

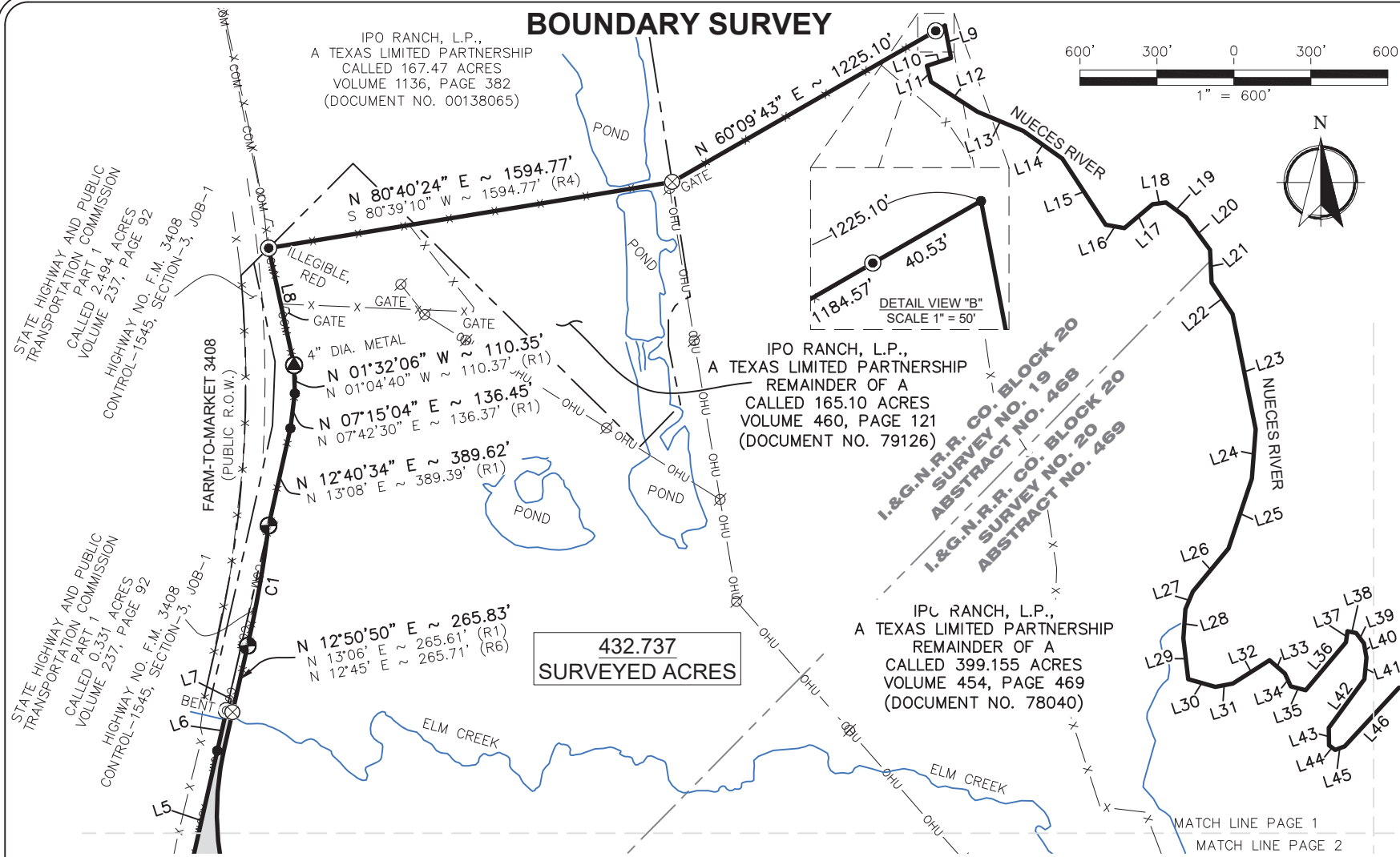
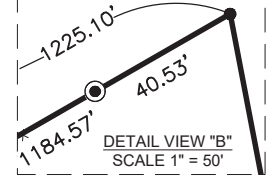
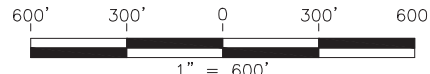
# BOUNDARY SURVEY

IPO RANCH, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
CALLED 167.47 ACRES  
VOLUME 1136, PAGE 382  
(DOCUMENT NO. 00138065)

IPO RANCH, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
REMAINDER OF A  
CALLED 165.10 ACRES  
VOLUME 460, PAGE 121  
(DOCUMENT NO. 79126)

IPC RANCH, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
REMAINDER OF A  
CALLED 399.155 ACRES  
VOLUME 454, PAGE 469  
(DOCUMENT NO. 78040)

**432.737**  
**SURVEYED ACRES**



## LEGEND

- ⊙ FOUND 1/2" REBAR WITH NO IDENTIFICATION.
- ⊙ FOUND 1/2" REBAR WITH RED CAP STAMPED "W. BOVE 4143" UNLESS NOTED OTHERWISE.
- ⊙ FOUND FENCE CORNER POST AS NOTED.
- ⊙ FOUND TXDOT CONC. ROW MARKER
- ⊙ FOUND GALVANIZED U-CHANNEL
- ⊙ FOUND 1/2" REBAR WITH ORANGE CAP STAMPED "OPEN RANGE FS 10194069"
- ⊙ SET 1/2" REBAR WITH ORANGE CAP STAMPED "OPEN RANGE FS 10194069"
- CALCULATED POINT
- OPRGCT OFFICIAL RECORDS OF LA SALLE COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- ESMT EASEMENT
- APPROX. APPROXIMATE
- ⊙ POWER POLE
- BOUNDARY
- x-x- WIRE FENCE
- - - ADJACENT TRACT LINE
- OHU-OHU- OVERHEAD UTILITY LINE
- COM-COM- COMMUNICATION LINE
- - - ABSTRACT LINE APPROX.

