

TCEQ Interoffice Memorandum

To: Records Management **Date:** June 20, 2012

From: Water Rights Permitting & Availability Section
Water Availability Division Certificate of Adjudication No. 23-208
Cameron County
Rio Grande River Basin
Water Rights: 38.18 ac-ft per year Class B irrigation

Subject: Change of Ownership

Add: Valley Municipal Utility District No. 2, as part owner

The *Warranty Deed* dated November 30, 2002, recorded as Document No. 1299 in the Official Records of Cameron County, Texas, has been checked and covers a portion of the water right. The \$100 change of ownership fee was received on March 20, 2012 (REDACTED).

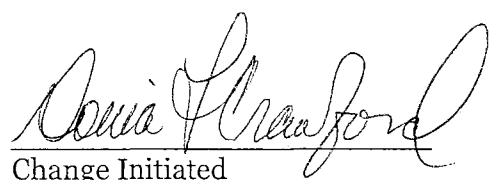
Ownership of Record with Addresses and Remarks:

- | | |
|---|---|
| 1. William A. Faulk
Rentfro, Faulk & Blankmore, L.L.P.
Attorneys, Counselors And Mediators
185 E. Ruben M. Torres, Sr. Blvd
Brownsville, Texas 78520-9136 | 2. Valley Municipal Utility District No. 2
100 Hidalgo Avenue
Rancho Viejo, Texas 78575 |
|---|---|

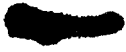
William Faulk conveyed to Valley MUD No. 2 14 acre-feet of water rights only and not the land to which they were originally appurtenant.

The ownership of the water rights is established as follows:

- | | |
|---------------------|---|
| 1. William A. Faulk | 24.18 ac-ft for Class B irrigation, no land, subject to amendment |
| 2. Valley MUD No. 2 | 14 ac-ft for Class B irrigation, no land, subject to amendment |
| | 38.18 ac-ft for Class B irrigation use |


Change Initiated

Data Entry Made



Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 20, 2012

Mr. Craig Stowell, General Manager
Valley Municipal Utility District No. 2
100 Hidalgo Avenue
Rancho Viejo, Texas 78575

RE: Change of Ownership
Certificate of Adjudication No. 23-208

Dear Mr. Stowell:

Based on receipt of the *Change of Ownership Form*, the *Warranty Deed* and receipt of the \$100.00 change of ownership fee (Receipt No. [REDACTED], enclosed), we are changing our records to reflect Valley Municipal Utility District No. 2 as part owner of Certificate of Adjudication No. 23-208.

Certificate of Adjudication No. 23-208 authorizes Valley Municipal Utility District No. 2 the right to divert and use 14 acre-feet of Class B water per year from the Rio Grande River, Rio Grande River Basin, for agricultural purposes in Cameron County, Texas.

Please keep in mind that the 14 acre-feet per year of agricultural water rights under this certificate are not associated with any land and are therefore subject to amendment prior to the diversion and use of the water.

If you have any questions concerning this matter please contact me at (512) 239-0636 or via e-mail at Sonia.crawford@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Sonia F. Crawford".

Sonia F. Crawford, Project Manager
Water Rights Permitting & Availability Section
Water Availability Division

Enclosure

cc: William Faulk
Rio Grande Watermaster's Office

—

Handwritten scribbles and initials

220988



Texas Commission on Environmental Quality
PAY TO THE ORDER OF STATE COMPTROLLER TCEQ
PO Box 13088, MC-160
Austin, Texas 78711-3088
Telephone (512) 239-4691, FAX (512) 239-4770
222936 \$ 19.00

CHANGE OF OWNERSHIP FORM

Request for Transfer of

Permit No. _____ Certificate of Adjudication No. 23-208

Pursuant to TAC 297.81-297.83 relating to Conveyances of Land and Water Rights, the owners must provide the completed copy of this "Change of Ownership" form together with the following:

- (1) Certified and/or recorded copies of legal documents establishing a complete chain of title from the owner of record to the current owner. These documents usually consist of **deeds and other such conveyances** or, in case of an inheritance, the (a) **will**, (b) **probate order** and (c) **will inventory**.
- (2) **\$100 fee** for changing the ownership records of the permit/certificate of adjudication. Make your remittance payable to Texas Commission on Environmental Quality.

New Owner's Name: Valley Municipal Utility District No.2

Address: 100 Hidalgo Avenue
Rancho Viejo, Texas 78575

Telephone No(s): Home: 956/350-4136 Office: _____ Fax: 956/350-4575

Customer Reference Number (if issued): CN 600672794

Note: If you do not have a Customer Reference Number, complete Section II of the Core Data Form (TCEQ-10400) and submit it with this application.

Craig Stowell
Name (sign)

Name (sign)

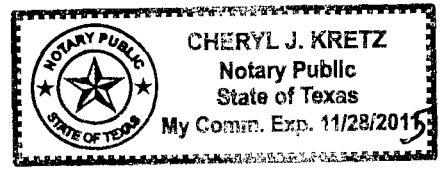
Craig Stowell/General Manager
Name (print)

Name (print)

Subscribed and sworn to me as being true and correct before me this 14th day of March, 2010 2012

Cheryl J. Kretz
Notary Public, State of Texas

RECEIVED
2012 MAR 11 10:10
WATER SUPPLY DIV.



DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

100-443888-100

000001299

WATER RIGHTS SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

KNOW ALL MEN BY THESE PRESENTS:

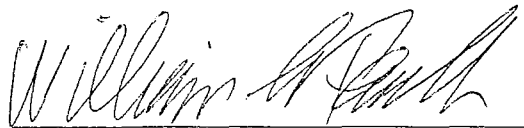
That WILLIAM A. FAULK, of the County of Cameron, State of Texas, for and in consideration of the sum to TEN AND NO/100THS (\$100.00) DOLLARS to me in hand paid by VALLEY MUNICIPAL UTILITY DISTRICT #2, of Cameron County, Texas, have GRANTED, SOLD, and CONVEYED and by these presents do GRANT, SELL, and CONVEY unto the said VALLEY MUNICIPAL UTILITY DISTRICT #2, those certain Water Rights described as follows:

Fourteen (14) acre feet of Class "B" Water Rights out of Water Rights Adjudication Number 23-208 of the Texas Natural Resource Conservation Commission.

