

Appendix A: Sun Cactus Property Description

The North 28 acres of Lot 4 and the South 28 acres of Lot 2 in Block 60 of the Realitos Subdivision of the Copita Farm and Garden Tracts, Duval County, Texas.

Parcel ID # 15949, Part of 15955

AND

Lot 1, Section 60 of the Realitos Subdivision of the Copita Farm and Garden Tracts, Duval County, Texas.

Parcel ID # 15948

AND

South 132 acres of Lot 4, Section 60 of the Realitos Subdivision of the Copita Farm and Garden Tracts, Duval County, Texas.

Parcel ID # Part of 15955

AND

Fifty-three and one-third (53-1/3) acres of land, more or less, being all of the North one-third (N. 1/3) of Lot No. Three (3) in Block Fifty (50) of Addition No. Three (3) of the Realitos Subdivision of Copita Farm & Garden Tracts, being a subdivision of the Marcelo Hinojosa Grant, according to the map or plat on file and of record in the office of the County Clerk of Duval County, Texas.

Parcel ID #15896

The North 132 acres of Lot No. 2 in Block No. 60 of the Realitos Subdivision of the Copita Farm and Garden Tracts in Duval County, Texas, as per map or plat thereof of record in the office of the County Clerk of Duval County, Texas to which reference here made for all purposes.

Parcel ID 15950

AND

160 acres of land being Lot 4 of Section 49 of Addition No. 3 of the Realitos Subdivision of the Copita Farm and Garden Tracts as per map thereof recorded in Volume 6, Page 82 of the Deed Records, Duval County, Texas.

Parcel ID 17050

AND

80 acres of land, more or less, being the North one-half of Lot No. 3 in Section No. 49 of Addition No. 3 of the Realitos Subdivision of the Copita Farm & Garden Tracts, according to the map or plat thereof of record in Volume 6, Page 82, Deed Records, Duval County, Texas, and now filed in Envelope 49, Side 2, Map Records, Duval County, Texas, to which record reference is here made for all purposes, said tract being located in and a part of what is known as the Marcelo Hinojosa Grant, Abstract No. 628, Duval County, Texas.

Parcel ID 15887

AND

Being the South One-Half (S1/2) of Lot Three (3), Section Forty-Nine (49) of Addition No. Three (3) of the Realitos Subdivision of the Copita Farm and Garden Tracts as per map recorded in Volume 6, Page 82 of the Deed Records of Duval County, Texas.

Parcel ID 15888

AND

Lot 2, Block 50, Realitos Subdivision of Copita Farm and Garden Tracts, Addition #3, as per map or plat thereof of record in the office of the County Clerk of Duval County, Texas, to which reference is here made for all purposes.

LESS AND EXCEPT

Those lands conveyed to Woodrow Latham in Partition Agreement Dated May 22, 1980 and recorded in Duval County Records Volume 244, Page 4 being described as:
The North 64 and ½ acres out of Lot 2, Block 50, of the Realitos Subdivision of Copita Farm & Garden tracts, Addition No. 3.

Parcel ID 15890

AND

Fifty three and One-Third (53 - 1/3) acres of land, more or less, being all of the South One-third of the North Two-thirds (S. 1/3 of N. 2/3) of Lot No. Three (3), in Block Fifty (50) of Addition No. Three (3) of the Realitos Subdivision of the Copita Farm & Garden Tracts, being a subdivision out of the Marcelo Hinojosa Grant, according to the map or plat on file and of record in the office of the County Clerk of Duval county, Texas, to which reference is here made for all pertinent purposes; being the same property described in and conveyed by that certain instrument dated December 10, 1970, from Herminia G.

Almaraz, Grantor, to Elva A. Hofstetter, Grantee, as recorded in Book 160, Pages 461-463, Deed Records of Duval County, Texas.