## LOCATION MAP

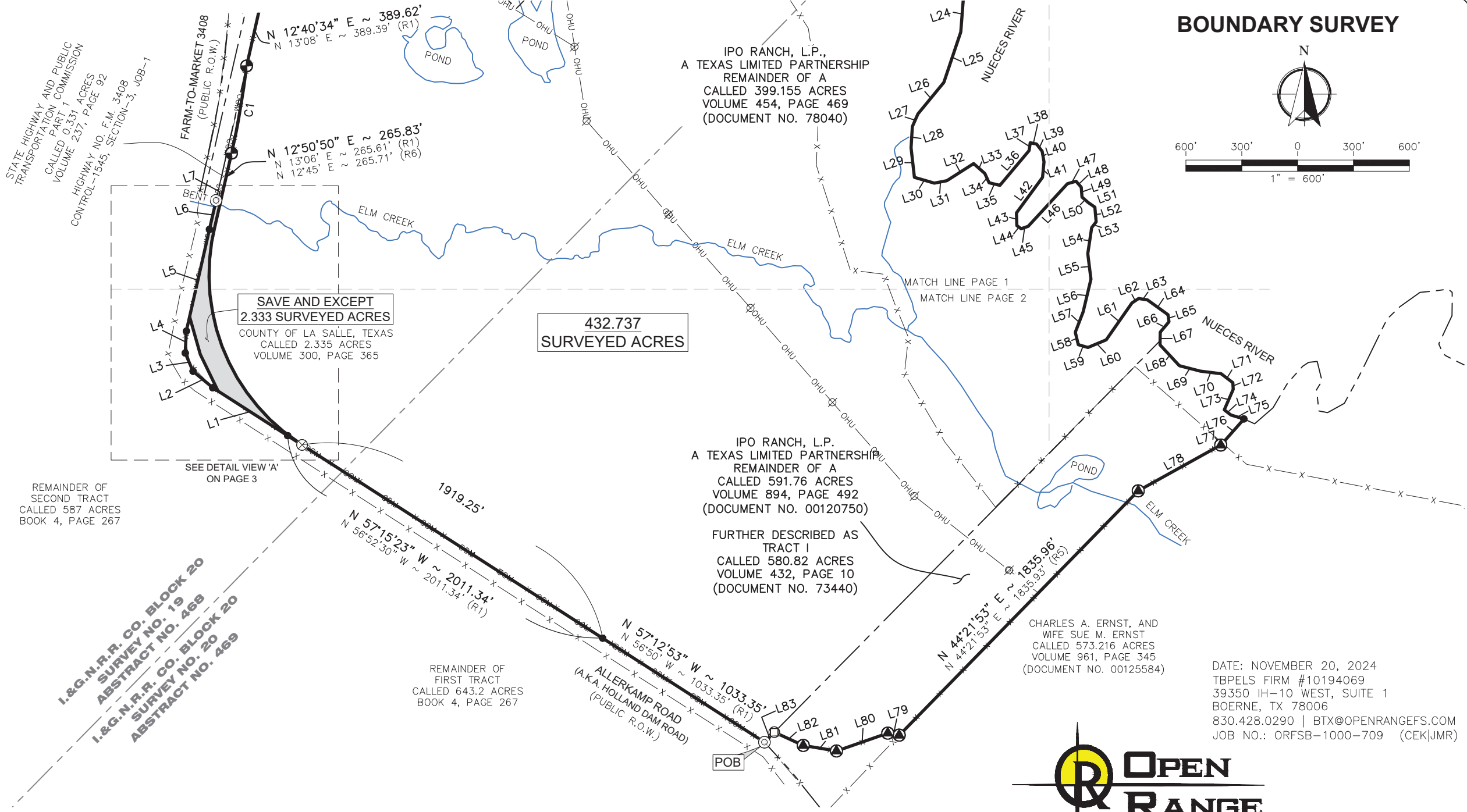
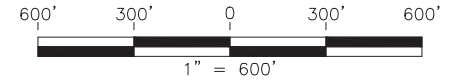