To Have and to Hold the above described premises, together with all and singular the rights and appurtenances therein in anywise belonging to the said Grantee, it's successors and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, by, through or under me.

The undersigned hereby joins Grantee, in its application to the Water Rights Commission to approve this conveyance and to authorize the change of place of diversion and the application of said waters.

EXECUTED this 30th day of November, 2002.


WILLIAM A. FAULK

RECEIVED
TO SO
VALLEY SUPPLY DIV.
2002 NOV 21 PM 10:11

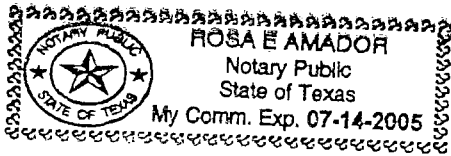
Doc
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BK
OR
8651
Vol
157
Pg

(ACKNOWLEDGMENT)

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on this the 02nd day of December, 2002, by WILLIAM A. FAULK.

Rosa E. Amador
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:
VALLEY MUNICIPAL UTILITY DIST. NO.2
100 ADKINS ROAD
RANCHO VIEJO, TEXAS 78575

PREPARED IN THE LAW OFFICE OF:
RENTFRO, FAULK & BLAKEMORE LLLP
185 EAST RUBEN TORRES SR BLVD
BROWNSVILLE TEXAS 78520

Doc 00001299 BK Vol 8651 Pg 150



20-MAR-12 09:51 AM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

<u>Fee Description</u>	<u>Fee Code</u> <u>Account#</u> <u>Account Name</u>	<u>Ref#1</u> <u>Ref#2</u> <u>Paid In By</u>	<u>Check Number</u> <u>Card Auth.</u> <u>User Data</u>	<u>CC Type</u> <u>Tran Code</u> <u>Rec Code</u>	<u>Slip Key</u> <u>Document#</u>	<u>Tran Date</u>	<u>Tran Amount</u>
WTR USE PERMITS	WUP	[REDACTED]	[REDACTED]		[REDACTED]	20-MAR-12	-\$100.00
	WUP	ADJ 23208	[REDACTED]	N	[REDACTED]		
	WATER USE PERMITS	VALLEY MUD	[REDACTED]	CK			
		2					
						Total (Fee Code):	-\$100.00
						Grand Total:	-\$21,895.55

2012 MAR 21 AM 10 41

RECEIVED
TCEQ
VALLEY COUNTY DIV.

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TCEQ Interoffice Memorandum

To: Records Management **Date:** September 18, 2012

From: Water Rights Permitting & Availability Section
Water Availability Division Certificate of Adjudication No. 23-249
Cameron County
Rio Grande Basin
Water Rights: 197.50 ac/ft Class B irrigation

Subject: Change of Ownership

Delete: Robert B. Duncan, as owner

Add: C&J Farm Holdings, L.L.C., as owner

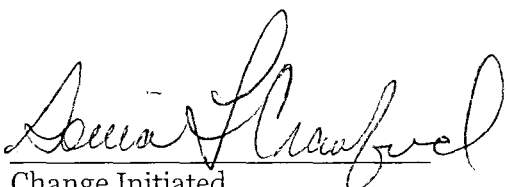
The *General Warranty Deed* dated January 20, 2012, recorded as Document No. 2012-3838, in Volume No. 18278, Page 238 in the Official Public Records of Cameron County has been checked and found to cover the water right. The \$100 change of ownership fee was received on February 10, 2012 (Receipt No. [REDACTED])

Ownership of Record with Addresses and Remarks:

- | | |
|--|--|
| 1. C&J Farm Holdings, L.L.C.
P.O. Box 570
Rio Hondo, Texas 78583 | 2. James S. Benson
5618 Bamboo Circle
Harlingen, Texas 78550 |
|--|--|

Ownership of the land and water rights involved is established as follows:

- | | |
|--------------------|---|
| 1. C&J Farm | 131.70 ac-ft per year of Class A water for irrigation out of 285.776 ac in La Feria Grant, being (1) 39.55 ac tr located in the Sarah Jane Ransom Tract, Juan Jose Balli Partition Share, and (2) 246.21 ac tr located in the Peter Champion and Nicolas Champion Shares of "La Florida Ranch", Juan Jose Balli Partition Share |
| 2. James S. Benson | 65.80 ac-ft per year of Class A water for irrigation out of 182.70 ac tr in the Peter Champion and Nicolas Champion Shares of "La Florida Ranch", Juan Jose <u>Balli Partition Share, La Feria Grant</u> |
- 197.50 ac ft of Class A irrigation water rights


Change Initiated

Data Entry Made

[REDACTED]

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 18, 2012

Mr. Eugene Vaughan, III
Jones, Galligan, Key & Lozano, L.L.P.
P.O. Drawer 1247
Weslaco, Texas 78599-1247

RE: Change of Ownerships
Certificate of Adjudication Nos: 23-14, 23-25, and 23-249

Dear Mr. Vaughan:

Based on receipt of the *General Warranty Deed* dated January 20, 2012, and the \$300.00 change of ownership fee (Receipt Nos. [REDACTED] enclosed), we are changing our records to reflect C&J Farm Holdings, L.L.C. as the owner of Certificate of Adjudication No. 23-14, and part owner of Certificate of Adjudication Nos. 23-25 and 23-249.

Certificate of Adjudication No. 23-14 authorizes C&J Farm Holdings, L.L.C. the right to divert and use 150 acre-feet of water per year from Rio Grande for agricultural purposes to irrigate 60 acres out of an 89.13-acre tract located in the TWC Tract C-145, Nicolas Champion Share, La Feria Grant, Cameron County, Texas.

