

NOV 16 1964 105-02-200/History of community

Add: Carranza Ranch, L.L.C., a Texas Limited Liability Company, as part owner

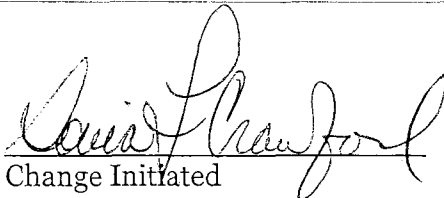
Ownership of Record with Addresses and Remarks:

- Texas Commission on Environmental Quality

11. Carranza Ranch, L.L.C.
c/o Juan Carranza, III
835 Hallmark Dr.
Laredo, Texas 78045

Ownership of the water rights under this certificate of adjudication is as follows:

1. Larry Hancock 3.00 ac/ft per year for irrigation out of 2390.73 ac (being 17511.14 ac minus 3194.86, 1361.80, 2112.60, 1293.84, 1913.49, 1303.48, 1284.36, 1138.63 & 1517.35 ac)
6.10 ac/ft per year for mining
2. ATM 2005, LLC 2.00 ac/ft per year for irrigation out of 2489.93 ac (being 3137.30 ac minus 647.37 ac)
12.90 ac/ft per year for mining
3. Neuhaus 12.00 ac/ft per year for irrigation out of 3474.40 ac (being 1361.80 & 2112.60 ac)
17.10 ac/ft per year for mining
4. Tecomate Capital 1.00 ac/ft per year for irrigation out of 791.60 ac (being 1109.01 ac minus 317.41 ac)
4.00 ac/ft per year for mining
5. Lone Star La Perla 283.64 ac/ft per year for mining and irrigation out of 1166.92 ac (being 483.33 ac, being 1913.49 ac minus 181.35 ac and minus 1248.81 ac; 502.24 ac, being 184.83 ac & 317.41 of 1109.01 ac; and 181.35 ac)
6. Edwin Frank, III 6.00 ac/ft per year for mining
7. Galberry Properties 6.00 ac/ft per year for irrigation out of 1138.63 ac
5.60 ac/ft per year for mining
30.00 ac/ft per year for irrigation and mining, subject to amendment
8. FLF, Ltd. 3.00 ac/ft per year for irrigation out of 1517.35 ac
7.46 ac/ft per year for mining
9. Michael Thrasher 3.00 ac/ft per year for irrigation out of 1248.81 ac
6.10 ac/ft per year for mining
10. Martinez QHR 1.00 ac/ft per year for irrigation out of 704.93 ac
2.80 ac/ft per year for mining
11. Carranza Ranch 3.00 ac/ft per year for irrigation out of 1284.36 ac
6.30 ac/ft per year for mining
34 ac/ft irrigation
74.36 ac/ft mining
313.64 ac/ft irrigation & mining


Change Initiated

Data Entry Made

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 2, 2012

Mr. Juan Carranza, III, Manager
Carranza Ranch, L.L.C.
835 Hallmark Dr.
Laredo, Texas 78045

RE: Change of Ownership
Certificate of Adjudication Nos. 23-2776 and 23-2779

Dear Mr. Carranza:

Based on receipt of the *Change of Ownership Forms*, the *Special Warranty Deed with Vendor's Lien* and receipt of the \$200.00 change of ownership fee (Receipt Nos. R221364 and R221366, enclosed), we are changing our records to reflect Carranza Ranch, L.L.C. as part owner of Certificate of Adjudication Nos. 23-2776 and 23-2779.


Certificate of Adjudication No. 23-2776B authorizes the diversion and use of 25 acre-feet of Class B water per year from the Rio Grande for mining and/or agricultural purposes in Zapata County. Because no land was conveyed, this water right is subject to amendment prior to the diversion and use of the water.

Certificate of Adjudication No. 23-2779C authorizes the diversion and use of 3.00 acre-feet of Class B water per year from the Rio Grande for agricultural purposes to irrigate 1284.36 acres located in the Jose Vasquez Borrego Grant, Abstract 209; and 6.30 acre-feet of water per year for mining purposes in Zapata County.

Please keep in mind that the 3.00 acre-feet per year of agricultural water rights under Certificate of Adjudication No. 23-2779C are appurtenant to the entire 1284.36 acres of land referenced above. As such, a conveyance of **any portion** of these 1284.36 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.

