587, both situated within Comal County, Texas, and being the same tract called 15.008 acres, recorded in Document No. 200706040920, Official Public Records of Comal County, Texas, said 15.006 acre tract of land being more particularly described as follows:

BEGINNING at a 6 inch metal fence post, for an interior corner of a called 54.58 acre tract, recorded in Document No. 201906046372, Official Public records of Comal County, Texas, for the West corner of the above referenced 15.008 acre tract, for the West corner and Point of Beginning of this tract.

THENCE along a common line of the said 54.58 acre tract and said 15.008 acre tract, N 65°02'14" E a distance of 717.44 feet to a 1" iron pipe found in the Southwest line of lot 27 block 5, Amending plat of The Preserve Unit 1, recorded in Document No. 201206045299, Map and Plat Records of Comal County, Texas, for the East corner of said 54.58 acre tract, for the North corner of said 15.008 acre tract, for the North corner of this tract.

THENCE along the common line of said lot 27 block 5, the Southwest line of lot 13 block 5 and partially along the Southwest line of lot 14 block 5 of said Amending plat of The Preserve Unit 1, and the Northeast line of said 15.008 acre tract, the following 2 calls;

1. S 25°00'59" E a distance of 458.36 feet to a ½" iron pin found at the common corner of said lots 13 and 14 of said Amending plat of The Preserve Unit 1, for an angle point of this tract.
2. S 24°58'38" E a distance of 601.87 feet to a 4 inch pipe post found in same, for the most Easterly Northeast corner of a called 143.72 acre tract, recorded in Document No. 201806001098, Official Public Records of Comal County, Texas, for the East corner of said 15.008 acre tract, for the East corner of this tract.

THENCE along the common line of said 143.72 acre tract and said 15.008 acre tract, the following 2 calls:

1. S 64°05'10" W a distance of 221.00 feet to a 4" pipe post found for an interior corner of said 143.72 acre tract, the Southeast corner of said 15.008 acre tract and the herein described tract.
2. N 66°32'35" W a distance of 926.18 feet to a 1" iron pipe found in same, for the Southernmost corner of said 15.008 acre tract and the herein described tract.

THENCE along a East line of said 54.58 acre tract, a West line of said 15.008 acre tract, N 07°22'26" W a distance of 389.29 feet to the Point of Beginning and containing 15.006 acres of land, more or less.

Together with a non-exclusive easement appurtenant for pedestrian and vehicular ingress and egress over and across the adjacent and contiguous tract of land, which right-of-way and easement described in Warranty Deed with Vendor's Lien, dated January 5, 1982 in Document No. 207962, Volume 320, Pages 423-425; Ray Constance and wife, Jeannie M. Constance to Walter B. Hanz, et al.

TRACT XIX

BEING THE PROPERTY CONVEYED TO CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, BY GENERAL WARRANTY DEED FROM KAREN D. WOODY, RECORDED FEBRUARY 8, 2024 IN OFFICIAL PUBLIC RECORDS AT INSTRUMENT NUMBER 202406003957 FOR COMAL COUNTY, TEXAS.

PROP ID: 72340

Being a 19.234 acre tract of land located in the Henry Dietz Survey, No. 448, Abstract no. 123 and the George Ullrich Survey No. 392, Abstract No. 634, all situated in Comal County, Texas, and being the residue of a called 20.124 acre tract conveyed to Karen Woody, recorded in Document No. 201606030394, Official Public Records of Comal County, Texas, said 19.234 acre tract of land being more particularly described as follows:

BEGINNING at a Type II Tx. Dot. Brass disc. monument found in the Southeast right-of-way line of F.M. Highway 1863, said point lying in the Southwest line of the above referenced 20.124 acre tract, the Northeast line of a called 194 acre tract conveyed to June Mayer Steinbring and recorded in Volume 136, Pg. 49, Deed Records of Comal County, Texas, also being a called 40,656 square foot tract, conveyed to the State of Texas, being Tx. Dot, CSJ - 0470-01-013, Parcel 39, recorded in Document No. 200106001668, Official Public Records of Comal County, Texas, for the West corner and POINT OF BEGINNING of the herein described tract.