Certificate of Adjudication No. 23-25 authorizes C&J Farm Holdings, L.L.C. the right to divert and use 540.675 acre-feet of Class B water per year from Rio Grande for agricultural purposes for irrigation of 285.776 acres located in the in the La Feria Grant, being 39.55 acres in the Sarah Jane Ransom Tract, Juan Jose Balli Partition Share, and 246.21 acres in the Peter Champion and Nicolas Champion Shares of "La Florida Ranch", Juan Jose Balli Partition Share, Cameron County, Texas.

Certificate of Adjudication No. 23-249 authorizes C&J Farm Holdings, L.L.C. the right to divert and use 131.70 acre-feet of Class A water per year from Rio Grande for agricultural purposes for irrigation of 285.776 acres located in the in the La Feria Grant, being 39.55 acres in the Sarah Jane Ransom Tract, Juan Jose Balli Partition Share, and 246.21 acres in the Peter Champion and Nicolas Champion Shares of "La Florida Ranch", Juan Jose Balli Partition Share, Cameron County, Texas.

Please keep in mind that the 150 acre-feet, 540.675 acre-feet, and the 131.70 acre-feet per year of agricultural water rights under these certificates are appurtenant to the 89.13 acres and the 285.776 acres of land referenced above. As such, a conveyance of **any portion** of these 89.13 or 285.776 acres, in the future, will automatically carry a **proportionate** share of the water rights to the new owner unless it **specifies otherwise** in the conveyance.

[REDACTED]

Mr. Eugene Vaughan, III
Page 2 of 2
September 17, 2012

If you have any questions concerning this matter please contact me at (512) 239-0636 or via e-mail at Sonia.crawford@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonia F. Crawford". The signature is fluid and cursive, with the first name "Sonia" being the most prominent.

Sonia F. Crawford, Project Manager
Water Rights Permitting & Availability Section
Water Availability Division

Enclosure

cc: Rio Grande Watermaster's Office
C&J Farm Holdings, L.L.C.



Texas Commission on Environmental Quality

PO Box 13088, MC-160
Austin, Texas 78711-3088
Telephone (512) 239-4691, FAX (512) 239-4770

Received and Original
Forward to Dept.
FEB - 9 2012
TCEQ/Revenue Section

CHANGE OF OWNERSHIP FORM

Request for Transfer of

Permit No. _____ Certificate of Adjudication No. 23-249

Pursuant to TAC 297.81-297.83 relating to Conveyances of Land and Water Rights, the owners must provide the completed copy of this **"Change of Ownership" form** together with the following:

- (1) Certified and/or recorded copies of legal documents establishing a complete chain of title from the owner of record to the current owner. These documents usually consist of **deeds and other such conveyances or**, in case of an inheritance, the (a) **will**, (b) **probate order** and (c) **will inventory**.
- (2) **\$100 fee** for changing the ownership records of the permit/certificate of adjudication. Make your remittance payable to Texas Commission on Environmental Quality.

New Owner's Name: C&J Farm Holdings, L.L.C.

Address: P.O. Box 570, Rio Hondo, Texas 78583

Telephone No(s): Home: _____ Office: (956) 365-3660 Fax: (956) 365-3661

Customer Reference Number (if issued): CN _____

Note: If you do not have a Customer Reference Number, complete Section II of the Core Data Form (TCEQ-10400) and submit it with this application.

C&J Farm Holdings, L.L.C.

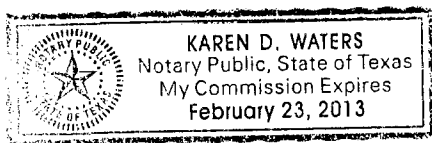
Robert B. Duncan
Name (sign)

Name (sign)

ROBERT B. DUNCAN, President
Name (print)

Name (print)

Subscribed and sworn to me as being true and correct before me this 31 day of January, 2012



Karen D. Waters
Notary Public, State of Texas

RECEIVED
TARRANT SUPPLY DIV.
FEB 09 2012



STATE COMMISSION
TCEQ

Texas Commission on Environmental Quality

PO Box 13088, MC-160
Austin, Texas 78711-3088

Telephone (512) 239-4691, FAX (512) 239-4770

218763

2-9

Received and Original
Forward to Dept.
FEB - 9 2012
TCEQ/Revenue Section

CHANGE OF OWNERSHIP FORM

Request for Transfer of

Permit No. _____

Certificate of Adjudication No. 23-249

Pursuant to TAC 297.81-297.83 relating to Conveyances of Land and Water Rights, the owners must provide the completed copy of this "Change of Ownership" form together with the following:

- (1) Certified and/or recorded copies of legal documents establishing a complete chain of title from the owner of record to the current owner. These documents usually consist of **deeds and other such conveyances or**, in case of an inheritance, the (a) **will**, (b) **probate order** and (c) **will inventory**.
- (2) **\$100 fee** for changing the ownership records of the permit/certificate of adjudication. Make your remittance payable to Texas Commission on Environmental Quality.

New Owner's Name: C&J Farm Holdings, L.L.C.

Address: P.O. Box 570, Rio Hondo, Texas 78583

Telephone No(s): Home: _____ Office: (956) 365-3660 Fax: (956) 365-3661

Customer Reference Number (if issued): CN _____

Note: If you do not have a Customer Reference Number, complete Section II of the Core Data Form (TCEQ-10400) and submit it with this application.

C&J Farm Holdings, L.L.C.

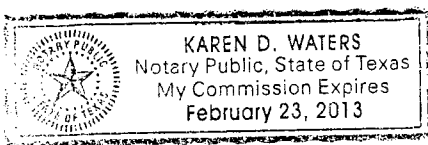
Robert B. Duncan
Name (sign)

Name (sign)

ROBERT B. DUNCAN, President
Name (print)

Name (print)

Subscribed and sworn to me as being true and correct before me this 31 day of January, 2012



Karen D Waters
Notary Public, State of Texas

2012 FEB 13 PM 1:05

RECEIVED
TCEQ
FEB 13 2012

10-10-18

**** Electronically Filed Document ****

Document Number: 2012-3838
Recorded As : ELECTRONIC RECORDING

Recorded On: February 01, 2012
Recorded At: 10:44:12 am
Number of Pages: 14
Book-VI/Pg: Bk-OR VI-18278 Pg-238
Recording Fee: \$64.00

Parties:

Direct- DUNCAN ROBERT B
Indirect- C&J FARM HOLDINGS LLC

Receipt Number: [REDACTED]
Processed By: Maggie Pena

RECEIVED
TODD
WATSON SUPPLY DIV.
2012 FEB 10 PM 3:44

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



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.