## SURVEY NOTES

- (1) CLIENT: DURELL JOHNSON  
SITUS: ELM CREEK RANCH, LA SALLE COUNTY, TEXAS
- (2) DATE SURVEY COMPLETED: NOVEMBER 14, 2023
- (3) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES AND ACREAGES SHOWN ARE GROUND VALUES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0000135.
- (4) REFERENCES:
  - R1 – WARRANTY DEED WITH VENDOR'S LIEN FROM SB RANCH, L.P. TO IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 454, PAGE 469 (DOCUMENT NO. 78040) ON MARCH 20, 2006. SURVEY PLAT DATED JANUARY 6, 1982, PREPARED BY WAYNE A. SEEWALD, REGISTERED PUBLIC SURVEYOR NO. 3695.
  - R2 – WARRANTY DEED WITH VENDOR'S LIEN FROM J.C. SHORT AND TERRI L. SHORT, HUSBAND AND WIFE TO IPO RANCH, L.P. RECORDED IN VOLUME 894, PAGE 492 (DOCUMENT NO. 000120750) ON NOVEMBER 17, 2015.
  - R3 – WARRANTY DEED WITH VENDOR'S LIEN FROM JIMMY N. WRIGHT TRUSTEE TO IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 460, PAGE 121 (DOCUMENT NO. 79126) ON DECEMBER 28, 2006.
  - R4 – GENERAL WARRANTY DEED FROM WPD PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 1136, PAGE 382 (DOCUMENT NO. 00138065) ON OCTOBER 14, 2021.
  - R5 – WARRANTY DEED WITH VENDOR'S LIEN FROM IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP TO CHARLES A. ERNST, AND WIFE SUE M. ERNST RECORDED IN VOLUME 961, PAGE 345 (DOCUMENT NO. 00125584) ON JUNE 19, 2017.
  - R6 – STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION RIGHT OF WAY MAPS FOR HIGHWAY NO. F.M. 3408, RECORDED AS CONTROL 1545, SECTION 3, JOB 1
  - R7 – GENERAL WARRANTY DEED FROM RONALD C. FEUDO AND MARGRETTE FEUDO TO THE COUNTY OF LA SALLE, TEXAS RECORDED IN VOLUME 300, PAGE 365 ON AUGUST 28, 1987.
- (5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- (6) THIS SURVEY DOES NOT PURPORT TO REFLECT A DETAILED MAPPING OF ALL INTERIOR IMPROVEMENTS. FOR THE PURPOSES OF CLARITY, SOME FEATURES ARE DEPICTED BY A GENERAL OUTLINE OF THEIR DISPOSITION AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY. UNDERGROUND UTILITIES EXIST WITHIN THE LIMITS OF THIS TRACT. THE LOCATION OF THESE FACILITIES WAS NOT WITHIN THE SCOPE OF WORK TO BE ACCOMPLISHED BY SURVEYOR.
- (7) THERE IS NO FLOOD ZONE INFORMATION AVAILABLE ONLINE FROM FEMA FOR THIS PORTION OF LA SALLE COUNTY, TEXAS.



# BOUNDARY SURVEY



STATE HIGHWAY AND PUBLIC  
TRANSPORTATION PART COMMISSION  
CALLED 0.331 ACRES  
VOLUME 237, PAGE 92  
HIGHWAY NO. F.M. 3408  
CONTROL-1545, SECTION-3, JOB-1

**SAVE AND EXCEPT**  
**2.333 SURVEYED ACRES**  
COUNTY OF LA SALLE, TEXAS  
CALLED 2.335 ACRES  
VOLUME 300, PAGE 365

**432.737**  
**SURVEYED ACRES**

IPO RANCH, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
REMAINDER OF A  
CALLED 399.155 ACRES  
VOLUME 454, PAGE 469  
(DOCUMENT NO. 78040)

IPO RANCH, L.P.  
A TEXAS LIMITED PARTNERSHIP  
REMAINDER OF A  
CALLED 591.76 ACRES  
VOLUME 894, PAGE 492  
(DOCUMENT NO. 00120750)

FURTHER DESCRIBED AS  
TRACT I  
CALLED 580.82 ACRES  
VOLUME 432, PAGE 10  
(DOCUMENT NO. 73440)

CHARLES A. ERNST, AND  
WIFE SUE M. ERNST  
CALLED 573.216 ACRES  
VOLUME 961, PAGE 345  
(DOCUMENT NO. 00125584)

REMAINDER OF  
FIRST TRACT  
CALLED 643.2 ACRES  
BOOK 4, PAGE 267

ALLERKAMP ROAD  
(A.K.A. HOLLAND DAM ROAD)  
(PUBLIC R.O.W.)