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,


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

Enclosures

cc: Rio Grande Watermaster's Office



05-MAR-12 07:57 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>Trans Amount</u>
WTR USE PERMITS	WUP	R221364	[REDACTED]		BS00021815	02-MAR-12	-\$100.00
	WUP	ADJ232776	[REDACTED]	N	D2803017		
	WATER USE PERMITS	KAZEN	RCROWDER	CK			
		MEURER AND					
		PEREZ LLP					
	WUP	R221365	[REDACTED]		BS00021815	02-MAR-12	-\$100.00
	WUP	ADJ213211A	[REDACTED]	N	D2803017		
	WATER USE PERMITS	BAKER,	RCROWDER	CK			
		GLENN					
		E/JUDY K					
	WUP	R221366	[REDACTED]		BS00021815	02-MAR-12	-\$100.00
	WUP	ADJ232779	[REDACTED]	N	D2803017		
	WATER USE PERMITS	KAZEN	RCROWDER	CK			
		MEURER AND					
		PEREZ LLP					
Total (Fee Code):							-\$300.00

2012 MAR 05 PM 8:07
TCEQ
WATER SUPPLY DIV.
RECEIVED



Texas Commission on Environmental Quality

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

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

221366

E-12

CHANGE OF OWNERSHIP FORM

Request for Transfer of

☐ Permit No. _____

☒ Certificate of Adjudication No. 23-2779

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 the executed 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: CARRANZA RANCH, L.L.C., A TEXAS LIMITED LIABILITY
COMPANY, ATTN: JUAN B. CARRANZA, III

Address: 835 HALLMARK DR.
LAREDO, TEXAS 78045

Telephone No(s): Home: _____ Office: 956-724-4531 Fax: 956-724-4201

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.

Juan B. Carranza
Name (sign)

CARRANZA RANCH, L.L.C.
BY: JUAN B. CARRANZA, III, MANAGER
Name (print)

Name (sign)

Name (print)

Subscribed and sworn to me as being true and correct before me this 28th day of February, 2012



Lea Everett
Notary Public, State of Texas

2012 MAR 7 PM 9 37

RECEIVED
TCEQ
WATER SUPPLY DIV.

ZAPATA COUNTY
Mary Jayne Villarreal-Bonoan
COUNTY CLERK
Zapata, Tx 78076



70 2012 00163758

Instrument Number: 2012-00163758

00163758

Recorded On: January 23, 2012

As
Recording

Parties: HERRADURA RANCH INC

Billable Pages: 8

To CARRANZA RANCH LLC

Number of Pages: 9

Comment: SPECIAL WDV L

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recording	44.00
Total Recording:	44.00

***** DO NOT REMOVE. 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.

File Information:

Record and Return To:

Document Number: 2012-00163758
Receipt Number: 12003
Recorded Date/Time: January 23, 2012 11:34:42A
Book-Vol/Pg: BK-OR VL-903 PG-445
User / Station: E Castillo - Cash Station 1

NEEL TITLE CORPORATION
1202 WELBY COURT
LAREDO TX 78041



State of Texas |
County of Zapata

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Zapata County, Texas.

Mary Jayne Villarreal-Bonoan
Mary Jayne Villarreal-Bonoan, County Clerk

RECEIVED
KATIE SUPPLY DIV.
2012 MAR 7 09 53

203985-RR

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

00163758

Date: January 16, 2012, but effective January 17, 2012

Grantor: Herradura Ranch, Inc., a Texas corporation

Grantor's Mailing Address: 14100 San Pedro, Suite 310, San Antonio, TX 78232

Grantee: Carranza Ranch, L.L.C., a Texas limited liability company

Grantee's Mailing Address: 4026 Legend Creek Drive, San Antonio, Texas 78230

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of its one certain promissory note of even date herewith, in the principal sum of ONE MILLION THREE HUNDRED THOUSAND and NO/100 DOLLARS (\$1,300,000.00), payable to the order of TEXAS COMMUNITY BANK, N.A., Mortgagee, in installments and bearing interest as therein provided, said note containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and being also secured by a Deed of Trust of even date herewith from Grantee to Albert T. Lowry, Trustee.

Property (including any improvements):

Situated in Zapata County, Texas, and being a tract of land containing 1,284.36 acres, more or less, situated in the J. V. Borrego Grant, Abstract No. 209, Zapata County, Texas, and being out of a called 23-2779 17,511.14 acres as described in deed from the Rowena McNeel Dillon Trust to Larry G. Hancock, as recorded in Volume 661, Page 195, Zapata County Official Records; said 1,284.36 acres being more particularly described by metes and bounds on attached Exhibit A attached hereto and incorporated herewith.