THENCE along the Southeast right-of-way line of said F.M. Highway 1863 and the Southeast line of said Parcel 39 - 40,656 square foot tract, the following 4 calls:

1. N 59°09'18" E a distance of 181.18 feet to a Type II Tx. Dot brass disc monument found for a corner of this herein described tract;
2. N 63°46'40" E a distance of 244.62 feet to a Type II Tx. Dot brass disc monument found in same, for a corner of this herein described tract;
3. N 68°17'21" E a distance of 193.85 feet to a Type II Tx. Dot brass disc monument found in same, for a corner of this herein described tract;
4. N 70°14'23" E a distance of 1264.13 feet to a ½" iron pin found with a worn cap found, said iron pin, lying in the Northeast line of the above referenced 20.124 acre tract, the East corner of said Parcel 39 - 40,656 square foot tract, also being the East corner of a called 28.982 acre tract, Tract 5, recorded in Document No.

201806028956, Official Public Records, Comal County, Texas and the East corner of this herein described tract;

THENCE along the common line of said 20.124 acre tract and partially along said 28.982 acre tract, Tract 5, the following 4 calls:

1. S 13°05'04" W a distance of 4.04 feet to a ½" iron pin set with plastic cap stamped ("HMT") for a corner of this herein described tract;
2. S 46°02'24" W a distance of 300.09 feet to a ½" iron pin found with plastic cap stamped ("HMT"), for an interior corner of this herein described tract;
3. S 29°40' 54" E a distance of 149.46 feet to a wagon axle found, for an interior corner of this herein described tract;
4. S 49°15'02" W a distance of 728.49 feet to a ½" iron pin set with plastic cap stamped ("HMT") for the West corner of said 28.982 acre tract, Tract 5, also being the lower North corner of the aforementioned 194 acre tract and for a corner of this herein described tract;

THENCE along the common line of said 194 acre tract and said 20.124 acre tract, the following 3 calls:

1. S 48°57'03" W a distance of 17.39 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for a corner of this herein described tract;
2. S 52°27'46" W a distance of 741.57 feet to a ½" iron pin set with plastic cap stamped ("HMT"), for an interior corner of said 194 acre tract, for the South corner of said 20.124 acre tract and the herein described tract;
3. N 37°41'52" W a distance of 734.01 feet to the POINT OF BEGINNING and containing 19.234 acres of land, Comal County, Texas.

TRACT XX

BEING THE PROPERTY CONVEYED TO CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, BY GENERAL WARRANTY DEED FROM RONNY WAYNE JOHNSON, RECORDED NOVEMBER 1, 2022 IN OFFICIAL PUBLIC RECORDS AT INSTRUMENT NUMBER 202206047140 FOR COMAL COUNTY, TEXAS.

PROP ID: 72420

BEING A 6.869 ACRE TRACT OF LAND SITUATED IN THE J. H. HARTMAN SURVEY NO. 358, ABSTRACT NO. 259, COMAL COUNTY, TEXAS, SAID 6.869 ACRE TRACT OF LAND BEING A PART OF A CALLED 7.00 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 9606016852 AND ALL OF A 0.158 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200506041632, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE REFERENCED TO A BEARING OF NORTH 40 DEGREES 42 MINUTES 22 SECONDS EAST BETWEEN MONUMENTATION FOUND ALONG A SOUTHEASTERLY LINE OF AN ADJOINING 2.185 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200506041634 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 6.869 ACRE TRACT OF LAND SURVEYED UNDER THE SUPERVISION OF RICHARD A. GOODWIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069, S. CRAIG HOLLMIG, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND ON THE SOUTHERLY LINE OF F.M. 1863, SITUATED ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 4.345 ACRE TRACT RECORDED IN VOLUME 285, PAGE 478 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THAT CERTAIN 3,557 SQUARE FOOT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 9906016801 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SITUATED ON THE NORTHEASTERLY LINE OF THE ABOVE REFERENCED 7.00 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTHERLY LINE OF F.M. 1863, WITH THE SOUTHWEST LINE OF SAID 4.345 ACRE TRACT, THE NORTHEASTERLY LINE OF THE ABOVE REFERENCED 7.00 ACRE TRACT, SOUTH 38 DEGREES 39 MINUTES 18 SECONDS EAST, 659.74 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTHERLY LINE OF THAT CERTAIN 20.831 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 9806008994 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, FOR THE SOUTH CORNER OF SAID 4.345 ACRE TRACT, THE EAST CORNER OF THE ABOVE REFERENCED 7.00 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHEASTERLY LINE OF THE ABOVE REFERENCED 7.00 ACRE TRACT, A NORTHWESTERLY LINE OF SAID 20.831 ACRE TRACT, SOUTH 49 DEGREES 27 MINUTES 26 SECONDS WEST, 539.35 FEET TO A 1/2 INCH IRON PIN FOUND FOR A WESTERLY CORNER OF SAID 20.831 ACRE TRACT, SITUATED ON THE NORTHEASTERLY LINE OF A 28.988 ACRE TRACT, CALLED TRACT 2, DESCRIBED IN DOCUMENT NUMBER 200306045444 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, FOR THE SOUTHERLY CORNER OF THE ABOVE REFERENCED 7.00 ACRE TRACT, FOR THE SOUTHERLY CORNER OF THIS TRACT;