GENERAL WARRANTY DEED

Date: January 20, 2012

Grantor: ROBERT B. DUNCAN, joined herein by my wife, PATTY WEI-CHUNG DUNCAN, pro forma


Grantor's Mailing Address: P.O. Box 570
Rio Hondo, Cameron County, Texas 78583

Grantee: C&J FARM HOLDINGS, L.L.C.

Grantee's Mailing Address: P.O. Box 570
Rio Hondo, Cameron County, Texas 78583

Consideration:

Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements) 

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. As to Tracts 1, 2 and 3:
 - a. Any claim or allegation that the land described herein was conveyed in violation of Chapter 232 of the Local Government Code or in violation of any county or city ordinance relating to subdivisions.
 - b. Visible and apparent easements, to include but not limited to easements for roadways on or across the land.
 - c. Statutory rights in favor of Hidalgo and Cameron County Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
 - d. Easements in favor of Hidalgo and Cameron County Irrigations District No.9

2. As to Tracts 1 and 2:
 - a. A stated mineral interest described in instrument dated June 10, 1946, from C.G. Personius and wife, Louise C. Personius to W.G. Wilkerson, recorded in Volume 384, Page 50 Deed Records, Cameron County, Texas.
 - b. A stated mineral interest described in instrument dated December 23, 1940 conveyed to Karl H. Dubblesten, recorded in Volume 3, Page 281, Oil, Gas and

- Mineral Records, Cameron County, Texas.
- c. A stated mineral interest described in instrument dated September 12, 1947 from W.G. Wilkerson and Cummie Wilkerson to John T. Benson and Ruby O. Benson, recorded in Volume 425, Page 170, Deed Records, Cameron County, Texas.
 - d. Right of way dated September 21, 1927 from Pablo Champion and Isabel M. Champion to Central Power and Light Co., recorded in Volume 171, Page 257, Deed Records of Cameron County, Texas.
 - e. Easement and right of way dated May 8, 1974 from Mrs. Ruby O. Benson, Independent Executrix of the Estate of John T.R. Benson, deceased to Central Power and Light Company, recorded in Volume 1002, Page 100, Deed Records, Cameron County, Texas.
 - f. Easements for road, canals, drainage ditches, flood protection levee and utilities as shown on the plat of La Florida Ranch Subdivision, recorded in Volume 12, Page 39, Map Records, Cameron County, Texas.
 - g. Dipping vat dated October 1, 1974 from Jim Benson to County of Cameron, recorded in Volume 1003, Page 795, Deed Records, Cameron County, Texas.
 - h. Water rights conveyed instrument dated August 17, 1981 from Ruby O. Benson, a widow John T. Benson, Jr., Pamela Ruth Benson Copenhaver and James S. Benson aka Jim Benson to Maxey R. Grossenbacher and wife, Jo Ann S. Grossenbacher, recorded in Volume 1247, Page 213, Deed Records, Cameron County, Texas.
 - i. Water rights conveyed dated August 25, 1987 from John T. Benson, Jr., Pamela Ruth Benson Copenhaver and James S. Benson to Ruby O. Benson, recorded in Volume 235, Page 212, Official Records, Cameron County, Texas.
 - j. Subject to the erosions and accretions caused by the waters of the Rio Grande River and/or resaca.
 - k. Easement dated June 6, 1951 from L.J. Strieber to Taylor Refining Co. and Mayfair Minerals, Inc., recorded in Volume 518, Page 403, Deed Records, Cameron County, Texas, assigned on June 29, 1951 to Continental Pipe Line Company, recorded in Volume 527, Page 172, Deed Records, Cameron County, Texas.
 - l. Easement dated January 6, 1961 from La Feria Water Control and Improvement District Cameron County No. 3 to United States of America, recorded in Volume 707, Page 80, Deed Records, Cameron County, Texas.
 - m. Easement dated May 12, 1951 form La Feria Water Control and Improvement District No. 3 to the State of Texas, recorded in Volume 517, Page 145, Deed Records, Cameron County, Texas.
 - n. Easement dated February 2, 1955 from Santa Maria Water Company and Improvement District No. 4 to the State of Texas, recorded in Volume 589, Page 617 Deed Records, Cameron County, Texas.
 - o. Easement dated May 8, 1951 from Ruby O. Benson to Taylor Refining Company and Mayfair Minerals, Inc. recorded in Volume 516, Page 325, Deed Records, Cameron County, Texas. Assigned on June 29, 1951 to Continental Pipeline Company, recorded in Volume 527, Page 172, Deed Records, Cameron County, Texas.
 - p. Subject to any and all agricultural lease agreements, amendments and supplements thereto, existing with the tenants in possession, whether written or oral and whether recorded or unrecorded.