Parcel ID # 15897

North 32 acres, being Lots 1 and 2, Block 43 Realitos Subdivision of the Copita Farm and Garden Tracts Addition No. 3, as per map or plat thereof of record in the office of the County Clerk of Duval County, Texas

Parcel ID # 19490

80 acres of land, more or less being the most westerly 80 acres of Lot 4, Block 43 Realitos Subdivision of the Copita Farm and Garden Tracts Addition No. 3, as per map or plat thereof of record in the office of the County Clerk of Duval County, Texas

Parcel ID # 15847

One Hundred and Sixty (160) acres of land, more or less, situated in Duval County, Texas, the same being all of Lot No. 1, in Block No. 50 of the Realitos Subdivision No. 3 of the Copita Farm and Garden Tract, and the same being a part of the Marcelo Hinojosa Grant. The tract of land being the same land conveyed to G.W. Flournoy by A. J. Etris, et ux, on December 10th, 1934, by Warranty Deed of record in Book 38, Pages 14-15, of the Deed Records of Duval County, Texas, and being the same tract of land conveyed by G.W. Flournoy and Wife, Dora B. Flournoy to Marcelo Hinojosa, Jr. in Warranty Deed dated June 15, 1950, recorded in Volume 77, Pages 277-280 of the Deed Records of Duval County, Texas.

Parcel ID # 15889

Being all of the 160 acres of land, known as Lot 4, Block 50 of Addition No. 3 of the Realitos Subdivision of the Copita Farm and Garden Tracts.

Parcel ID # 15899

120 acres of land, more or less, being the most westerly 40 acres of lot 3, and the most Easterly 80 acres of Lot 4, Block 43, Realitos Subdivision of the Copita Farm and Garden Tracts Addition No. 3, as per map or plat thereof of record in the office of the County Clerk of Duval County, Texas

Parcel ID # 19475

120 acres of land, more or less, being the most easterly 120 acres of Lot 3, Block 43, Realitos Subdivision of the Copita Farm and Garden tracts Addition No. 3, as per map or plat thereof of record in the office of the county Clerk of Duval County, Texas

Parcel ID # 19474

157.54 acres of land, more or less, being lot 2, Block 54, Realitos Subdivision of the Copita Farm and Garden Tracts, Addition No. 3, Duval County, Texas.

Parcel ID# 327178

157.58 acres of land more or less, being lots 1, 2, 7, and 8, Block 53, Realitos Subdivision the Copita Farm and Garden Tracts, Addition No. 3, Duval County, Texas, being the same land described in Warranty Deed dated October 23, 2020, from Minerva R. Lopez to Lazaro Garza, Jr., et al, recorded in Volume 493, Page 628 of the Official Records of Duval County, Texas

Parcel ID #15909

157.58 acres of land, more or less, being Lots 9, 10, 11 and 12, Block 53, Realitos Subdivision of the Copita Farm and Garden Tracts, Addition No. 3, Duval County, Texas

Parcel ID# 15917

Situated in Duval County, Texas and being a tract of land containing 159.97 acres, more or less, and being all of Lot Number THREE (3), in Block Number FIFTY-FOUR (54), REALITOS SUBDIVISION OF THE COPITA FARM AND GARDEN TRACTS, ADDITION NO. 3, according to plat thereof recorded in Envelope 34, Side 1, Duval County Plat Records.

Parcel ID # 217047

Situated in Duval County, Texas, and being the SURFACE ONLY of a tract of land containing 237.27 acres, more or less, and being the West One-Half of Lot Number THREE (W. 1/2 of 3), and All of Lot Number FOUR (4), in Block Number FORTY-TWO (42), Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per map or plat recorded on file in the Office of the County Clerk of Duval County, Texas, and being more particularly described by metes and bounds as:

Being a 237.27 acre tract of land by deed to Jesus Trejo, and wife Isabel M. Trejo, as recorded in Volume 141, Pages 268-270, Deed Records, Duval County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a fence corner post found at the southwest corner of said Trejo tract, at the northwest corner of a 30' easement for road purposes, conveyed by deed to Duval County, Texas, as recorded in Volume 123, Pages 173-174, Deed Records, Duval County, Texas, situated in Tract 4, Section 42, Copita Farm and Garden Tracts, Addition No. 3, (no map of record), at the east Right of Way line of a County Road, for the southwest corner hereof;

Thence, with the east Right of Way line of said County Road, North 00 degrees 19 minutes 10 seconds West, 2610.00 feet to a fence corner post found at the southwest corner of a tract of land conveyed by deed to Donna Faye Martin, as recorded in Volume 399, Pages 537-539, Deed Records, Duval County, Texas, for the northwest corner hereof;