THENCE, WITH THE NORTHEASTERLY LINE OF SAID 28.988 ACRE TRACT, THE SOUTHWESTERLY LINE OF THE ABOVE REFERENCED 7.00 ACRE TRACT, NORTH 35 DEGREES 40 MINUTES 46 SECONDS WEST, 480.48 FEET TO A 1/2 INCH IRON PIN FOUND IN SAME, FOR THE SOUTHERLY CORNER OF SAID 2.185 ACRE TRACT, FOR THE WESTERLY CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID 2.185 ACRE TRACT, NORTH 40 DEGREES 42 MINUTES 22 SECONDS EAST, 244.50 FEET TO A 1/2 INCH IRON PIN FOUND FOR A CORNER OF SAID 2.185 ACRE TRACT, FOR A CORNER OF THE ABOVE REFERENCED 0.158 ACRE TRACT, FOR AN ANGLE POINT OF THIS TRACT;

THENCE, CONTINUING WITH THE SOUTHEASTERLY AND NORTHEASTERLY LINE OF SAID 2.185 ACRE TRACT, THE NORTHWESTERLY LINE OF THE ABOVE REFERENCED 0.158 ACRE TRACT, NORTH 35 DEGREES 56 MINUTES 57 SECONDS EAST, 110.56 FEET TO A 1/2 INCH IRON PIN FOUND, NORTH 37 DEGREES 07 MINUTES 31 SECONDS WEST, 60.43 FEET TO A 1/2 INCH IRON PIN FOUND, NORTH 30 DEGREES 51 MINUTES 28 SECONDS WEST, 95.04 FEET TO A 1/2 INCH IRON PIN FOUND AND NORTH 20 DEGREES 20 MINUTES 52 SECONDS WEST, 54.95 FEET TO A 1/2 INCH IRON PIN FOUND ON THE SOUTHERLY LINE OF F.M. 1863, FOR THE NORTHERLY CORNER OF SAID 2.185 ACRE TRACT, THE NORTHWESTERLY CORNER OF THE ABOVE REFERENCED 0.158 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF F.M. 1863, SAME BEING THE SOUTHERLY LINE OF SAID 3,557 SQUARE FOOT TRACT, NORTH 82 DEGREES 00 MINUTES 38 SECONDS EAST, 4.18 FEET TO A 1/2 INCH IRON PIN SET, NORTH 82 DEGREES 01 MINUTES 57 SECONDS EAST, 134.16 FEET TO A 1/2 INCH IRON PIN SET AND NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST, 20.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.869 ACRES OF LAND, MORE OR LESS.