- q. Easements for roads, canals, drainage ditches and utilities as set out in deed dated October 26, 1943 from C.W. Zelig to L.J. Strieber recorded in Volume 322, Page 317, Deed Records of Cameron County, Texas.
 - r. Easement dated April 15, 1948 from L.J. Strieber to John T.R. Benson recorded in Volume 442, Page 71, Official Records of Cameron County, Texas.
 - s. Except to those certain overhead power lines and power poles along the westerly side of Tract 1, together with any and all appurtenant services lines as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr. registered professional land surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.
 - t. Except to those certain power poles and overhead power lines along the northerly and southwesterly side of Tract 2, together with any and all appurtenant service lines as shown on survey dated May 16, 2006, prepared by Juan Garcia, Jr., registered professional land surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.
 - u. US Highway 281 abuts the south side of Tract 1 and the North side of Tract 2.
2. As to Tract 1:
- a. Railroad as shown on plat recorded in Volume 12, Page 39, Map Records, Cameron County, Texas and as described in deed dated January 12, 1929 by between Felicitas Champion, et al and Pablo Champion, et al, recorded in Volume 193, Page 244, Deed Records, Cameron County, Texas and as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr., registered professional land surveyor #4203 JHN Surveying Co., LLC #JN-1958.
 - b. Except to those certain power poles and overhead power lines along the northerly side of said tract, together with any and all appurtenant services lines, as shown on survey dated May 16, 2006, prepared by Juan Garcia, Jr., registered professional land surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.
 - c. Resaca across said tract as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr., registered professional land surveyor NO. 4203 JHN Surveying Co., LLC #JN-1958.
 - d. Drain ditch as shown on survey dated May 16, 2006, prepared by Juan Garcia, Jr., registered professional land surveyor NO. 4203 JHN Surveying Co., LLC #JN-1958.
 - e. Except to those certain power pole with electrical box, electric irrigation pump, steel pipe, concrete stand pipes, concrete slab with pipe, drain hole, and irrigation valves, together with any and all appurtenant services lines as shown on survey dated May 16, 2006, prepared by Juan Garcia, Jr., registered professional land surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.
3. As to Tract 2:
- a. Levees as described in documents recorded in Volume 269, Page 407, Volume 271, Page 282, Volume 273, Page 221, Volume 276, Page 265 and Volume 277, Page 159, all in Deed Records, Cameron County, Texas and as shown on Survey dated May 16, 2006, prepared by Juan Garcia, Jr. registered professional land surveyor #4203 JNH Surveying Co LLC #JN-1958.
 - b. Except to those certain irrigation valves concrete stand pipes, concrete wall, power pole and electrical box along the southwesterly side, together with any

and all appurtenant services lines as shown on survey dated May 16, 2006, prepared by Juan Garcia, Jr., registered professional land surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.

- c. Except to those certain concrete wall with irrigation valve and concrete headwall along the easterly side of said tract, together with any and all appurtenant service lines as shown on survey dated May 16, 2006, prepared by Juan Garcia, Jr., registered professional land surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.
- d. Except to those certain over head power lines and power poles along the levee, together with any and all appurtenant services lines as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr., registered professional surveyor No. 4203 JHN Surveying Co., LLC #JN-1958.

4. As to Tract 3:

- a. Water rights conveyed dated in instrument dated August 17, 1981 from Ruby O. Benson, a widow, John T. Benson, Jr., Pamela Ruth Benson Copenhaver and James S. Benson aka Jim Benson to Maxey R. Grossenbacher and wife Jo Ann S. Grossenbacher, recorded in Volume 1247, Page 213, Official Records, Cameron County, Texas.
- b. Subject to the erosions and accretions caused by the waters of the resaca.
- c. Subject to any and all agricultural lease agreements, amendments and supplements thereto, existing with the tenants in possession, whether written or oral and whether recorded or unrecorded.
- d. Railroad as shown on plat recorded in Volume 12, Page 39, Map Records, Cameron County, Texas and as described in Deed dated January 12, 1929 by and between Felicitas Champion, et al and Pablo Champion, et al, recorded in Volume 193, Page 244, Deed Records, Cameron County, Texas and as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr., registered profession land surveyor #4203. JHN Surveying Co., LLC #JN-1958.
- e. Easements for roads, canals, drainage ditches and utilities as set out in Deed dated October 26, 1943 from C.W. Zelig to L.J. Strieber, recorded in Volume 322, Page 317, Deed Records, Cameron County, Texas and as set out in Deed from L.J. Strieber to John T.R. Benson, recorded in Volume 441, Page 71, Deed Records, Cameron County, Texas.
- f. Easement dated April 15, 1948 from L.J. Strieber to John T.R. Benson, recorded in Volume 441, Page 71, Official Records, Cameron County, Texas.
- g. Except to those certain power poles and overhead power lines along the northerly said of said tract, together with any and all appurtenant service lines, as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr., registered professional land surveyor no. 4203 JNH Surveying Co., LLC #JN-1958.
- h. Except to those certain overhead power lines and power poles along the westerly side of said tract, together with any and all appurtenant services lines as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr. registered professional land surveyor no. 4203, JNH Surveying Co., LLC #JN-1958.
- i. Resaca across said tract as shown on survey dated May 16, 2006 prepared by Juan Garcia, Jr., registered professional land surveyor no. 4203, JNH Surveying Co., LLC #JN-1958.

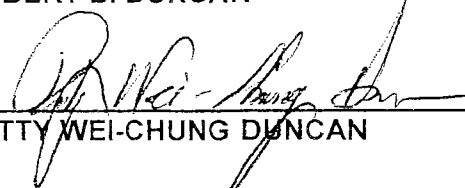
5. As to Tract 4:
 - a. FLOOD CONTROL EASEMENT dated December 9, 1937, executed by Alfredo Garcia Cantu, et al, to Cameron County, Texas, recorded in Volume 281, Page 298, Deed Records of Cameron County, Texas.
 - b. Right-of-Way Easement, Twenty feet (20') in width, for drainage dated January 21, 1954, executed by Esther Garcia Escalante to San Benito Cameron County Drainage District No. Three (3), recorded in Volume 573, Page 73, Deed Records of Cameron County, Texas (Affects Tract 6 of this Tract).
 - c. Right-of-Way Easement, Twenty feet (20') in width, for drainage dated January 21, 1954, executed by Sara F. De Garcia to San Benito Cameron County Drainage District No. Three (3), recorded in Volume 573, Page 72, Deed Records of Cameron County, Texas (Affect Tract 5 of this Tract).
 - d. Right-of-Way Easement, Twenty feet (20') in width, for drainage dated January 21, 1954, executed by Benito J. Garcia to San Benito Cameron County Drainage District No. Three (3), recorded in Volume 573, Page 76, Deed Records of Cameron County, Texas (Affects Tracts 2, 3, and 4 of this Tract).
 - e. Dirt Road, along a portion of the West line, as shown on Survey dated July 14, 1995, by Martin & Brown Engineering – Surveying, Job No. 6668.
 - f. Los Indios Lateral No. 1, along the North line of Levee, as shown on Survey dated July 14, 1995, by Martin & Brown Engineering – Surveying, Job No. 6668.
 - g. Statutory rights in favor of Cameron County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
 - h. Easements in favor of Cameron County Irrigation District No. 2.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



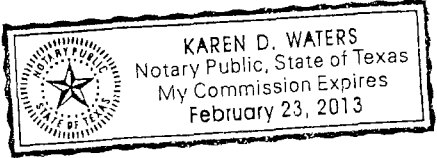
 ROBERT B. DUNCAN



 PATTY WEI-CHUNG DUNCAN

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 31, ²⁰¹²~~2011~~, by
ROBERT B. DUNCAN.