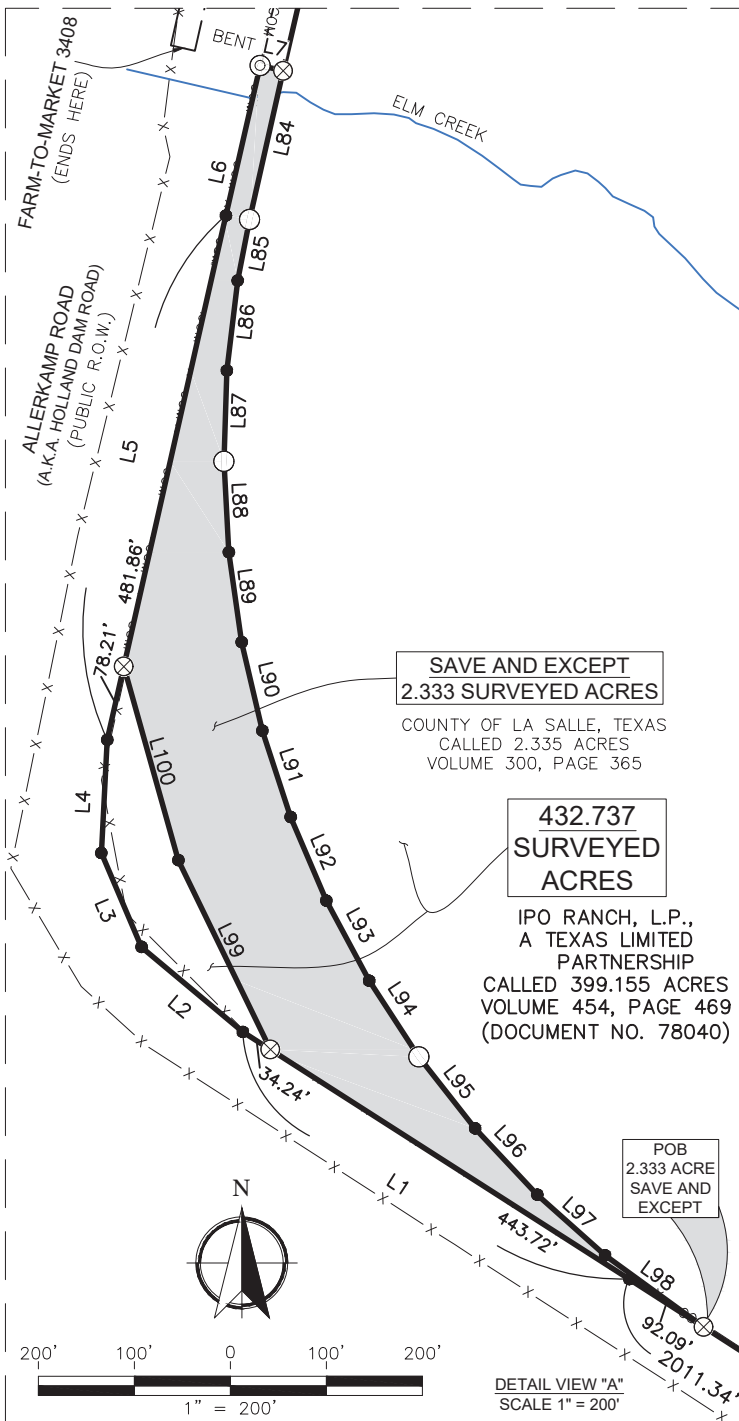
REMAINDER OF  
SECOND TRACT  
CALLED 587 ACRES  
BOOK 4, PAGE 267

**I.&G.N.R.R. CO. BLOCK 20**  
**SURVEY NO. 19**  
**ABSTRACT NO. 468**  
**I.&G.N.R.R. CO. BLOCK 20**  
**SURVEY NO. 20**  
**ABSTRACT NO. 469**

DATE: NOVEMBER 20, 2024  
TBPELS FIRM #10194069  
39350 IH-10 WEST, SUITE 1  
BOERNE, TX 78006  
830.428.0290 | BTX@OPENRANGEFS.COM  
JOB NO.: ORFSB-1000-709 (CEK|JMR)



# BOUNDARY SURVEY



LINE	BEARING	DISTANCE
L1	N 57°23'33" W	477.96'
L2	N 50°00'13" W	137.68'
L3	N 23°11'33" W	106.54'
L4	N 03°01'45" E	118.04'
L5	N 12°44'51" E	560.07'
L6	N 12°52'25" E	160.20'
L7	S 77°09'19" E	24.65'
L8	N 12°15'20" W	467.49'
L9	S 10°51'47" E	128.00'
L10	S 71°42'38" W	98.71'
L11	S 14°53'25" E	63.98'
L12	S 56°49'59" E	215.31'
L13	S 67°30'54" E	194.53'
L14	S 54°20'14" E	186.08'
L15	S 33°19'13" E	308.13'
L16	S 79°32'29" E	74.55'
L17	N 49°44'21" E	144.36'
L18	N 82°41'23" E	52.08'
L19	S 53°50'44" E	98.14'
L20	S 36°12'00" E	156.46'
L21	S 02°52'39" E	128.79'
L22	S 33°50'26" E	147.75'
L23	S 11°18'23" E	458.30'
L24	S 04°30'21" W	193.46'
L25	S 18°29'47" W	286.23'
L26	S 39°27'24" W	218.69'
L27	S 23°26'26" W	74.47'
L28	S 03°32'42" W	114.41'
L29	S 06°29'07" E	159.81'
L30	S 74°00'14" E	110.97'
L31	N 79°06'34" E	68.65'
L32	N 57°20'56" E	170.20'
L33	S 48°57'27" E	80.14'
L34	S 24°29'44" E	54.91'
L35	S 75°51'16" E	59.88'
L36	N 39°59'55" E	244.12'
L37	N 08°12'41" E	43.05'
L38	S 77°56'31" E	34.81'
L39	S 37°19'24" E	49.24'
L40	S 10°01'05" E	57.41'
L41	S 05°38'04" W	84.23'
L42	S 36°11'26" W	235.92'
L43	S 01°30'58" E	68.12'
L44	S 52°47'43" E	29.02'
L45	N 69°51'32" E	39.84'
L46	N 42°48'19" E	311.10'
L47	N 74°21'58" E	48.32'
L48	S 41°37'34" E	41.84'
L49	S 04°13'30" E	53.26'
L50	S 48°17'35" E	44.31'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C1	476.02'	4643.66'	5°52'24"	N 09°48'36" E	475.81'	476.53' (R1)

