

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

REMOVAL OF TRUSTEE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

RECITALS:

Effective March 19, 2021, Cinch Investment Holdings, LLC, a Texas limited liability company ("Mortgagor"), executed and delivered to Robert A. Rosenthal as Trustee, a Deed of Trust, Security Agreement, Financing Statement, Fixture Filing, and Assignment of Rents (collectively, a "Deed of Trust"), filed of record as Document Number 212372 in the Official Public Records of Atascosa County, Texas, as Document Number 202100000821 in the Official Public Records of Karnes County, Texas, and as Document Number 2021-104740 in the Official Public Records of Wilson County, Texas, to secure unto Susser Bank, a Texas state bank ("Mortgagee"), among other indebtedness and obligations described therein, payment of that certain loan in the original principal amount of \$4,875,000.00, as evidenced by an Amended and Restated Promissory Note (the "Note"), dated April 23, 2021, by Mortgagor, payable to the order of Mortgagee, as the same may have been renewed, modified, extended, rearranged or substituted from time to time. The Deed of Trust covers and affects certain real property and all improvements thereto and personal property located in Atascosa, Karnes, and Wilson Counties, Texas, as more particularly described in EXHIBIT A attached hereto.

By this reference, the Deed of Trust is hereby incorporated herein for all purposes.

Mortgagee is the present legal and equitable holder of the Note and Deed of Trust, and all liens and senior security interests securing the Note.

The Deed of Trust provides, in effect, that the Mortgagee under the Deed of Trust shall have the right to appoint a substitute trustee to act in the stead of the trustee therein named without any other formality than the designation in writing of a substitute trustee, as more fully set forth in the Deed of Trust.

Mortgagee now desires to (i) remove Robert A. Rosenthal, as Trustee and (ii) designate and appoint CHRISTOPHER A. WRIGHT of Bexar County, Texas, as Substitute Trustee under the Deed of Trust, with such appointment and designation to have the effects provided in the Deed of Trust.

APPOINTMENT:

Mortgagee hereby makes, constitutes, and appoints CHRISTOPHER A. WRIGHT, whose address is 755 E. Mulberry Avenue, Suite 200, San Antonio, Texas 78212, as Substitute Trustee, to act under and by virtue of the Deed of Trust and to succeed to any and all of the rights and responsibilities previously granted to the Trustee named in the Deed of Trust.

Mortgagee hereby requests that the Substitute Trustee enforce the power of sale contained in the Deed of Trust in accordance with the terms and provisions thereof and in accordance with applicable law for the purpose of enforcing the obligations of the Mortgagor.


EXECUTED this 8 day of July 2025.

SUSSER BANK,
a Texas state bank

By:

Name:

Title:



Andrew Bredow

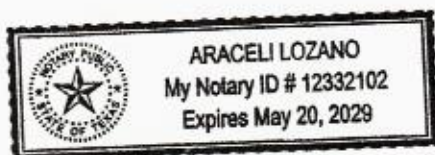
Director of Credit Administration


ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Andrew Bredow, the Director of Credit Administration of Susser Bank, a Texas state bank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 8 day of July 2025.





Notary Public, State of Texas

EXHIBIT A

Property Description.

The Land

All that certain tract or parcel of land containing 1289.26 acres, comprised of approximately 278.82 acres situated within the Henry B. Ward Survey No. 134, Abstract 916 (Atascosa County), approximately 179.27 acres situated within the Henry B. Ward Survey No. 134, Abstract 548 (Wilson County), Texas, and approximately 825.39 acres situated within the Henry B. Ward Survey No. 134, Abstract 286, (Karnes County), and approximately 5.78 acres situated within the Gaspar Flores Grant, Abstract 1 (Karnes County). Said 1289.25 acre tract being the same tract of land called 1289.37 acres described in conveyance from Charles M. Bochat and Brenda J. Bochat to Agua Dulce Ranch, LLC, of record in Volume 882, Page 64, Official Public Records of Karnes County, Texas and in Volume 1473, Page 188, Official Public Records of Wilson County, Texas.

Said 1289.26 acre tract being more particularly described by metes and bounds as follows:

- BEGINNING:** at a 1/2" Iron pin found on the Southwest line of FTS Ranch LLC, 498.11 acre tract, of record in Document # 202000000911, Official Public Records of Karnes County, Texas, at the North corner of Jerry C. & Deborah Crew, Tract One (183.47 acre tract), of record in Volume 885, Page 355, Official Public Records of Karnes County, Texas and also being the East corner of Tract 4, (T.P. Campbell & Marguerite Campbell Martin portion) of record in Volume 440, Page 124, Deed Records of Atascosa County, Texas and in Volume 34, Page 46, Plat Records of Atascosa County, Texas, for the East corner of this tract;
- THENCE:** South 49 deg. 51 min. 10 sec. West, 2657.01 feet to a 1/2" Iron pin found at the end of a 50 foot wide road easement, of record in Volume 440, Page 124, Deed Records of Atascosa County, Texas and in Volume 34, Page 46, Plat Records of Atascosa County, Texas at the West corner of said Crew, Tract One (183.47 acre tract) and same being the North corner of Tim C. Moeller and Leann Moeller 91.75 acre tract, of record in Volume 876, Page 294, Official Public Records of Atascosa County, Texas, for a corner of this tract;
- THENCE:** along with the centerline of said 50 foot wide road easement, the following courses and distances:
South 49 deg. 53 min. 26 sec. West, 2243.60 feet to a 1/2" Iron pin found;
North 40 deg. 01 min. 34 sec. West, 306.45 feet to a 1/2" Iron pin found;
South 49 deg. 52 min. 16 sec. West, at 2712.37 feet passing the Northeast line of County Road No. 413 and continuing into said county road, in all a total distance of 2732.37 feet to a 60D nail set, for the South corner of this tract;
- THENCE:** North 39 deg. 55 min. 54 sec. West, 7098.12 feet to a 1/2" Iron pin set with cap, for the West corner of this tract;
- THENCE:** North 49 deg. 51 min. 45 sec. East, at 20.00 feet passing an old cut off fence post found and at 7616.6 feet passing the Southwest line of a lane known as Tordia Lane and continuing across said lane a total distance of 7649.18 feet to a metal fence post found, at the West corner of Sandra P. Trouart, 200 acre tract, of record in Volume 2092, Page 725, Official Public Records of Wilson County, Texas. for the North corner of this tract;

EXHIBIT A
(continued)

THENCE; along with the Northeast line of this tract, the following courses and distances:
 South 40 deg. 18 min. 48 sec. East, 1126.81 feet to a ½" iron pin set with cap;
 North 68 deg. 21 min. 42 sec. East, 132.33 feet to a ½" iron pin set with cap;
South 38 deg. 31 min 13 sec. East, 2663.12 feet to a wood fence post found;
 South 38 deg. 37 min. 31 sec. East, 1367.47 feet to a ½" iron pin set with cap;
 South 38 deg. 34 min. 46 sec. East, 2206.54 feet to the POINT OF BEGINNING containing 1289.25 acres of which approximately 3.3 acres lies within the occupied limits of County Road 413 and approximately 0.02 acres lies with the occupied limits of Tordia Lane.

FILED AND RECORDED

Instrument Number: 202500001727

Filing and Recording Date: 07/15/2025 11:46:29 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL RECORDS of Karnes County, Texas.



Jamie Leal

Jamie Leal, County Clerk
Karnes County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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