

**MARTINEZ**  
**SURVEYING AND MAPPING Co.**  
**Firm # 101822-00**  
**P.O. Box 17971**  
**San Antonio, Texas 78217**  
**(210) 829-4244**

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STATE OF TEXAS  
COUNTY OF LIVE OAK

TRACT 3  
10.01 ACRE TRACT

All that certain tract or parcel of land containing 10.01 acres in Live Oak County, Texas, W. J. Cannon Survey No. 2, Abstract 141, being a portion of that certain 2.00 acres described in conveyance from William P. Latham to STX Ranch Holdings, LLC., of record in Volume 500, Page 342, Official Public Records of Live Oak County, Texas, and being a portion of a tract called 41.21 acres described in conveyance from William P. Latham to STX Ranch Holdings, LLC., of record in Volume 496, Page 685, Official Public Records of Live Oak County, Texas.

Said 10.01 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING:           at a 5/8" iron pin found with cap (Dove) on the West line of Country Road 175 at the Southeast corner of said STX Ranch Holdings LLC, 2.00 acre tract, at the Northeast corner of Rebecca Arlene Bryler Franklin Pugh, remaining portion of 207.12 acre tract, of record in Volume 446, Page 287, Deed Records of Live Oak County, Texas, for the upper Southeast corner of this tract;

THENCE:               along with the common line of said STX Ranch Holdings LLC., 2.00 acre tract and 41.21 acre tract and the Rebecca Arlene Bryler Franklin Pugh, remaining portion of 207.12 acre tract, the following courses and distances:  
South 70 deg. 20 min. 37 sec. West, 284.54 feet to a 5/8" iron pin found with cap (Dove);  
South 17 deg. 08 min. 56 sec. East, 350.33 feet to a 5/8" iron pin found with cap (Dove);  
South 45 deg. 13 min. 33 sec. West, 268.21 feet to a 5/8" iron pin found with cap (Dove), at an angle corner of said 41.21 acre tract, for a corner of this tract;

THENCE:               South 50 deg. 10 min. 57 sec. West, 245.85 feet into said STX Ranch Holdings LLC., 41.21 acre tract, to a 1/2" iron pin set with cap, for the South corner of this tract;

THENCE:               North 41 deg. 27 min. 01 sec. West, 749.55 feet to a 1/2" iron pin set with cap on the common line between said STX Ranch Holdings, LLC., 41.21 acre tract and said Jeffrey Ramos, 23.46 acre tract, of record in Volume 431, Page 41, Official Public Records of Live Oak County, Texas, for the West corner of this tract;

THENCE:               North 44 deg. 44 min. 26 sec. East, 468.71 feet along with the common line between said STX Ranch Holdings, LLC, 41.21 acre tract and said Ramos, 23.46 acre tract to a 1/2" iron pin set with cap, for the Northwest corner of this tract;

THENCE: across said STX Ranch Holdings, LLC. 41.21 acre tract and 2.00 acre tract, the following courses and distances:  
South 43 deg. 55 min. 55 sec. East, 318.06 feet to a ½” iron pin set with cap and  
North 70 deg. 20 min. 37 sec. East, 500.91 feet to a ½” iron pin set with cap on  
the West line of County Road 175, for the Northeast corner of this tract;

THENCE: South 17 deg. 11 min. 53 sec. East, 60.06 feet along with the common line  
between said County Road 175 and said STX Ranch Holdings LLC., to the  
POINT OF BEGINNING.

Bearing Basis – South 17 deg. 10 min. 52 sec. East, 1033.35 feet - from the East line of said tract called  
41.21 acres, of record in Volume 491, Page 825, Official Public Records of Live Oak County, Texas.



A handwritten signature in dark ink, reading "Reynaldo Martinez Jr.", written over a light blue circular background.

REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
W. O. # 23-7-31 (T3)  
February 19, 2024  
(SEE ACCOMPANYING SURVEY PLAT)