Karen D. Waters
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 31, ²⁰¹²~~2011~~, by
PATTY WEI-CHUNG DUNCAN.



Karen D. Waters
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
Eugene R. Vaughan, III
Jones, Galligan, Key & Lozano, L.L.P.
Post Office Drawer 1247
Weslaco, Texas 78599-1247

EXHIBIT A

23-25
23-249

TRACT 1:

METES AND BOUNDS DESCRIPTION OF A 246.21 ACRES CALC. (246.24 MEAS.) LYING NORTH OF HIGHWAY 281, OUT OF A CERTAIN 562.30 ACRE TRACT OUT OF LA FLORIDA RANCH, PETER AND NICOLAS CHAMPION SHARES LA FERIA GRANT IN CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 12, PAGE 39 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS AND SAID 246.21 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH PIPE FOUND ON NORTHWEST CORNER OF PETER CHAMPION SHARE OF THE LA FERIA GRANT, AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID PETER CHAMPION SHARE OF THE LA FERIA RANCH LA FERIA GRANT, NORTH 88 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 1596.17 FEET, FOR THE NORTH EAST CORNER OF THIS TRACT;

THENCE, SOUTH 00 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 7055.30 FEET TO A 1/2 INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 70 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 97.53 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST, A DISTANCE OF 337.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF U.S. HWY. 281 (MILITARY HWY.), FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY U.S. HWY. 281 (MILITARY HWY.), NORTH 62 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 1492.38 FEET TO A 1/2 INCH IRON PIN FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 01 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 6382.45 FEET TO THE PLACE OF BEGINNING, CONTAINING 246.21 ACRES OF LAND MORE OR LESS, INCLUSIVE OF ANY AND ALL EASEMENTS, RESTRICTIONS, EXCEPTIONS OR DEDICATIONS THAT MIGHT BE OR RECORD.

EASEMENT TRACT:

A PROPOSED 24 FOOT EASEMENT, BEING A 2.41 ACRE TRACT OF LAND (105,002 SQ. FT.) OUT OF A 182.70 ACRE TRACT OF LAND LYING SOUTH OF HIGHWAY 281; OUT OF A CERTAIN 435.0 ACRE TRACT OUT OF LA FLORIDA RANCH, PETER AND NICHOLAS CHAMPION SHARES LA FERIA GRANT IN CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 12, PAGE 39 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 2.41 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN SET ON THE SOUTH RIGHT OF WAY LINE OF U.S. HWY 281 (MILITARY HWY.) SAID IRON PIN BEARS SOUTH 62 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.60 FEET FROM THE NORTHWEST CORNER OF SAID 182.70 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HWY 281 (MILITARY HWY.), SOUTH 62 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.50 FEET TO A ½ INCH IRON PIN SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF U.S. HWY 281 (MILITARY HWY.), SOUTH 17 DEGREES 11 MINUTES 10 SECONDS EAST, A DISTANCE OF 620.13 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST, A DISTANCE OF 1843.20 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 36 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 96.51 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACTS;

THENCE, SOUTH 02 DEGREES 15 MINUTES 53 SECONDS EAST, A DISTANCE OF 283.19 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 02 DEGREES 10 MINUTES 41 SECONDS EAST, A DISTANCE OF 396.84 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 02 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 870.92 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A ½ INCH IRON PIN SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 84 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 74.77 FEET TO A POINT, FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 84 DEGREES 40 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.56 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 02 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 48.09 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 46.72 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 02 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 737.75 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 02 DEGREES 10 MINUTES 41 SECONDS WEST, A DISTANCE OF 396.84 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 02 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 291.59 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 36 DEGREES 03 MINUTES 16 SECONDS EAST, A DISTANCE OF 96.86 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 26 MINUTES 29 SECONDS WEST, A DISTANCE OF 1831.88 FEET TO A ½ INCH IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 17 DEGREES 11 MINUTES 10 SECONDS WEST, A DISTANCE OF 639.80 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.41 ACRES OF LAND, MORE OR LESS, INCLUSIVE OF ANY AND ALL EASEMENTS, RESTRICTIONS, EXCEPTIONS OR DEDICATIONS THAT MIGHT BE OF RECORD.

THE EASEMENT DESCRIBED HEREIN ABOVE IS SOLELY FOR THE PURPOSE OF CARRYING IRRIGATION WATER FROM THE PUMP TO THE 246.41 ACRES DESCRIBED HEREIN ABOVE AS TRACT 1.

THE 24 FOOT EASEMENT DESCRIBED HEREIN ABOVE SHALL BE NULL AND VOID IN THE EVENT THE 246.41 ACRES DESCRIBED HEREIN ABOVE AS TRACT I IS SUBDIVIDED.

EXHIBIT A (continued)

23-14

TRACT 2:

A 89.13 ACRE TRACT NORTH OF HIGHWAY 281 AND OUT OF A 143.91 ACRE TRACT OUT OF THE NICOLAS CHAMPION SHARE LA FERIA GRANT IN CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 12, PAGE 39 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 89.13 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 88 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 1596.17 FEET FROM THE NORTHWEST CORNER OF PETER CHAMPION SHARE OF THE LA FERIA RANCH LA FERIA GRANT, AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID NICOLAS CHAMPION SHARE OF THE LA FERIA RANCH LA FERIA GRANT, NORTH 88 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 549.83 FEET THE NORTHEAST CORNER OF NICOLAS CHAMPION SHARE, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 00 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 7040.30 FEET TO A 1/2" IRON PIN SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 79 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 284.00 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST, A DISTANCE OF 730.64 FEET TO A POINT, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 70 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 97.53 FEET TO A POINT, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 7055.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 89.13 ACRES OF LAND MORE OR LESS, INCLUSIVE OF ANY AND ALL EASEMENTS, RESTRICTIONS, EXCEPTIONS OR DEDICATIONS THAT MIGHT BE OF RECORD.

