

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: FEBRUARY 9, 2026

NOTE: Note described as follows:

Date: AUGUST 24, 2018
Maker: FCR PARTNERS, LP
Payee: SIMMONS BANK
Original Principal Amount: \$3,956,070.00

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 24, 2018
Grantor: FCR PARTNERS, LP
Trustee: J. TERRY SMITH
Beneficiary: SIMMONS BANK
Recorded: DOCUMENT NO. 2018002592, Real Property Records, UVALDE County, Texas

LENDER: SIMMONS BANK

BORROWER: FCR PARTNERS, LP

PROPERTY: The property described as follows.

THE REAL PROPERTY LOCATED IN UVALDE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

FILED
This 10th day of Feb A.D. 2026
at 12:38 o'clock P.M.
JENNAM WILLIAMS
County Clerk, Uvalde County, Texas
By: *Dellott*
Deputy

and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: BOB FRISCH, VICKI RODRIGUEZ, WAYNE DAUGHTREY, DAVID GARVIN, JANICE STONER, JODI STEEN, JO WOOLSEY.

Substitute Trustee's Mailing Address:

5728 LBJ FREEWAY
SUITE 150
DALLAS, TEXAS 75240

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

MARCH 3, 2026, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In UVALDE County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 24, 2018
Grantor: FCR PARTNERS, LP
Trustee: J. TERRY SMITH
Beneficiary: SIMMONS BANK
Recorded: DOCUMENT NO. 2018002592, Real Property Records, UVALDE County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN UVALDE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: BOB FRISCH, VICKI RODRIGUEZ, WAYNE DAUGHTREY, DAVID GARVIN, JANICE STONER, JODI STEEN, JO WOOLSEY.

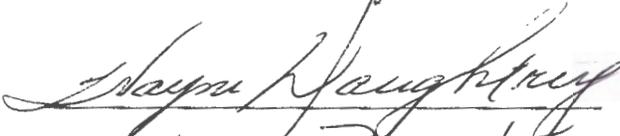
Substitute Trustee's Mailing Address:
5728 LBJ FREEWAY
SUITE 150
DALLAS, TEXAS 75240

Each Substitute Trustee is appointed **effective as of FEBRUARY 9, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
SIMMONS BANK

Notice of Sale executed by:


Name: Wayne Daughtrey

Substitute Trustee

Exhibit "A"

D. G. SNEYDE & COMPANY, INC.

"A Statewide Professional Land Surveying Service Company"

1022 Garner Field Road, Suite C

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0858 *snydesurveyors.com* Fax (830) 591-0863

FIELD NOTES FOR A BOUNDARY RETRACEMENT SURVEY OF 32.50 GRID ACRES, MORE OR LESS COMPLETED MARCH 12, 2018

Being a boundary retracement survey of 32.50 grid acres of land, more or less, lying in Uvalde County, Texas, being out of and parts of Allen G. Owen Survey 632, Abstract No. 364 and W. T. Austin Survey 633, Abstract No. 3, and also being that same certain tract called Tract One: 32.10 acres, as described in conveyance document to Frio Country Resort, LLC, recorded in Document Number 2012001899 of the Uvalde County Official Public Records, Uvalde County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING at a found 100D nail with a plastic cap marked "TPS/UVALDE" located at S.P.C. N=13735799.03' & E=1746917.55', marking an exterior corner of that same certain tract called 7.54 acres (remainder) of Cypress Bend Subdivision, recorded in Slide 195-B of the Uvalde County Plat Records, at a point on the southeasterly margin of County Road 348 (a.k.a. River Road), and marking the northwest corner of the herein described tract;

THENCE: Generally with the fence, and with the common boundary lines of said 7.54 acres and the herein described tract for the following two (2) calls:

- 1.) S 52° 22' 41" E, for a distance of 111.97 feet to a found ¾" diameter sucker rod marking a deflection point of said 7.54 acres, and marking a deflection point of the herein described tract;
- 2.) N 82° 03' 26" E, for a distance of 79.13 feet to a found ¾" diameter sucker rod marking the southwest corner of that same certain tract called 0.6 acres as described in conveyance

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Exhibit "A"

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document to Concan Water Supply Corporation, recorded in Volume 363, Page 862 of the Uvalde County Deed Records, marking an exterior corner of said 7.54 acres, and marking a deflection point of the herein described tract;