TOGETHER WITH 6.3 acre feet of water for mining purposes per annum and 3.00 acre feet of water rights for irrigation purposes, both water rights devolving from Certificate of Adjudication No. 23-2779 and all amendments thereto.

TOGETHER WITH 25.0 acre feet of Class B water per year for mining purposes and/or irrigation purposes, said water rights devolving from Certificate of Adjudication No. 2776 and all amendments thereto.

TOGETHER WITH rights of ingress and egress across that certain 50.00 foot wide easement, known as Loop Road Tract 1 and Tract 2, Knapp Road Easement And a 4.3 acre tract known as "83 Access Strip" lying within J.V. Borrego Grant, Abstract 209, Zapata County, Texas, and being more particularly described by metes and bounds contained in certain Establishment of Road Easements for Hancock La Perla Ranch dated March 17, 2005, recorded in Volume 732, pages 622-635, File No. 136864, Official Records of Zapata County, Texas.

TOGETHER WITH all rights to that certain 50.00 foot Waterline Easement lying within the J. V. Borrego Grant, Abstract No. 209, Zapata County, Texas, and being more particularly described by metes and bounds contained in that certain Establishment of Master Waterline Easement for Hancock La Perla Ranch dated March 17, 2005, recorded in Volume 732, pages 636-647, Zapata County Official Records.

TOGETHER WITH all rights to that certain Easement Agreement dated February 4, 2011, executed by and between Lone Star La Perla, L.P., and Galberry Properties, LLC, Herradura Ranch Inc. and Michael T. Thrasher and recorded in Volume 890, Pages 184-201, File No. 161815, Zapata County Official Records.

TOGETHER WITH all rights to that certain Easement Agreement dated February 4, 2011, executed by and between Lone Star La Perla, L.P., and Gilberry Properties, LLC, Herradura Ranch Inc., Michael T. Thrasher and Neuhaus & Co., Ltd., recorded in Volume 890, Pages 202-223, File No. 161816, Zapata County Official Records.

TOGETHER WITH all rights to that certain Easement Agreement dated February 4, 2011, executed by and between Lone Star La Perla, L.P., and Gilberry Properties, LLC, Herradura Ranch, Inc., Michael T. Thrasher, recorded in Volume 890, Pages 224-241, File No. 161817, Zapata County Official Records.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to any and all conditions and restrictions, if any, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Zapata County, Texas, including all prior reservations and conveyances of oil, gas and other minerals and those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof). GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS SUCH PROPERTY AS IS AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, NO IMPLIED WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.

All real and personal property taxes and assessments on the Property for the year 2012 have been prorated as of the effective date hereof, and by acceptance of this Special Warranty Deed, Grantee assumes payment of all such taxes and assessments for the year 2012 and subsequent years.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

00163758

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

Executed as of the day and year first above written.

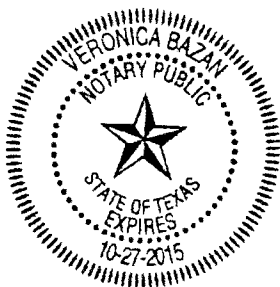
HERRADURA RANCH, INC.,
a Texas corporation

By: Steven C. Grinnell
Steven C. Grinnell, President

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 16 day of January 2012, by Steven C. Grinnell in his capacity as president of Herradura Ranch, Inc., a Texas corporation, on behalf of said corporation.



Veronica Bazan
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Carranza Ranch, L.L.C.
4026 Legend Creek Drive
San Antonio, TX 78230

EXHIBIT "A"
Legal Description
1,284.36 ACRE TRACT
J.V. BORREGO, ABSTRACT 209
ZAPATA COUNTY, TEXAS

00163758

A TRACT OF LAND CONTAINING 1,284.36 ACRES, more or less, being out of La Perla Ranch, 17, 511.14 Acres, recorded in Volume 742, page 334, Official Public Records of Zapata County, Texas; situated in J.V. Borrego Grant, Abstract 209, Zapata County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, on a fence corner, being an interior corner of said 1,284.36 acre tract, for the **POINT OF BEGINNING**;

THENCE, N 48°33'44" W, along an existing fence line on the east boundary line of the Larry G. Hancock, 1,517.35 acres, recorded in Volume 661, Page 195, Official Public Records of Zapata County, Texas, a distance of **4,187.68 FEET**, to a fence corner post, being a point of deflection right;