## BOUNDARY LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
(RL1)	N 57°00'40" W	477.96' (R1)
(RL2)	N 49°37'20" W	137.68' (R1)
(RL3)	N 22°48'40" W	106.54' (R1)
(RL4)	N 03°03' E	118.04' (R5)
(RL7)	S 76°54' E	24.65' (R1)
(RL7)	S 77°15' E	24.65' (R6)
(RL8)	N 11°56'30" W	468.08' (R1)

LINE	BEARING	DISTANCE
L51	S 55°02'10" E	43.20'
L52	S 05°10'20" E	79.54'
L53	S 37°59'10" W	38.99'
L54	S 08°15'07" W	141.74'
L55	S 06°49'12" E	138.18'
L56	S 13°30'46" W	180.47'
L57	S 20°55'42" W	117.03'
L58	S 13°25'23" E	68.76'
L59	S 74°20'59" E	53.96'
L60	N 67°44'14" E	105.85'
L61	N 34°45'37" E	242.24'
L62	N 57°04'19" E	43.30'
L63	S 80°51'57" E	46.80'
L64	S 54°32'11" E	136.40'
L65	S 07°16'36" E	39.23'
L66	S 39°35'44" W	72.49'
L67	S 01°03'40" W	67.97'
L68	S 43°08'44" E	152.63'
L69	S 75°21'56" E	115.23'
L70	S 82°57'07" E	113.24'
L71	S 52°15'47" E	79.61'
L72	S 01°55'09" E	36.05'
L73	S 23°28'33" W	120.01'
L74	S 51°55'02" E	45.49'
L75	S 73°47'42" E	73.07'
L76	S 41°18'25" W	173.80'
L77	S 44°22'50" W	13.80'
L78	S 60°56'10" W	506.73'
L79	N 80°11'04" W	62.34'
L80	S 70°50'20" W	291.63'
L81	N 80°29'26" W	180.86'
L82	N 65°30'29" W	170.58'
L83	S 44°33'27" W	75.57'
L84	S 12°45'25" W	158.90'
L85	S 11°03'39" W	64.62'
L86	S 06°51'12" W	94.60'
L87	S 01°51'12" W	94.60'
L88	S 03°07'50" E	94.70'
L89	S 08°07'50" E	94.70'
L90	S 13°07'50" E	94.70'
L91	S 18°07'50" E	94.70'
L92	S 23°07'50" E	94.70'
L93	S 28°07'50" E	94.70'
L94	S 33°07'50" E	94.70'
L95	S 38°10'02" E	94.73'
L96	S 43°10'02" E	94.73'
L97	S 48°10'02" E	94.73'
L98	S 54°01'05" E	126.94'
L99	N 25°56'03" W	219.45'
L100	N 15°43'54" W	209.53'

LINE	BEARING	DISTANCE
(RL77)	S 44°22'50" W	13.80' (R5)
(RL78)	S 60°56'10" W	506.72' (R5)
(RL79)	N 80°11'04" W	62.34' (R5)
(RL80)	S 70°50'20" W	291.63' (R5)
(RL81)	N 80°29'26" W	180.85' (R5)
(RL82)	N 65°30'29" W	170.57' (R5)
(RL83)	S 44°33'27" W	75.57' (R5)
(RL84)	S 12°45'00" W	160.20' (R7)
(RL85)	S 11°02'32" W	64.71' (R7)
(RL86)	S 06°50'05" W	94.73' (R7)
(RL87)	S 01°50'05" W	94.73' (R7)
(RL88)	S 03°09'55" E	94.73' (R7)
(RL89)	S 08°09'55" E	94.73' (R7)
(RL90)	S 13°09'55" E	94.73' (R7)
(RL91)	S 18°09'55" E	94.73' (R7)
(RL92)	S 23°09'55" E	94.73' (R7)
(RL93)	S 28°09'55" E	94.73' (R7)
(RL94)	S 33°09'55" E	94.73' (R7)
(RL95)	S 38°09'55" E	94.73' (R7)
(RL96)	S 43°09'55" E	94.73' (R7)
(RL97)	S 48°09'55" E	94.73' (R7)
(RL98)	S 54°00'58" E	126.94' (R7)
(RL99)	N 25°53'05" W	220.32' (R7)
(RL100)	N 15°40'56" W	210.36' (R7)

DATE: NOVEMBER 20, 2024  
 TBPELS FIRM #10194069  
 39350 IH-10 WEST, SUITE 1  
 BOERNE, TX 78006  
 830.428.0290 | BTX@OPENRANGEFSS.COM  
 JOB NO.: ORFSB-1000-709 (CEKJMR)