ALSO KNOWN AS:

BEING A 6.862 ACRE TRACT OF LAND LOCATED IN THE J.H. HARTMAN SURVEY NO. 358, ABSTRACT NO. 259, COMAL COUNTY, TEXAS, BEING THE SAME TRACT CALLED 6.869 ACRES, RECORDED IN DOCUMENT NO. 200806009618, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 6.862 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN IN THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1863 FOR THE WEST CORNER OF A CALLED 3.82 ACRE TRACT, RECORDED IN DOCUMENT NO. 202206006575, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAME POINT BEING THE NORTHERNMOST EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1863 AND ALONG THE SOUTHWEST LINE OF SAID 3.82 ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, S 38°59'17" E, A DISTANCE OF 659.44 FEET TO A FOUND 1/2" IRON PIN FOR THE NORTHWEST CORNER OF A CALLED 7.710 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 201806028956, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAME POINT BEING THE SOUTH CORNER OF SAID 3.82 ACRE TRACT, AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHWEST LINE OF SAID 7.710 ACRE TRACT AND THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, S 49°02'42" W, A DISTANCE OF 538.74 FEET TO A FOUND 1/2" IRON PIN FOR AN EAST CORNER OF SAID 28.982 ACRE TRACT, "TRACT 5", RECORDED IN DOCUMENT NO.

201806028956, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAME POINT BEING THE WEST CORNER OF SAID 7.710 ACRE TRACT, TRACT 3 AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EAST LINE OF SAID 28.982 ACRE TRACT AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, N 36°03'04" W, A DISTANCE OF 480.45 FEET TO A FOUND 1/2" IRON PIN FOR THE SOUTH CORNER OF A CALLED 2.185 ACRE TRACT, RECORDED IN DOCUMENT NO. 201106042908, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAME POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE EAST LINE OF SAID 28.982 ACRE TRACT, AND ALONG THE SOUTH AND EAST LINES OF SAID 2.185 ACRE TRACT COMMON WITH THE WEST LINES OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FIVE (5) CALLS:

1. N 40°18'06" E, A DISTANCE OF 244.29 FEET TO A FOUND 1/2" IRON PIN FOR A CORNER;
2. N 35°36'11" E, A DISTANCE OF 110.59 FEET TO A FOUND 1/2" IRON PIN FOR A CORNER;
3. N 37°27'34" W, A DISTANCE OF 60.30 FEET TO A FOUND 1/2" IRON PIN FOR A CORNER;
4. N 31°15'07" W, A DISTANCE OF 95.02 FEET TO A FOUND 1/2" IRON PIN FOR A CORNER;
5. N 20°39'24" W, A DISTANCE OF 55.08 FEET TO A FOUND 1/2" IRON PIN IN THE AFOREMENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1863 FOR THE NORTHEAST CORNER OF SAID 2.185 ACRE TRACT, AND THE NORTHERNMOST WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1863 AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) CALLS:

1. N 83°37'52" E, A DISTANCE OF 4.24 FEET TO A FOUND 1/2" IRON PIN FOR A CORNER;
2. N 81°36'39" E, A DISTANCE OF 133.98 FEET TO A FOUND TXDOT DISC FOR A CORNER;
3. N 88°58'21" E, A DISTANCE OF 20.98 FEET TO THE POINT OF BEGINNING, CONTAINING 6.862 ACRES OF LAND IN COMAL COUNTY, TEXAS.

TRACT XX SURVEY

ALTA/NSPS LAND TITLE SURVEY

BEING A 6.862 ACRE TRACT OF LAND LOCATED IN THE J.H. HARTMAN SURVEY NO. 356, ABSTRACT NO. 259, COMAL COUNTY, TEXAS, BEING THE SAME TRACT CALLED 8.869 ACRES, RECORDED IN DOCUMENT NO. 200909030618, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

TABLE

1. MONUMENTS HAVE BEEN LOCATED AT ALL CORNERS OF THE BOUNDARY.
2. THE ADDRESS OF THE SITE IS 1301 P.W. 1863 NEW BRAUNFELL, TEXAS 78133.
3. ACCORDING TO MAP NO. 4804000000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY DATED 10/20/00, THE SUBJECT TRACT IS LOCATED WITHIN UNSHADED ZONE A.
4. THE AREA OF THIS SITE IS 6.862 ACRES.
5. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
6. NO PARKING SPACES OF ANY KIND WERE FOUND AT THE TIME OF THE SURVEY.