THENCE, N 38°13'40" W, continuing along an existing fence line on the east boundary line of said Larry G. Hancock, 1,517.35 acre tract, a distance of **1,503.69 FEET**, to a fence corner post, being a point on of deflection left;

THENCE, N 44°34'45" W, continuing along an existing fence line on the east boundary line of said Larry G. Hancock, 1,517.35 acre tract, a distance of **690.38 FEET**, to a fence corner post, being the northwest corner hereof;

THENCE, S 89°42'06" E, along an existing fence line on the south boundary line of the Irene L. Spear, et al, 448.63 acres, recorded in Volume 492, Page 305, Deed Records of Zapata County, Texas; the Hector Rocha, et al, 446.81 acres, recorded in Volume 43, Page 91, Deed Records of Zapata County, Texas; and the Hector Rocha, et al, 449.91 acres, recorded in Volume 42, Pages 252-254, Deed Records of Zapata County, Texas, a total distance of **12,851.84 FEET**, to a fence corner post, being the northeast corner hereof;

THENCE, S 21°42'45" W, along an existing fence on the west boundary line of Jaral Ranch, 17,712 acres, recorded in Volume 293, Page 439-443, Deed Records of Zapata County, Texas, a distance of **4,951.13 FEET**, to a fence corner post, being the southeast corner hereof;

THENCE, N 61°24'03" W, along an existing fence on the north boundary line of the Dr. John Galberry, 1,138.63 acres, recorded in Volume 745, Page 188, Deed Records of Zapata County, Texas, a distance of **299.61 FEET**, to a fence corner post, being a point of deflection right;

THENCE, N 32°58'06" W, continuing along an existing fence on the north boundary line of said Dr. John Galberry, 1,138.63 acre tract, a distance of **402.38 FEET**, to a fence corner post, being a point of deflection left;

THENCE, N 80°04'58" W, continuing along an existing fence on the north boundary line of said Dr. John Galberry, 1,138.63 acre tract, a distance of **2,440.83 FEET**, to a fence corner post, being a point of deflection left;

THENCE, S 44°57'10" W, continuing along an existing fence on the north boundary line of said Dr. John Galberry, 1,138.63 acre tract, a distance of **5,602.65 FEET**, to a fence corner post, being a point of deflection right;

THENCE, S 54°46'22" W, continuing along an existing fence on the north boundary line of said Dr. John Galberry, 1,138.63 acre tract, a distance of **2,706.53 FEET**, to a point on the centerline of Loop Road, being the southwest corner hereof;

THENCE, N 31°53'21" W, continuing along the centerline of said Loop Road, a distance of **915.52 FEET**, to a point of deflection right;

THENCE, N 31°05'55" W, continuing along the centerline of said Loop Road, a distance of **530.95 FEET**, to a point of deflection left;

THENCE, N 32°36'03" W, continuing along the centerline of said Loop Road, a distance of **764.24 FEET**, to a point of deflection left;

THENCE, N 40°25'10" W, continuing along the centerline of said Loop Road, a distance of **187.57 FEET**, to a point of deflection left;

THENCE, N 64°02'33" W, continuing along the centerline of said Loop Road, a distance of **49.80 FEET**, to a point for an exterior corner hereof;

THENCE, N 54°26'30" E, along an existing fence on the east boundary line of said Larry G. Hancock, 1,517.35 acre tract, a distance of **4,826.35 FEET**, to the **POINT OF BEGINNING** and containing 1,284.36 acres of land, more or less.

Basis of Bearing:

Bearing Source: G.P.S.

Bearing Reference: 2" iron pipes found at the NEC and the most Northerly Northwest corner of the Corralitos Ranch, called 4,919.1 acres as described in deed to Lannie Mecom Moses, recorded in Volume 271, Page 324, Deed Records of Zapata County, Texas.