**FIELD NOTES DESCRIPTION**  
**FOR A 432.737 ACRE TRACT OF LAND**  
**LA SALLE COUNTY, TEXAS**

BEING 432.737 ACRES OF LAND SITUATED IN THE I.&G.N.R.R. CO. BLOCK 20, SURVEY NO. 19, ABSTRACT NO. 468 AND IN THE I.&G.N.R.R. CO. BLOCK 20, SURVEY NO. 20, ABSTRACT NO. 469 OF LA SALLE COUNTY, TEXAS; SAID 432.737 ACRES BEING COMPRISED OF THE IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP REMAINDER OF A CALLED 165.10 ACRE TRACT, RECORDED IN VOLUME 460, PAGE 121 OF THE OFFICIAL RECORDS OF LA SALLE COUNTY, TEXAS (ORLSCT), THE IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP REMAINDER OF A CALLED 399.155 ACRE TRACT, RECORDED IN VOLUME 454, PAGE 469 OF THE OFFICIAL RECORDS OF LA SALLE COUNTY, TEXAS, AND THE IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP REMAINDER OF A CALLED 591.76 ACRE TRACT, RECORDED IN VOLUME 894, PAGE 492 OF THE OFFICIAL RECORDS OF LA SALLE COUNTY, TEXAS; **SAVE AND EXCEPT** THE COUNTY OF LA SALLE, TEXAS 2.333 ACRE (CALLED 2.335 ACRES) TRACT RECORDED IN VOLUME 300, PAGE 365 OF THE OFFICIAL RECORDS OF LA SALLE COUNTY, TEXAS; SAID 432.737 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**POINT OF BEGINNING** of the herein described 432.737 acre tract at a 1/2" rebar with no identification found for a South corner of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract, being a West corner of the CHARLES A. ERNST, AND WIFE SUE M. ERNST called 573.216 acre tract recorded in Volume 961, Page 345 of the ORLSCT, and being on the maintained Northeast Right-of-Way of ALLERKAMP ROAD (A.K.A. HOLLAND DAM ROAD, Public Right-of-Way);

**THENCE** along the Southwest and Northwest of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the North and East Right-of-Way of ALLERKAMP ROAD, generally along a fence, the following courses:

North 57°12'53" West, a distance of 1,033.35 feet;

North 57°15'23" West, at 1,919.25 feet passing a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for the South corner of said 2.333 save and except tract, continuing for a total distance of 2,011.34 feet;

North 57°23'33" West, at 443.72 feet passing a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for a Southeast corner of said 2.333 save and except tract, continuing for a total distance of 477.96 feet;

North 50°00'13" West, a distance of 137.68 feet;

North 23°11'33" West, a distance of 106.54 feet;

North 03°01'45" East, a distance of 118.04 feet;

North 12°44'51" East, at 78.21 feet passing a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for an East corner of said COUNTY OF LA SALLE called 2.335 acre tract, continuing along the Northwest line of said COUNTY OF LA SALLE called 2.335 acre tract for a total distance of 560.07 feet;

North 12°52'25" East, continuing along the Northwest line of said COUNTY OF LA SALLE called 2.335 acre tract, a distance of 160.20 feet to a bent 1/2" rebar with no identification found for an exterior corner of this tract, being the Northwest corner of said COUNTY OF LA SALLE called 2.335 acre tract, and being on the South Right-of-Way of FARM-TO-MARKET 3408 (Control 1545, Section 3, Job 1, Public Right-of-Way);

**THENCE** South 77°09'19" East, a distance of 24.65 feet, along the Northeast line of said COUNTY OF LA SALLE called 2.335 acre tract with said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and being along the Southeast Right-of-Way of FARM-TO-MARKET 3408 to a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for an interior corner of this tract and said 399.155 acre tract, being the Northeast corner of said COUNTY OF LA SALLE called 2.335 acre tract;

**THENCE** continuing along the Northwest line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract, also being the East Right-of-Way of FARM-TO-MARKET 3408 the following courses:

North 12°50'50" East, a distance of 265.83 feet to a TXDOT concrete monument found for a point of curvature;

Along said curve to the left (RADIUS: 4,643.66 feet, DELTA ANGLE: 05°52'24", CHORD BEARING: North 09°48'36" East, CHORD: 475.81 feet), for an arc distance of 476.02 feet to a found TXDOT concrete monument;

North 12°40'34" East, a distance of 389.62 feet;



## Open Range Field Services, LLC

P. O. Box 2372, Pampa, TX 79066-2372  
39350 IH-10 West, Ste. 1, Boerne, TX 78006

North 07°15'04" East, a distance of 136.45 feet;

North 01°32'06" West, a distance of 110.35 feet to a found 4" diameter metal fence corner post;

North 12°15'20" West, a distance of 467.49 feet to a 1/2" rebar with an illegible, red cap found for the Northwest corner of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract, being the Southwest corner of the IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 167.47 acre tract recorded in Volume 1136, Page 382, ORLSCT, same being the Southwest corner of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 165.10 acre tract;

**THENCE** along the South line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 167.47 acre tract, generally along a fence, the following courses:

North 80°40'24" East a distance of 1,594.77 feet to a set 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069";

North 60°09'43" East, at 1,184.57 feet passing a found 1/2" rebar with red cap stamped "W. BOVE 4143", continuing for a total distance of 1,225.10 feet to a point on the gradient boundary of the NUECES RIVER;