EXHIBIT A (continued)

23-249
23-25

TRACT 3:

METES AND BOUNDS DESCRIPTION OF A 39.55 ACRE TRACT OF LAND OUT OF THE SARAH JANE RANSOM TRACT, JUAN JOSE BALLI SHARE LA FERIA GRANT, CAMERON COUNTY, TEXAS SAID 39.55 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBE AS FOLLOWS;

BEGINNING AT A 5/8" IRON PIN FOUND ON THE EAST LINE OF SARAH JANE RANSOM TRACT, SAID IRON PIN FOUND BEARS SOUTH 01 DEGREES 08 MINUTES EAST, A DISTANCE OF 467.30 FEET FROM THE NORTHWEST CORNER OF PETER CHAMPION SHARE OF THE LA FERIA RANCH LA FERIA GRANT, AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE; ALONG THE EAST LINE OF SAID SARAH JANE RANSOM TRACT, SOUTH 01 DEGREES 08 MINUTES EAST, A DISTANCE OF 2232.68 FEET TO A 1/2" IRON PIN FOUND ON THE NORTHEAST CORNER OF LA GLORIA CANAL SUBDIVISION PHASE III (REC. CAB. 1, SLOT 2471A CAMERON COUNTY MAP RECORDS) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LA GLORIA CANAL SUBDIVISION PHASE III, NORTH 89 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 796.55 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHWEST CORNER OF A CERTAIN 15 ACRE TRACT CONVEYED TO BEN F. BENSON BY KLEMEN, ET AL, FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 55 MINUTES 26 SECONDS WEST, A DISTANCE OF 2116.85 FEET TO A CONCRETE MONUMENT FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 82 DEGREES 14 MINUTES 53 SECONDS EAST, 53 SECONDS EAST, A DISTANCE OF 793.70 FEET TO THE PLACE OF BEGINNING CONTAINING 39.55 ACRES OF LAND MORE OR LESS, INCLUSIVE OF ANY AND ALL EASEMENTS, RESTRICTIONS, EXCEPTION OR DEDICATIONS THAT MIGHT BE OF RECORD.

TRACT 4:

40.837 ACRES, MORE OR LESS, COMPRISED OF TRACTS 2, 3, 4, 5, AND 6, LYING SOUTH OF U.S. HIGHWAY 281 (MILITARY HIGHWAY), OUT OF THE **GARCIA BROTHERS TRACT**, IN THE **CONCEPCION DE CARRICITOS GRANT**, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OF SAID GARCIA BROTHERS TRACT, RECORDED IN VOLUME 8, PAGE 75, MAP RECORDS OF CAMERON COUNTY, TEXAS, **SAVE AND EXCEPT**, THAT CERTAIN 1.456 ACRE, MORE OR LESS, OUT OF GARCIA BROTHERS TRACT IN CAMERON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 1.456 ACRE, MORE OR LESS, TRACT OF LAND, BEING 0.211 ACRES OF TRACT 3, 0.380 ACRES OF TRACT 4, 0.415 ACRES OF TRACT 5, AND 0.450 ACRES OF TRACT 6, ALL OF THE GARCIA BROTHERS TRACT, CAMERON COUNTY, TEXAS, AS SHOWN BY MAP OF RECORD OF THE "PLAT OF GARCIA BROTHERS TRACT" AS RECORDED IN VOLUME 8, PAGE 75 OF THE CAMERON COUNTY, TEXAS, MAP RECORDS, SAID TRACTS BEING A PART OF 216 ACRES PARTITIONED BY THE DEVISEES OF AMPARO C. DE GARCIA BY DEED RECORDED IN VOLUME 142, PAGE 139 OF THE CAMERON COUNTY DEED RECORDS, SAID 1.456 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE WEST LINE OF TRACT 1, OF A 216 ACRE TRACT OUT OF THE CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS, PARTITIONED BY THE DEVISEES OF AMPARO C. DE GARCIA BY DEED OF RECORD IN VOLUME 142, PAGE 139 OF THE CAMERON COUNTY, TEXAS, DEED RECORDS AND AS DESCRIBED BY MAP OF RECORD KNOWN AS THE PLAT OF THE GARCIA BROTHERS TRACT, RECORDED IN VOLUME 8, PAGE 75 OF THE CAMERON COUNTY, TEXAS, MAP RECORDS; INTERSECTS THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, SAID POINT BEARING SOUTH 5,416.74 FEET FROM THE NORTHWEST CORNER OF THE SAID GARCIA BROTHERS TRACT;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281 (ONE-HUNDRED FEET RIGHT-OF-WAY), SOUTH 85 DEGREES 21 MINUTES 11 SECONDS EAST AT 72.90 FEET PASSING THE NORTHEAST CORNER OF SAID TRACT 1, THE NORTHWEST CORNER OF TRACT 2 OF SAID GARCIA BROTHERS TRACT, AT 145.80 FEET PASSING THE NORTHEAST CORNER OF TRACT 2, THE NORTHWEST CORNER OF TRACT 3 OF SAID GARCIA BROTHERS TRACT, IN ALL A DISTANCE OF 174.87 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID U.S. HIGHWAY 281, SOUTH 85 DEGREES 21 MINUTES 11 SECONDS EAST, AT 43.83 FEET PASSING THE NORTHEAST CORNER OF SAID TRACT 3, THE NORTHWEST CORNER OF TRACT 4 OF SAID GARCIA BROTHERS TRACT, AT 116.73 FEET PASSING THE NORTHEAST CORNER OF SAID TRACT 4, THE NORTHWEST CORNER OF TRACT 5 OF SAID GARCIA BROTHERS TRACT, AT 189.63 FEET PASSING THE NORTHEAST CORNER OF SAID TRACT 5, THE NORTHWEST CORNER OF TRACT 6 OF SAID GARCIA BROTHERS TRACT, IN ALL A DISTANCE OF 257.60 FEET TO A ½ IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES 05 MINUTES 49 SECONDS WEST, AND A RADIUS OF 2,914.79 FEET;