EXHIBIT "B"
PERMITTED EXCEPTIONS

00163758

- a. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
- b. Oil, Gas and Mineral Lease dated January 29, 1974, executed by Jess McNeel to C. Neil Johnson, recorded in Volume 181, pages 43-45, Zapata County Deed Records and Amended August 10, 2001, recorded in Volume 658, pages 292-296, Zapata County Deed Records and Assigned to Good Hope Refineries, Inc., dated January 18, 1974, recorded in Volume 181, pages 46-47, Zapata County Deed Records. (Leases not traced further)
- c. Oil, Gas and Mineral Lease dated April 15, 1974, executed by Stanley G. Marshall, et al to James A. Mayo, recorded in Volume 181, pages 91-94, Zapata County Deed Records and Assigned to Good Hope Refineries, Inc., dated January 18, 1974, recorded in Volume 181, pages 95-96, Zapata County Deed Records. (Leases not traced further)
- d. Oil, Gas and Mineral Lease dated February 1, 1974, executed by Hidalgo-Willacy Oil to C. Neil Johnson, recorded in Volume 182, pages 149-152, Zapata County Deed Records and Assigned to Good Hope Refineries, Inc., dated April 16, 1974, recorded in Volume 183, pages 209-210, Zapata County Deed Records. (Leases not traced further)
- e. Oil, Gas and Mineral Lease dated December 17, 1992, executed by Rowena M. Dillon, Trustee to Trans-American National Gas Corporation, recorded in Volume 468, pages 595-601, Zapata County Deed Records and Assigned to Good Hope Refineries, Inc., recorded in Volume 181, pages 43-45, Zapata County Deed Records. (Leases not traced further)
- f. Oil, Gas and Mineral Reservation and Conveyance dated July 8, 1946, executed by Somerset Land and Cattle Co., to Tom B. Slick, Trustee, recorded in Volume 55, pages 613-616, Zapata County Deed Records. Mineral owned by Grantor reserved in Deed from Rowena M. Dillion, Trustee to Larry G. Hancock, dated December 2001, recorded in Volume 661, pages 195-204, Zapata County Deed Records. (Interest 1/32 non-participating royalty reserved) Title interest not traced further.
- g. Oil, Gas and Mineral Reservation and Conveyance dated December 8, 1947, executed by Earl F. Slick, et al to Lloyd M. Bentsen, et al, recorded in Volume 60, pages 424-427, Zapata County Deed Records. Mineral owned by Grantor reserved in Deed from Rowena M. Dillion, Trustee to Larry G. Hancock, dated December 2001, recorded in Volume 661, pages 195-204, Zapata County Deed Records. (Interest 1/2 of all oil and other minerals reserved) Title interest not traced further.
- h. Oil, Gas and Mineral Reservation and Conveyance dated April 23, 1948, executed by Lloyd M. Bentsen, et al to Joe Amberson, recorded in Volume 60, pages 585-587, Zapata County Deed Records, Corrected by instrument dated January 5, 1949, recorded in Volume 63, pages 50-52, Zapata County Deed Records. Mineral owned by Grantor reserved in Deed from Rowena M. Dillion, Trustee to Larry G. Hancock, dated December 2001, recorded in Volume 661, pages 195-204, Zapata County Deed Records. (Interest 1/4 of all oil, gas and other minerals reserved) Title interest not traced further.
- i. Oil, Gas and Mineral Reservation and Conveyance dated April 7, 1975, executed by Jess M. McNeel to Rowena Maverick Dillon, recorded in Volume 188, page 422, Zapata County Deed Records. Mineral owned by Grantor reserved in Deed from Rowena M. Dillion, Trustee to Larry G. Hancock, dated December 2001, recorded in Volume 661, pages 195-204, Zapata County Deed Records. (Interest 1/24 of all oil, gas and other minerals) Title interest not traced further.