**THENCE** along the gradient boundary of the NUECES RIVER the following courses:

1. South 10°51'47" East, a distance of 128.00 feet;
2. South 71°42'38" West, a distance of 98.71 feet;
3. South 14°53'25" East, a distance of 63.98 feet;
4. South 56°49'59" East, a distance of 215.31 feet;
5. South 67°30'54" East, a distance of 194.53 feet;
6. South 54°20'14" East, a distance of 186.08 feet;
7. South 33°19'13" East, a distance of 308.13 feet;
8. South 79°32'29" East, a distance of 74.55 feet;
9. North 49°44'21" East, a distance of 144.36 feet;
10. North 82°41'23" East, a distance of 52.08 feet;
11. South 53°50'44" East, a distance of 98.14 feet;
12. South 36°12'00" East, a distance of 156.46 feet;
13. South 02°52'39" East, a distance of 128.79 feet;
14. South 33°50'26" East, a distance of 147.75 feet;
15. South 11°18'23" East, a distance of 458.30 feet;
16. South 04°30'21" West, a distance of 193.46 feet;
17. South 18°29'47" West, a distance of 286.23 feet;
18. South 39°27'24" West, a distance of 218.69 feet;
19. South 23°26'26" West, a distance of 74.47 feet;
20. South 03°32'42" West, a distance of 114.41 feet;
21. South 06°29'07" East, a distance of 159.81 feet;
22. South 74°00'14" East, a distance of 110.97 feet;
23. North 79°06'34" East, a distance of 68.65 feet;
24. North 57°20'56" East, a distance of 170.20 feet;
25. South 48°57'27" East, a distance of 80.14 feet;
26. South 24°29'44" East, a distance of 54.91 feet;
27. South 75°51'16" East, a distance of 59.88 feet;
28. North 39°59'55" East, a distance of 244.12 feet;
29. North 08°12'41" East, a distance of 43.05 feet;
30. South 77°56'31" East, a distance of 34.81 feet;
31. South 37°19'24" East, a distance of 49.24 feet;
32. South 10°01'05" East, a distance of 57.41 feet;
33. South 05°38'04" West, a distance of 84.23 feet;
34. South 36°11'26" West, a distance of 235.92 feet;
35. South 01°30'58" East, a distance of 68.12 feet;
36. South 52°47'43" East, a distance of 29.02 feet;
37. North 69°51'32" East, a distance of 39.84 feet;
38. North 42°48'19" East, a distance of 311.10 feet;
39. North 74°21'58" East, a distance of 48.32 feet;
40. South 41°37'34" East, a distance of 41.84 feet;
41. South 04°13'30" East, a distance of 53.26 feet;
42. South 48°17'35" East, a distance of 44.31 feet;
43. South 55°02'10" East, a distance of 43.20 feet;
44. South 05°10'20" East, a distance of 79.54 feet;
45. South 37°59'10" West, a distance of 38.99 feet;
46. South 08°15'07" West, a distance of 141.74 feet;
47. South 06°49'12" East, a distance of 138.18 feet;
48. South 13°30'46" West, a distance of 180.47 feet;
49. South 20°55'42" West, a distance of 117.03 feet;
50. South 13°25'23" East, a distance of 68.76 feet;
51. South 74°20'59" East, a distance of 53.96 feet;
52. North 67°44'14" East, a distance of 105.85 feet;
53. North 34°45'37" East, a distance of 242.24 feet;
54. North 57°04'19" East, a distance of 43.30 feet;
55. South 80°51'57" East, a distance of 46.80 feet;
56. South 54°32'11" East, a distance of 136.40 feet;
57. South 07°16'36" East, a distance of 39.23 feet;
58. South 39°35'44" West, a distance of 72.49 feet;
59. South 01°03'40" West, a distance of 67.97 feet;
60. South 43°08'44" East, a distance of 152.63 feet;
61. South 75°21'56" East, a distance of 115.23 feet;
62. South 82°57'07" East, a distance of 113.24 feet;
63. South 52°15'47" East, a distance of 79.61 feet;
64. South 01°55'09" East, a distance of 36.05 feet;
65. South 23°28'33" West, a distance of 120.01 feet;
66. South 51°55'02" East, a distance of 45.49 feet;
67. South 73°47'42" East, a distance of 73.07 feet to a point for the Southeast corner of this tract and the Northeast corner of said ERNST called 573.216 acre tract;

**THENCE** departing the gradient boundary of the NUECES RIVER, along the Southeast line of this tract, also being the Northeast line of said ERNST called 573.216 acre tract the following courses:

South 41°18'25" West, a distance of 173.80 feet to a 2" metal gate post;

South 44°22'50" West a distance of 13.80 feet to a 2" metal fence post;



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South 60°56'10" West, along a high game fence, a distance of 506.73 feet to a 2" metal fence post;

South 44°21'53" West, along a high game fence, a distance of 1,835.96 feet to a gate post at point of intersection of two high game fences;

North 80°11'04" West, along a high game fence, a distance of 62.34 feet to a 12" wood fence post;

South 70°50'20" West, along a high game fence, a distance of 291.63 feet to a 12" wood fence post;

North 80°29'26" West, along a high game fence, a distance of 180.86 feet to a 12" wood fence post;

North 65°30'29" West, a distance of 170.58 feet to a found 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069";

South 44°33'27" West, a distance of 75.57 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 432.737 acres of land.