SURVEY NOTES

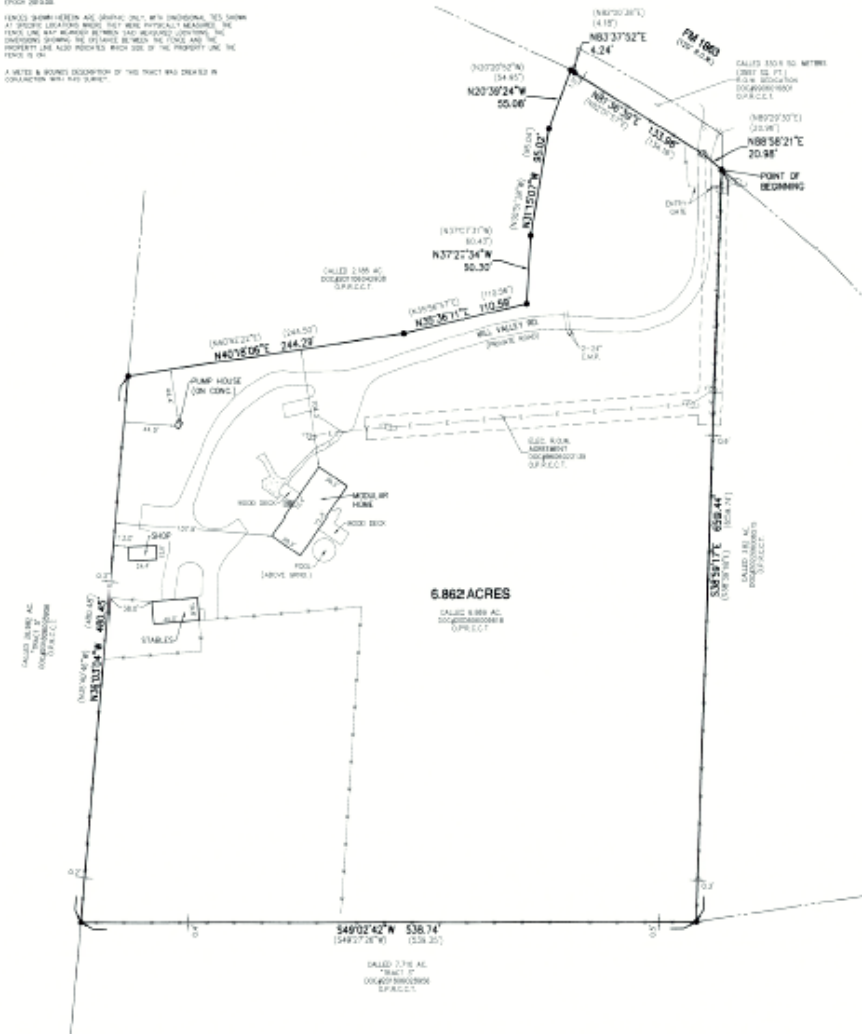
BOUNDARIES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLUMB COORDINATE SYSTEM: SOUTH CENTRAL ZONE (4204), NAD 83 (NAD2011) (EPOCH 2011.58).

FENCES SHOWN HEREON ARE SHOWN ONLY WITH DIMENSIONS. THEY SHOW AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY VARY SLIGHTLY BETWEEN LOCATIONS. CONTINUING THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO PROVIDES MUCH USE OF THE PROPERTY AND THE FENCE IS ON.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS OBTAINED IN CONNECTION WITH THIS SURVEY.



- ### LEGEND:
- 1/4" DIA. 1/2" HIGH PIN UNLESS OTHERWISE NOTED
 - TRUST MARK
 - BUILDING FOOTPRINT
 - UTILITY EASEMENT
 - EASEMENT
 - RECORD CALL
 - COMPLICATED METES TYPE
 - OVERHEAD ELECTRIC
 - BARBED WIRE FENCE
 - DUNE OR APPROX. 1"
 - BRICK
 - METE UNIT
 - POWER POLE BY CONDUIT
 - POWER POLE
 - SOFT ANCHOR
 - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS



FILE COMMENT:
 FROM SURVEY FILE INSURANCE COMPANY FILE NO. 12180-1011 EFFECTIVE DATE: MAY 20, 2022

REMARKS:

1. FROM NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

HMT
 1300 S. CASTELL AVE., STE. 100
 NEW BRAUNFELL, TX 78133
 PHONE: 714-336-1000
 TOLL FREE: 1-800-360-0000



SURVEYOR'S CERTIFICATION
 I, CHARLES R. COFFEY, STATE OF TEXAS, AND FIRST AMERICAN TITLE INSURANCE COMPANY,
 DO HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD SURVEY REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY DEVELOPED AND ADOPTED BY ALTA/NSPS LAND TITLE SURVEYS AND INCLUDES ITEMS 1, 2, 3, 4, 5, AND 6 OF TABLE A, THEREIN.
 THIS SURVEY WAS PERFORMED ON 04/19/2022.
 DATED THIS 21st DAY OF JUNE, 2022.
 WITNESSED BY ME AND FIRST AMERICAN TITLE INSURANCE COMPANY.
 CHARLES R. COFFEY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148

TRACT XXI

BEING THE PROPERTY CONVEYED TO CEMEX CONSTRUCTION MATERIALS SOUTH, LLC, BY GENERAL WARRANTY DEED FROM CAROL WARWICK SMITH, RECORDED MARCH 2, 2023 IN OFFICIAL PUBLIC RECORDS AT INSTRUMENT NUMBER 202306006430 FOR COMAL COUNTY, TEXAS.

PROP ID: 71931

BEING A 5.174 ACRE TRACT OF LAND LOCATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 1, ABSTRACT NO. 2 COMAL COUNTY, TEXAS, BEING THAT SAME LAND DESCRIBED AS 5.188 ACRES, RECORDED IN DOCUMENT NO. 9806018999, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 5.174 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND IN THE EAST LINE OF KRUEGER CANYON ROAD, BEING THE SOUTHWEST CORNER OF SAID 5.188 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.734 ACRE TRACT, RECORDED IN VOLUME 993, PAGE 819 OF THE COMAL COUNTY DEED RECORDS;

THENCE WITH THE EAST LINE OF KRUGER CANYON ROAD AND THE WEST LINE OF SAID 5.188 ACRE TRACT, THE FOLLOWING FIVE CALLS:

1. NORTH 50°18'50" WEST, A DISTANCE OF 140.23 FEET TO A ½" IRON ROD FOUND;
2. NORTH 20°19'13" WEST, A DISTANCE OF 327.50 FEET TO A ½" IRON ROD FOUND;
3. NORTH 17°55'19" WEST, A DISTANCE OF 230.77 FEET TO A ½" IRON ROD FOUND;
4. NORTH 0°21'40" WEST, A DISTANCE OF 95.53 FEET TO A ½" IRON ROD WITH CAP "HMT" SET;
5. NORTH 33°06'24" EAST, A DISTANCE OF 214.94 FEET TO A ½" IRON ROD WITH CAP "HMT" SET FOR A TURN IN KRUEGER CANYON ROAD AT THE NORTHERNMOST CORNER OF SAID 5.188 ACRE TRACT, LYING IN THE WEST LINE OF A CALLED 1026.8 ACRE TRACT, CONVEYED AS "TRACT 1" RECORDED IN VOLUME 725, PAGE 207 OF THE COMAL COUNTY DEED RECORDS, FROM WHICH A ½" IRON ROD FOUND FOR A POINT IN THE WEST LINE OF SAID 1026.8 ACRE TRACT BEARS NORTH 29°14'03"W-4045.19 FEET;

THENCE WITH THE EAST LINE OF SAID 5.188 ACRE TRACT AND THE WEST LINE OF SAID 1026.8 ACRE TRACT, SOUTH 29°14'03" EAST, A DISTANCE OF 862.60 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.188 ACRE TRACT THE SOUTHWEST CORNER OF SAID 1026.8 ACRE TRACT, FROM WHICH A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 3.734 ACRE TRACT BEARS NORTH 60°19'29" EAST, A DISTANCE OF 362.09 FEET;

THENCE WITH THE SOUTH LINE OF SAID 5.188 ACRE TRACT AND THE NORTH LINE OF SAID 3.734 ACRE TRACT, SOUTH 60°27'26" WEST, A DISTANCE OF 282.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.174 ACRES OF LAND IN COMAL COUNTY, TEXAS.