- j. Oil, Gas and Mineral Reservation and Conveyance dated April 7, 1975, executed by Jess M. McNeel to Jane McNeel and Rowena Maverick Dillon, Trustees, recorded in Volume 188, page 423-424, Zapata County Deed Records. Mineral owned by Grantor reserved in Deed from Rowena M. Dillion, Trustee to Larry G. Hancock, dated December 2001, recorded in Volume 661, pages 195-204, Zapata County Deed Records. (Interest 1/24 of all oil, gas and other minerals) Title interest not traced further.
- k. Oil, Gas and Mineral Reservation and Conveyance dated April 7, 1975, executed by Jess M. McNeel to Jane McNeel Keller, recorded in Volume 188, page 425-426, Zapata County Deed Records. Mineral owned by Grantor reserved in Deed from Rowena M. Dillion, Trustee to Larry G. Hancock, dated December 2001, recorded in Volume 661, pages 195-204, Zapata County Deed Records. (Interest 1/24 of all oil, gas and other minerals) Title interest not traced further.
- l. Documentation of Mineral Interests from Conco Phillips Company to The Public, dated July 22, 2003, recorded in Volume 692, pages 244-251, Zapata County Deed Records.
- m. Powerline Easement dated July 14, 1956, executed by Jess McNeel to Medina Electric Corp., recorded in Volume 701, pages 673-678, Zapata County Deed Records.
- n. Affidavit by Agreement as to Ranch Rules and Regulations by Larry G. Hancock to The Public, dated October 29, 2003, recorded in Volume 699, pages 493-494, and Volume 709, pages 128-131, Zapata County Deed Records.
- o. Telephone Line Easement dated February 2, 1950, executed by Joe Amberson to Southwestern Bell Telephone Company, recorded in Volume 65, pages 283-284, Zapata County Deed Records.
- p. Surface Lease Agreement dated June 2, 1987, executed by Rowena Dillon, Independent Executor to TransAmerican Natural Gas Corporation, recorded in Volume 365, pages 704-710, Zapata County Deed Records.
- q. Surface Lease Agreement dated August 12, 1988, executed by Rowena Dillon, Trustee to Coastal Oil and Gas Corporation, recorded in Volume 393, pages 859-867, Zapata County Deed Records.
- r. Surface Lease Agreement dated October 21, 1988, executed by Rowena Dillon, Trustee to Coastal Oil and Gas Corporation, recorded in Volume 606, pages 485-489, Zapata County Deed Records.
- s. Surface Lease Agreement dated April 20, 1998, executed by Rowena Dillon, Trustee to Lobo Pipeline Company, recorded in Volume 607, pages 583-587, Zapata County Deed Records.
- t. Surface Lease Agreement dated April 20, 1998, executed by Rowena Dillon, Trustee to Lobo Pipeline Company, recorded in Volume 607, pages 588-592, Zapata County Deed Records.
- u. Surface Lease Agreement dated April 20, 1998, executed by Rowena Dillon, Trustee to Lobo Pipeline Company, recorded in Volume 607, pages 593-597, Zapata County Deed Records.
- v. Surface Lease Agreement dated April 20, 1998, executed by Rowena Dillon, Trustee to Lobo Pipeline Company, recorded in Volume 607, pages 598-602, Zapata County Deed Records.
- w. Surface Lease Agreement dated April 20, 1998, executed by Rowena Dillon, Trustee to Lobo Pipeline Company, recorded in Volume 607, pages 603-607, Zapata County Deed Records.
- x. Restrictive Covenants in Deed dated July 21, 2005 recorded in Volume 742, Page 334, Zapata County Official Records.

- 00163758
- y. Amendment to Certificate of Adjudication as to Water Rights from Texas Water Commission to Rowena M. Dillon, Trustee as set out in Volume 419, Pages 562, Zapata County Official Records.
- z. Memorandum of Road Lease to Conoco, Inc., as set out in Volume 659, Page 165, Zapata County Official Records.
- aa. Memorandum of Non-Exclusive Road Use Agreement as set out in Volume 647, Page 261, Zapata County Official Records.
- bb. Establishment of Road Easements for Hancock La Perla Ranch dated March 17, 2005, recorded in Volume 732, Page 622, Zapata County Official Records.
- cc. Mineral Deed dated October 11, 2010, executed by Jane McNeel Keller to Jim Keller, as Trustee, et al, recorded in Volume 881, pages 567-570, Zapata County Official Records.
- dd. Distribution Mineral Deed dated August 31, 2010, executed by The McNeel Estate La Perla Trust, et al to La Perla Property Management, Ltd., et al, recorded in volume 879, Pages 754-758, Zapata County Official Records.
- ee. Mineral Deed dated November 2, 2010, executed by The Frost National Bank, Trustee, et al to Laura Gordon Georgakakos, et al, recorded in Volume 884, pages 342-345, Zapata County Official Records.
- ff. Mineral Deed dated November 2, 2010, executed by Laura Gordon Georgakakos to Konstantine P. Georgakakos, et al, recorded in Volume 882, Pages 658-659, Zapata County Official Records.
- gg. Mineral Deed dated November 5, 2010, executed by Laura Gordon Georgakakos to Konstantine P. Georgakakos, et al, recorded in Volume 887, pages 443-444, Zapata County Official Records.
- hh. Easement Agreement dated February 4, 2011, executed by and between Lone Star La Perla, L.P., and Herradura Ranch, Inc., et al, recorded in Volume 890, Pages 202-223, Zapata County Official Records.
- ii. Easement Agreement dated March 24, 2011, executed by and between Galberry Properties, LLC and Herradura Ranch, Inc., recorded in Volume 890, pages 227-241, Zapata County Official Records.

RETURN TO:
NEEL TITLE CORP.
1202 WELBY COURT
LAREDO, TEXAS 78041

Gf# 203985-RR