### SAVE AND EXCEPT THE FOLLOWING 2.333 ACRES

**BEING** 2.333 ACRES OF LAND SITUATED IN THE I.&G.N.R.R. CO. BLOCK 20, SURVEY NO. 19, ABSTRACT NO. 468, BEING THE SAME COUNTY OF LA SALLE, TEXAS CALLED 2.335 ACRE TRACT RECORDED IN VOLUME 300, PAGE 365 OF THE OFFICIAL RECORDS OF LA SALLE COUNTY, TEXAS (ORLSCT); SAID 2.333 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar with no identification found for a South corner of IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract recorded in Volume 454, Page 469, ORLSCT, being a Northwest corner of the CHARLES A. ERNST, AND WIFE SUE M. ERNST called 573.216 acre tract recorded in Volume 961, Page 345 of the ORLSCT, and being on the maintained Northeast Right-of-Way of ALLERKAMP ROAD (A.K.A. HOLLAND DAM ROAD, Public Right-of-Way);

**THENCE** along the Southwest line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the Northeast Right-of-Way of ALLERKAMP ROAD, generally along a fence, the following courses:

North 57°12'53" West, a distance of 1,033.35 feet;

North 57°15'23" West, a distance of 1,919.25 feet to a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for the South corner of this tract and the **POINT OF BEGINNING**;

**THENCE** North 57°15'23" West, continuing along the Southwest line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the Northeast Right-of-Way of ALLERKAMP ROAD, a distance of 92.09 feet;

**THENCE** North 57°23'33" West, continuing along the Southwest line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the Northeast Right-of-Way of ALLERKAMP ROAD, a distance of 443.72 feet to 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for the Southeast corner of this tract;

**THENCE** North 25°56'03" West, through said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract, a distance of 219.45 feet;

**THENCE** North 15°43'54" West, continuing through said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract, a distance of 209.53 feet to a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for the east corner of this tract, being on the West line said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the East Right-of-Way of ALLER KAMP ROAD;

**THENCE** North 12°44'51" East, along the West line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the East Right-of-Way of ALLER KAMP ROAD, a distance of 481.86 feet;

**THENCE** North 12°52'25" East, continuing along the West line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract and the East Right-of-Way of ALLER KAMP ROAD, a distance of 160.20 feet to a bent 1/2" rebar with no identification found for the North corner of this tract, and being on the South Right-of-Way of FARM-TO-MARKET 3408 (Control 1545, Section 3, Job 1, Public Right-of-Way);



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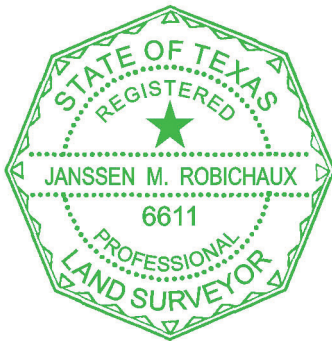
**THENCE** South 77°09'19" East, continuing along said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract on the South Right-of-Way of FARM-TO-MARKET 3408, a distance of 24.65 feet to a 1/2" rebar with orange cap stamped "OPEN RANGE FS 10194069" set for the Northeast corner of this tract and an interior corner in the West line of said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract;

**THENCE** through said IPO RANCH, L.P., A TEXAS LIMITED PARTNERSHIP called 399.155 acre tract the following courses:

- South 12°45'25" West a distance of 158.90 feet to a found, galvanized U-Channel post;
- South 11°03'39" West a distance of 64.62 feet;
- South 06°51'12" West a distance of 94.60 feet;
- South 01°51'12" West a distance of 94.60 feet to a found, galvanized U-Channel post;
- South 03°07'50" East a distance of 94.70 feet;
- South 08°07'50" East a distance of 94.70 feet;
- South 13°07'50" East a distance of 94.70 feet;
- South 18°07'50" East a distance of 94.70 feet;
- South 23°07'50" East a distance of 94.70 feet;
- South 28°07'50" East a distance of 94.70 feet;
- South 33°07'50" East a distance of 94.70 feet to a found, galvanized U-Channel post;
- South 38°10'02" East a distance of 94.73 feet;
- South 43°10'02" East a distance of 94.73 feet;
- South 48°10'02" East a distance of 94.73 feet;
- South 54°01'05" East a distance of 126.94 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 2.333 acres of land.

**NET ACREAGE:** 430.404 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. Distances and acreages are reported in surface values. This description was based on a survey made on the ground under my supervision completed on November 14, 2023 from which a map of survey was prepared and made a part hereof.

A handwritten signature in black ink, appearing to read 'J. Robichaux', written over a horizontal line.

Janssen M. Robichaux, RPLS #6611  
Job No. ORFSB-1000-709 (CEK|JMR) | November 20, 2023  
39350 IH-10 West, Suite 1  
Boerne, TX 78006  
830.428.0290 | [BTX@openrangefs.com](mailto:BTX@openrangefs.com)