TRACT XXI SURVEY

5.174 ACRES OF LAND LOCATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 1, ABSTRACT NO. 2, COMAL COUNTY, TEXAS, BEING THE SAME TRACT CALLED 5.188 ACRES OF LAND RECORDED IN DOCUMENT NO. 9806018999, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NAZD83) EPOCH 2011.00.

THE BEARINGS AND DISTANCES FROM THE PREVIOUSLY RECORDED DEED DO NOT FORM A CLOSED FIGURE.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL LINES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

TITLE COMMITMENT:
FIRST AMERICAN TITLE INSURANCE COMPANY
OFF REC-116481-1007
EFFECTIVE DATE: FEBRUARY 10, 2023

SCHEDULE B

- 10.) A. FROM NO. 1, SCHEDULE B, IS HEREBY DELETED.
- B. RIGHTS OF PARTIES IN POSSESSION.
- C. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
- D. ALL ENCUMBRANCES, EASEMENTS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE, (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY).
- E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- F. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, USMITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- G. SUBJECT TO AN EASEMENT ORIGINALLY IN FAVOR OF SAN ANTONIO PUBLIC SERVICE COMPANY, AS INDICATED BY WARRANTY DEED RECORDED MAY 02, 1944, IN VOLUME 79, PAGE 232, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS - NOT PLOTTABLE, LIKELY REFERRING TO ELEC. EMT, SOUTH OF THIS PROPERTY.

LEGEND:

- = 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

SCALE: 1"=100'

METS AND BOUNDS DESCRIPTION FOR A 5.174 ACRE TRACT OF LAND EXHIBIT "A"

BEING A 5.174 ACRE TRACT OF LAND LOCATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 1, ABSTRACT NO. 2, COMAL COUNTY, TEXAS, BEING THAT SAME LAND DESCRIBED AS 5.188 ACRES, RECORDED IN DOCUMENT NO. 9806018999, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 5.174 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

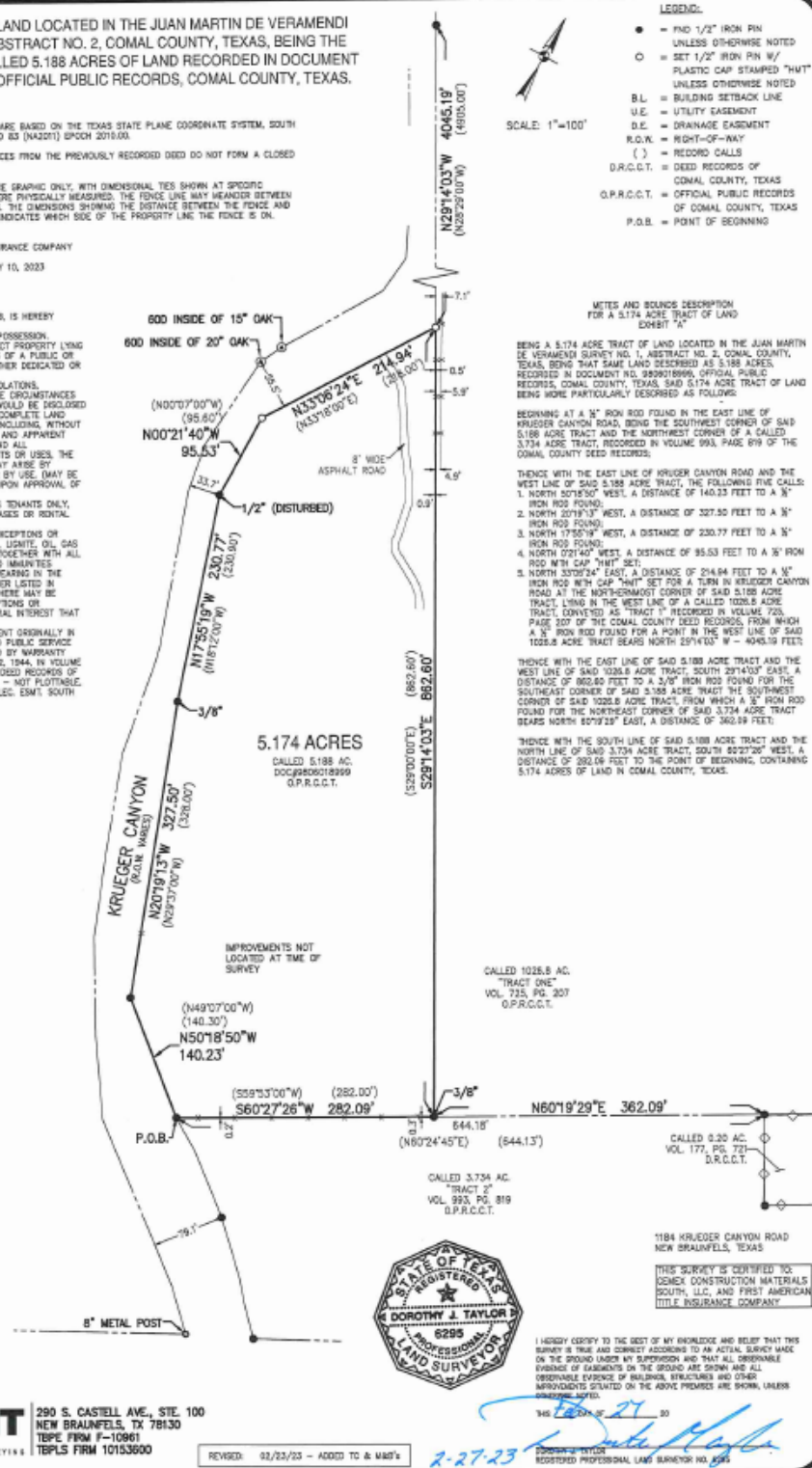
BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF KRUEGER CANYON ROAD, BEING THE SOUTHWEST CORNER OF SAID 5.188 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.734 ACRE TRACT, RECORDED IN VOLUME 99A, PAGE 919 OF THE COMAL COUNTY DEED RECORDS;