THENCE, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT THROUGH AN ARC LENGTH OF 4.93 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 6;

THENCE, WITH THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 280.17 FEET TO A ½ INCH IRON ROD SET IN THE CENTERLINE OF THE U.S. INTERNATIONAL BOUNDARY AND WATER COMMISSION LEVEE ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID U.S. INTERNATIONAL BOUNDARY AND WATER COMMISSION LEVEE ROAD, NORTH 69 DEGREES 40 MINUTES 08 SECONDS WEST, AT 77.48 FEET PASSING THE WEST LINE OF SAID TRACT 6, THE EAST LINE OF SAID TRACT 5, AT 155.27 FEET PASSING THE WEST LINE OF SAID TRACT 5, THE EAST LINE OF SAID TRACT 4, AT 232.76 FEET PASSING THE WEST LINE OF SAID TRACT 4, THE EAST LINE OF SAID TRACT 3, IN ALL A DISTANCE OF 279.05 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, PARALLEL TO THE WEST LINE OF SAID TRACT 2, NORTH 204.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.456 ACRES, MORE OR LESS.

RECEIVED
TCEQ
WATER SUPPLY DIV.



2012 FEB 13 PM 1:05 TCEQ A/R RECEIPT REPORT BY ACCOUNT NUMBER

10-FEB-12 09:49 AM

<u>Fee Description</u>	<u>Fee Code</u> <u>Account#</u> <u>Account Name</u>	<u>Ref#1</u> <u>Ref#2</u> <u>Paid In By</u>	<u>Check Number</u> <u>Card Auth.</u> <u>User Data</u>	<u>CC Type</u> <u>Tran Code</u> <u>Rec Code</u>	<u>Slip Key</u> <u>Document#</u>	<u>Tran Date</u>	<u>Tran Amount</u>
WTR USE PERMITS	WUP	R218763A	[REDACTED]		[REDACTED]	10-FEB-12	-\$100.00
	WUP	ADJ2314	[REDACTED]	N	[REDACTED]		
	WATER USE PERMITS	JONES	JMGEPROF	CK			
		GALLIGAN					
		KEY AND					
		LOZANO LLP					
	WUP	R218763B	[REDACTED]		[REDACTED]	10-FEB-12	-\$100.00
	WUP	ADJ2325	[REDACTED]	N	[REDACTED]		
	WATER USE PERMITS	JONES	JMGEPROF	CK			
		GALLIGAN					
		KEY AND					
		LOZANO LLP					
	WUP	R218763C	[REDACTED]		[REDACTED]	10-FEB-12	-\$100.00
	WUP	ADJ23249	[REDACTED]	N	[REDACTED]		
	WATER USE PERMITS	JONES	JMGEPROF	CK			
		GALLIGAN					
		KEY AND					
		LOZANO LLP					
	WUP	R218764	[REDACTED]		[REDACTED]	10-FEB-12	-\$100.00
	WUP	4918/ADJ	[REDACTED]	N	[REDACTED]		
	WATER USE PERMITS	024918	JMGEPROF	CK			





10-FEB-12 09:49 AM

RECEIVED
TCEQ
WATER SUPPLY DIV.
2012 FEB 13 PM 1:05

TCEQ 05 A/R RECEIPT REPORT BY ACCOUNT NUMBER

<u>Fee Description</u>	<u>Fee Code</u> <u>Account#</u> <u>Account Name</u>	<u>Ref#1</u> <u>Ref#2</u> <u>Paid In By</u>	<u>Check Number</u> <u>Card Auth.</u> <u>User Data</u>	<u>CC Type</u> <u>Tran Code</u> <u>Rec Code</u>	<u>Slip Key</u> <u>Document#</u>	<u>Tran Date</u>	<u>Tran Amount</u>
WTR USE PERMITS		KELTON, RAYMOND					
Total (Fee Code):							-\$400.00

Bryan W. Shaw, Ph.D., *Chairman*
Buddy Garcia, *Commissioner*
Carlos Rubinstein, *Commissioner*
Mark R. Vickery, P.G., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 9, 2010

Eugene Vaughan, III
Jones, Galligan, Key & Lozano, L.L.P.
P.O. Drawer 1247
Weslaco, Texas 78599-1247

RE: Certificate of Adjudication No. 23-249
Request for Change of Ownership

Dear Mr. Vaughan:

Based on the Correction General Warranty Deed dated October 12, 2007, and the receipt of the \$100.00 change of ownership fee, we are changing our records to reflect Robert B. Duncan as part owner of Certificate of Adjudication No. 23-249.

The Certificate authorizes the owner to use not to exceed 131.70 acre feet of Class A water per year from the Rio Grande to irrigate a maximum of 285.776 acres of land in the La Feria Grant, being 39.55 acre-tract located in the Sarah Jan Ransom Tract, Juan Jose Balli Partion Share, and 246.21 acre-tract located in the Peter Champion and Nicolas Champion Shares of "La Florida Ranch", Juan Jose Balli Partion Share, Cameron County, Texas.

Please keep in mind that the 131.70 acre-feet per year of irrigation water rights under this permit are appurtenant to the entire 285.776 acres of land referenced above. As such, a conveyance of **any portion** of these 285.776 acres by you, in the future, will automatically carry a **proportionate** share of the water rights to the new owner unless it **specifies otherwise** in the conveyance.

If you have any questions concerning this matter please contact me at (512) 239-0636 or at scrawfor@tceq.state.tx.us.

Sincerely,

A handwritten signature in cursive script that reads "Sonia Crawford".

Sonia Crawford
Project Manager
Water Rights Permitting Team, MC 160
Water Supply Division

cc: Rio Grande Watermaster's Office