Thence, with the south line of said Martin, North 89 degrees 40 minutes 50 seconds East, passing the southwest corner of a tract of land conveyed by deed to Werner Hofstetter, as recorded in Volume 189, Pages 215-219, Deed Records, Duval County Texas, at 2640.00 feet passing a ½" iron rod found at the southwest corner of a tract of land conveyed by deed to Delma Eva Hinojosa, as recorded in Volume 325, Deed Records, Duval County, Texas, in all a total distance of 3960.00 feet to a fence corner post found at the northwest corner of a tract of land conveyed by deed to Elson Barerra, and wife Alicia Barerra, as recorded in Volume 240, Pages 231-232, Deed Records, Duval County, Texas, for the northeast corner hereof;

Thence, with the west line of said Barerra tract, South 00 degrees 19 minutes 10 seconds East, 2610.00 feet to a ½" iron rod set at the northeast corner of aforementioned 30' easement for road purposed to Duval County, Texas, for the southeast corner hereof;

Thence, with the north line of said Duval County tract, South 89 degrees 40 minutes 50 seconds West, 3960.00 feet to the Point of Beginning and containing 237.27 acres of land, more or less.

Basis of Bearings: A ½" iron rod found at the northwest corner of Tract 1, out of Lot 2, Section 42, Copita Farm & Garden Tracts Addition No. 3, (no map of record) as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, and a ½" iron rod found at the southwest corner of Tract 4, out of Lot 2, Section 42, Copita Farm & Garden Tract Addition No. 3. Called to be South 00 degrees 21 minutes 57 seconds East, 2639.69 feet, but found by OPS observation to be South 00 degrees 19 minutes 10 seconds East, 2638.98 feet.

Property ID # 18970

AND

Being a total of 318.79 acres and being part of Lots 3 and 2, Block 41 Realitos Subdivision of Copita Farm and Garden Tracts Addition No. 2, Duval County, Texas, as per map or

plat thereof recorded in Volume 6, Page 26, Map Records, recorded in Envelope 49, Side 2, Map Records, Duval County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set on the North right-of-way line of a 100-foot wide road easement, same being twenty feet north from the Southwest corner of said Lot 3, said 5/8-inch iron rod being the Southwest corner of this tract;

THENCE, North 00 degrees 31 minutes 45 seconds West, with the West lot line of said Lots 3 and 2, a distance of 5260 feet to a 5/8-inch iron rod set on the South right-of-way line of a County Road 250 and being the Northwest corner of said Lot 2, same being the Northwest corner of this tract;

THENCE, North 89 degrees 28 minutes 15 seconds East with the South right-of-way line of said County Road 250, a distance of 2640.00 feet to a 5/8 inch iron rod set on the West right-of-way line of County Road 253 and being the Northeast corner of this tract;

THENCE, South 00 degrees 31 minutes 45 seconds East, with the West right-of-way line of said County Road 253, a distance of 5260.00 feet to a 5/8 inch iron rod set for the Southeast corner of this tract;

THENCE, South 89 degrees 28 minutes 15 seconds West, the North right-of-way line of said 100 foot wide road easement, a distance of 2640.00 feet to the POINT OF BEGINNING and being a 318.79 acre tract of land, more or less.

Property ID # 15838, and 15840

Situated in Duval County, Texas and being a tract of land containing 40 acres, more or less, and being the Northeast 40 acres of Lot Number ONE (1), in Block Number FORTY-TWO (42), in Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per map or plat of said subdivision on file and of record in the office of the County Clerk of Duval County, Texas.

Property ID # 15842

AND

Situated in Duval County, Texas and being a tract of land containing 40 acres, more or less, and being the Southwest 40 acres of Lot Number ONE (1), in Block Number FORTY-TWO (42), Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per Map or plat of said subdivision on file and of record in the office of the County Clerk of Duval County, Texas.