THENCE WITH THE EAST LINE OF KRUEGER CANYON ROAD AND THE WEST LINE OF SAID 5.188 ACRE TRACT, THE FOLLOWING FIVE CALLS:

1. NORTH 20°16'50" WEST, A DISTANCE OF 140.33 FEET TO A 1/2" IRON ROD FOUND;
2. NORTH 20°18'13" WEST, A DISTANCE OF 327.50 FEET TO A 1/2" IRON ROD FOUND;
3. NORTH 17°50'14" WEST, A DISTANCE OF 230.77 FEET TO A 1/2" IRON ROD FOUND;
4. NORTH 02°14' WEST, A DISTANCE OF 85.53 FEET TO A 1/2" IRON ROD WITH CAP "HMT" SET;
5. NORTH 33°02'34" EAST, A DISTANCE OF 214.94 FEET TO A 1/2" IRON ROD WITH CAP "HMT" SET FOR A TURN IN KRUEGER CANYON ROAD AT THE NORTHWEST CORNER OF SAID 5.188 ACRE TRACT, LYING IN THE WEST LINE OF A CALLED 1025.8 ACRE TRACT, EXEMPTED AS TRACT 11 RECORDED IN VOLUME 725, PAGE 307 OF THE COMAL COUNTY DEED RECORDS, FROM WHICH A 1/2" IRON ROD FOUND FOR A POINT IN THE WEST LINE OF SAID 1025.8 ACRE TRACT BEARS NORTH 29°14'03" W - 4045.19 FEET;

THENCE WITH THE EAST LINE OF SAID 5.188 ACRE TRACT AND THE WEST LINE OF SAID 1025.8 ACRE TRACT, SOUTH 29°14'03" EAST, A DISTANCE OF 862.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.734 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 3.734 ACRE TRACT BEARS NORTH 80°21'21" EAST, A DISTANCE OF 362.09 FEET;

THENCE WITH THE SOUTH LINE OF SAID 5.188 ACRE TRACT AND THE NORTH LINE OF SAID 3.734 ACRE TRACT, SOUTH 82°21'20" WEST, A DISTANCE OF 282.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.174 ACRES OF LAND IN COMAL COUNTY, TEXAS.



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS RELATED TO THE ABOVE PREMISES ARE SHOWN, UNLESS OTHERWISE NOTED.

345
2-27-23
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TELE: FROM F-10961
TFPLS FIRM 10153600

REVISED: 02/23/23 - ADD TO & M&B's