THENCE: S 69° 52' 43" E, generally with the fence, and with the common boundary line of said 0.6 acres and the herein described tract for a distance of 151.37 feet to a found ¾" diameter sucker rod marking the south corner of said 0.6 acres, and marking a deflection point of the herein described tract;

THENCE: N 54° 12' 43" E, generally with the fence, and with the common boundary line of said 0.6 acres and the herein described tract for a distance of 227.72 feet to a found 5/8" diameter rebar marking the northeast corner of said 0.6 acres, at a point on a westerly line of that same certain tract called 36.56 acres as described in conveyance document to Humberto G. Kuhn, Trustee, recorded in Volume 269, Page 536 of the Uvalde County Deed Records, and marking an exterior corner of the herein described tract;

THENCE: S 00° 35' 16" W, with the common boundary line of said 36.56 acres and the herein described tract for a distance of 175.46 feet to a found 5/8" diameter rebar with a plastic cap marked "KOCH & KOCH/LAND SUR. INC." marking the southwest corner of said 36.56 acres, and marking a reentrant corner of the herein described tract;

THENCE: N 83° 41' 00" E, with the common boundary line of said 36.56 acres and the herein described tract for a distance of 1003.62 feet to a found 5/8" diameter rebar with a plastic cap marked "KOCH & KOCH/LAND SUR. INC." marking the southeast corner of said 36.56 acres, marking an exterior corner of that same certain tract called 6.493 acres (PID: 120859), Barbara Arthur, according to the Uvalde County Appraisal District, and marking a deflection point of the herein described tract;

THENCE: N 81° 49' 49" E, with the common boundary line of said 6.493 acres and the herein described tract for a distance of 18.58 feet to a set ½" diameter rebar marking a reentrant corner of said 6.493 acres, and marking the northeast corner of the herein described tract;

THENCE: With the common boundary lines of said 6.493 acres and the herein described tract for the following four (4) calls:

- 1.) S 07° 49' 44" E, for a distance of 86.62 feet to a set ½" diameter rebar marking a deflection point of said 6.493 acres, and marking a deflection point of the herein described tract;
- 2.) S 10° 52' 42" E, for a distance of 172.73 feet to a found 100D nail marking a deflection point of said 6.493 acres, and marking a deflection point of the herein described tract;
- 3.) S 03° 21' 59" E, for a distance of 2.64 feet to a found 100D nail marking a deflection point of said 6.493 acres, and marking a deflection point of the herein described tract;
- 4.) S 09° 59' 13" E, for a distance of 55.37 feet to a found 100D nail at a point in the centerline of a 30 foot road access easement recorded in Document Number 2012002343 of the Uvalde

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County Official Public Records, marking a deflection point of said 6.493 acres, and marking a deflection point of the herein described tract;

THENCE: With the centerline of said 30 foot access easement, and with the common boundary lines of said 6.493 acres and the herein described tract for the following three (3) calls:

- 1.) S 07° 25' 23" E, for a distance of 113.03 feet to a found 100D nail marking a deflection point of said 6.493 acres, marking a deflection point of said 30 foot access easement, and marking a deflection point of the herein described tract;
- 2.) S 16° 03' 12" E, for a distance of 84.50 feet to a found 100D nail marking a deflection point of said 6.493 acres, marking a deflection point of said 30 foot access easement, and marking a deflection point of the herein described tract;
- 3.) S 04° 07' 00" E, for a distance of 51.11 feet to a found 100D nail, marking a deflection point of said 30 foot access easement, marking the northwest corner of that same certain tract called 4.243 acres as described in conveyance document to Jackson Harper Ray, et ux., recorded in Document Number 2014003637 of the Uvalde County Official Public Records, marking the southwest corner of said 6.493 acres, and marking a deflection point of the herein described tract;

THENCE: With the centerline of said 30 foot access easement, and with the common boundary lines of said 4.243 acres and the herein described tract for the following four (4) calls:

- 1.) S 04° 13' 17" E, for a distance of 62.14 feet to a found 100D nail marking a deflection point of said 4.243 acres, marking a deflection point of said 30 foot access easement, and marking a deflection point of the herein described tract;
- 2.) S 21° 49' 07" E, for a distance of 155.04 feet to a found 100D nail marking a deflection point of said 4.243 acres, marking a deflection point of said 30 foot access easement, and marking a deflection point of the herein described tract;
- 3.) S 29° 40' 21" E, for a distance of 217.06 feet to a found 100D nail marking a deflection point of said 4.243 acres, marking a deflection point of said 30 foot access easement, and marking a deflection point of the herein described tract;
- 4.) S 41° 39' 11" E, for a distance of 59.61 feet to a found 100D nail at a point on a northwesterly line of that same certain tract called 3.226 acres as described in conveyance document to Bill Colston, Jr. and Judy M. Colston, recorded in Document Number 2012002343 of the Uvalde County Official Public Records, marking the south corner of said 4.243 acres, marking a deflection point of said 30 foot access easement, and marking the east corner of the herein described tract;

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THENCE: With the common boundary lines of said 3.226 acres and the herein described tract for the following three (3) calls:

- 1.) S 53° 06' 38" W, for a distance of 36.09 feet marking a deflection point of said 3.226 acres, and marking a deflection point of the herein described tract, from which point a found bent 100D nail with a plastic cap marked "TPS/UVALDE" bears N 06° 26' 49" W at a distance of 0.48 feet;
- 2.) S 61° 36' 03" W, for a distance of 88.19 feet to a found 100D nail with a plastic cap marked "TPS/UVALDE" marking a deflection point of said 3.226 acres, and marking a deflection point of the herein described tract;
- 3.) S 52° 55' 46" W, at 362.93 feet passing a found 1/2" diameter rebar, continuing on the same course for a total distance of 406.93 feet to a point in the approximate center of the Frio River marking the west corner of said 3.226 acres, at a point on a northeasterly line of Hearstone Subdivision, recorded in Slide 259-A of the Uvalde County Plat Records, and marking the south corner of the herein described tract;

THENCE: Progressing upstream, along and with the center of the Frio River, and with the common boundary lines of said Hearstone Subdivision and the herein described tract for the following eleven (11) calls which approximate the sinuosity of said center of the Frio River as of this date:

- 1.) N 35° 34' 57" W, for a distance of 70.30 feet marking a deflection point of the herein described tract;
- 2.) N 53° 22' 46" W, for a distance of 77.77 feet marking a deflection point of the herein described tract;
- 3.) N 48° 10' 20" W, for a distance of 401.82 feet marking a deflection point of the herein described tract;
- 4.) N 51° 04' 54" W, for a distance of 163.45 feet marking a deflection point of the herein described tract;
- 5.) N 44° 05' 10" W, for a distance of 125.01 feet marking a deflection point of the herein described tract;
- 6.) N 60° 36' 21" W, for a distance of 59.36 feet marking a deflection point of the herein described tract;
- 7.) S 86° 11' 10" W, for a distance of 141.37 feet marking a deflection point of the herein described tract;
- 8.) N 69° 59' 21" W, for a distance of 219.06 feet marking a deflection point of the herein described tract;
- 9.) N 68° 36' 24" W, for a distance of 412.87 feet marking a deflection point of the herein described tract;
- 10.) N 49° 45' 20" W, for a distance of 118.42 feet marking a deflection point of the herein described tract;
- 11.) N 44° 33' 16" W, for a distance of 183.85 feet marking the north corner of said Hearstone Subdivision, at a point on the southeasterly margin of County Road 348, and marking the west corner of the herein described tract;

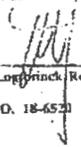
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THENCE: With the southeasterly margin of County Road 348 and the herein described tract for the following four (4) calls:

- 1.) N 39° 29' 37" E, at 109.23 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 129.14 feet marking a deflection point of the herein described tract;
- 2.) N 30° 22' 50" E, for a distance of 86.24 feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
- 3.) N 41° 13' 29" E, passing the centerline of a 30 foot road access easement recorded in Document Number 2009002622 of the Uvalde County Official Public Records, continuing on the same course for a distance of 91.95 feet to a found cotton spindle marking a deflection point of the herein described tract;
- 4.) N 40° 03' 31" E, for a distance of 109.09 feet to the Place of Beginning and containing 32.50 grid acres, more or less, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on March 12, 2018.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.


Mark E. Longbrinck, Registered Professional Land Surveyor/
No. 8418
PROJ. NO. 18-6521