Property ID # 15841

AND

Situated in Duval County, Texas and being 80 acres of land, more or less, and being the Northwest 40 acres and Southeast 40 acres of Lot Number ONE (1), in Block Number FORTY- TWO (42), Addition No. 3 of the Realitos Subdivision of Copita Farm and Garden Tracts, as per map or plat subdivision on file and of record in the offices of the County Clerk of Duval County, Texas and being more particularly described by metes and bounds as described below:

The northwest 40.00 acres of Lot 1, Block 42:

Beginning at a fence corner found at the northwest corner of said Lot 1, at the east Right of way line of a County Road, the south Right of way line of a County Road 250, for the northwest corner hereof;

Thence, with the south Right of Way of said County Road 250, North 89 degrees 41 minutes 19 Seconds East, 1320.00 feet to a ½" iron rod set at the northwest corner of a tract of land conveyed by deed to Betty Ruth Butler, as recorded in Volume 315 Pages 859-860, Deed Records, Duval County, Texas, for the northwest corner hereof;

Thence with the west line of said Butler tract, South 00 degrees 19 minutes 10 Seconds East, 1319.81 feet to a ½" iron rod set at the northwest corner of aforementioned southeast 40.00 acres of land conveyed to Werner Hofstetter, the northwest corner of a tract of land conveyed by deed to Donna Faye Martin, as recorded in Volume 399, Pages 537-539, Deed Records, Duval County, Texas, for the southwest corner hereof;

Thence, with the north line of said Martin tract, South 89 degrees 40 minutes 50 Seconds West, 1320.24 feet to a ½" iron rod set at the east Right of Way line of aforementioned County Road, for the southwest corner hereof;

Thence, with the east Right of Way line of said County Road, North 00 degrees 18 minutes 32 Seconds East, 1320.00 feet to the Point of Beginning and

The southeast 40.00 acres of Lot 1, Block 42:

Beginning at a ½" iron rod found at the southwest corner of Tract 4, out of Lot 2, Block 42, Realitos Subdivision of the Copita Farm and Garden Tract, conveyed by deed to Delma Eva Hinojosa, as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, the northwest corner of Lot 3, Block 42, Realitos Subdivision of the Copita Farm and Garden Tract, the northeast corner of Lot 4, Block 42, Realitos Subdivision of the Copita Farm and Garden Tract, on the north line of a tract of land conveyed by deed to Jesus Trejo, and wife Isabel M. Trejo, as recorded in Volume 141, Pages 268-270, Deed Records, Duval County, Texas, for the southeast corner hereof;

Thence, with the north line of said Lot 4, Block 42, and said Trejo tract, South 89 degrees 39 minutes 19 Seconds West, 1320.83 feet to a ½" Iron rod set at the southeast corner

of a tract of land conveyed by deed to Donna Faye Martin, as recorded in Volume 399, Pages 537-539, Deed Records, Duval County, Texas, for the southwest corner hereof;

Thence, with the east line of said Martin tract, North 00 degrees 19 minutes 10 Seconds East, 1319.94 feet to a ½" Iron rod set at the southeast corner of the aforementioned northwest corners of Lot 1, Block 42, conveyed to Werner Hofstetter, the southwest corner of a tract of land conveyed by deed to Betty Ruth Butler, as recorded in Volume 315, Pages 859-860 Deed Records, Duval County, Texas, for the northwest corner hereof;

Thence, with the south line of said Butler tract, North 89 degrees 40 minutes 50 Seconds East, at 1320.82 feet to a ½" iron rod set at the west line of Tract 3, conveyed by deed to Juan Rene Hinojosa, as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, for the northeast corner hereof;

Thence, with the west line of said Tract 3, South 00 degrees 19 minutes 10 Seconds East, at 306.21 feet passing a ½" iron rod found at the northwest corner of aforementioned Tract 4, in all a total distance of 1319.36 feet to the Point of Beginning.

Basis of Bearings: A ½" iron rod found at the northwest corner of Tract 1, out of Lot 2, Section 42, Copita Farm & Garden Tracts Addition No. 3, (no map of record) as recorded in Volume 325, Pages 650-655, Deed Records, Duval County, Texas, and a ½" iron rod found at the southwest corner of Tract 4, out of Lot 2, Section 42, Copita Farm & Garden Tract Addition No. 3. Called to be South 00 degrees 21 minutes 57 seconds East, 2639.69 feet, but found by GPS observation to be South 00 degrees 19 minutes 10 seconds East, 2638.98 feet.

Property ID # 15843