

CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT
COUNTY OF CULBERSON, STATE OF TEXAS

Vol. 192, p. 307

HISTORIC USE PRODUCTION PERMIT

THIS CERTIFIES THAT: **Vaquillas Cattle Company, LTD**
 5810 San Bernardo Av., Ste 490
 Laredo, TX 78041

("Permittee"), has applied for an Historic Use Production Permit to withdraw and place to beneficial use groundwater from within the District, and that the Board of Directors of the Culberson County Groundwater Conservation District ("District") has APPROVED the application as follows:

1 Permit Category

This permit is a **Historic Use Production Permit** ("HUPP").

2 Permit Term

The term of this permit is perpetual from the date of issuance.

3 Groundwater Source

The source of groundwater is the Wild Horse Flat Aquifer (the "Aquifer").

4 Annual Groundwater Withdrawal Amounts

Permittee may withdraw groundwater from the Aquifer for beneficial, nonwasteful use in a manner not to exceed the amount (volume) of 8,845.0 acre-feet per calendar year, subject to any proportional adjustment pursuant to Chapter 5, Subchapter B, of the District Rules. The amount of 8,845.0 acre-feet per calendar year is based on the determination by the District that the applicant owns 1,769.01 acres of Existing and Historic Irrigated Land, as defined in the District Rules.

5 Purpose of Use

Permittee may use Aquifer groundwater only for **agricultural uses**, as defined in the District Rules.

6 Well Name(s), Location(s), and Maximum Rate of Withdrawal

Groundwater may be withdrawn from the Aquifer only from a well(s) located at each of the location(s) and with a maximum rate of withdrawal(s) (flow rate) as listed in Exhibit A, attached and incorporated herein.

**CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT
COUNTY OF CULBERSON, STATE OF TEXAS**

7 Measurement of Amount of Groundwater Withdrawn

Permittee may withdraw groundwater only from a well that has an operating flow meter that meets the requirements of Chapter 8 of the District Rules.

8 Ownership of Land and Place of Use of Groundwater

Exhibit B, attached and incorporated herein, is a copy of the deeds for land owned by the Permittee and provided by the Permittee in Permittee's HUPP application to the District. The District relied on the information contained in Exhibit B in granting this permit. Permittee may beneficially use Aquifer groundwater only for irrigation of agricultural crops located within the property identified in Exhibit B of this permit.

9 Measurement of Amount of Groundwater Withdrawn

Permittee may only withdraw groundwater from a well that has an operating flow meter that meets the requirements of Chapter 8 of the District Rules.

10 Well Construction, Operation, Maintenance, Closure

The well(s) identified in this permit shall be installed, equipped, operated, maintained, plugged, capped, or closed, as may be appropriate, in accordance with the District Rules and all other applicable federal, state, and local laws. Included in these requirements is the requirement that Permittee shall submit a copy of a state plugging report to the District within 60 days after capping or plugging any well.

11 Water Conservation

Withdrawals of groundwater are required to be efficiently withdrawn and used in compliance with the District Rules and the District's water conservation plan (as may be amended), and Permittee's water conservation plan as approved by the District, as may be applicable.

12 Conveyance to Place of Use

Water authorized by this permit to be produced must be conveyed to the place of use in a manner to prevent evaporation, channel loss by percolation, or waste. Water conveyed greater than a distance of one-half mile from the wellhead where produced must be conveyed through a pipeline.

13 Meters

Permittee shall install, operate, and maintain meter(s) on the well(s) identified in this permit in compliance with the District Rules and the manufacturer's instructions.

14 Reports

Permittee shall timely file all applicable reports with the District on forms prescribed by the District as required by the District Rules, and other applicable law.

15 Fees

Permittee shall timely pay and remain current on the payment of all applicable fees to the District.

**CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT
COUNTY OF CULBERSON, STATE OF TEXAS**

16 Groundwater Management Plan

Permittee shall withdraw and use groundwater only in accordance with the District's approved groundwater management plan, as may be amended.

17 Water Quality

Permittee shall use diligence to protect the water quality of groundwater in the District and shall comply with the District Rules on water quality and shall take no action that pollutes or contributes to the pollution of groundwater in the District.

18 Transfers

Permittee may transfer or amend this permit only in compliance with the District Rules.

19 Change of Address

The Permittee shall provide to the District written notice of any change in the mailing address of the Permittee within 30 days after such address is changed.

20 Inspections by District

Any authorized officer, employee, agent, or representative of the District shall have the right at all reasonable times to enter upon lands upon which a well may be located within the boundaries of the District, including the well(s) identified in Paragraph 6 of this permit, for the purpose of inspecting or testing such wells, meters, pumps, and the power units of a well or wells, collecting water samples, and making any other reasonable and necessary inspections and tests that may be required or necessary for the formulation or the enforcement of the permits, rules, or orders of the District. Permittee has a duty to ensure that the well site is accessible to District representatives for inspection and to cooperate fully in any reasonable inspection of the well(s) and well site by District officers, employees, agents, or representatives.

21 Additional Conditions

This permit is issued subject to the requirements of: (1) Chapter 8816, Texas Special District Local Laws Code; (2) Chapter 36, Texas Water Code; and (3) the District Rules.

22 Enforcement

The District retains the right to take any and all enforcement actions within its legal authority to enforce compliance with the terms and conditions of this permit.

23 Continuing Jurisdiction of District

This permit is issued subject to the continuing jurisdiction of and supervision by the District, and may be amended from time-to-time consistent with applicable law, including circumstances in which the District learns that any of the information set forth in this permit is incorrect on the date issued.

**CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT
COUNTY OF CULBERSON, STATE OF TEXAS**

24 Permit Recordation

Within 30 days of the date of issuance of this approved permit from the District, the District shall record this permit with the Culberson County Clerk.

25 References to Law

Any reference in this permit to a statute, rule, or other law of any kind that exists on the date of issuance of the permit includes all subsequent amendments thereto.

26 Other Matters Denied

All other matters requested in Permittee's application that are not specifically granted by this permit are denied.

THIS PERMIT IS ISSUED, EXECUTED THIS June 17, 2013, by the Board of Directors of the Culberson County Groundwater Conservation District.

VR Cottrell
President, Board of Directors

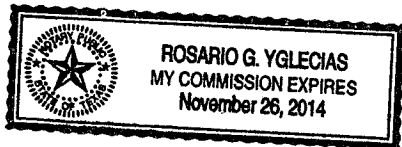
ATTEST:

Kyle C. Bushman
Secretary, Board of Directors

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF CULBERSON)

ON BEHALF OF THE DISTRICT, THIS PERMIT WAS ACKNOWLEDGED before me on June 17, 2013 by Varre Cottrell, President, Board of Directors, Culberson County Groundwater Conservation District, a groundwater conservation district created pursuant to Article XVI, Section 59, Texas Constitution.



Rosario G. Yglesias
Notary Public in and for the State of Texas

CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT
COUNTY OF CULBERSON, STATE OF TEXAS

EXHIBIT A

Groundwater may only be withdrawn from the aquifer from a well(s) located at each of the location(s) and with a maximum rate of withdrawal(s) (flow rate) as follows:

<u>Name</u>	<u>Location (latitude/longitude)</u>	<u>Maximum Flow Rate (gpm)</u>
#1	31.143057, -104.707778	1200
#2	31.135833,-104.709167	1200
#3	31.128056,-104.71	1100
#4	31.118583,-104.683867	1100
#5	31.112783,-104.683983	1050
#6	31.1208,-104.6759	1000
#7	31.11315,-104.676383	1000
#8	31.1211,-104.667883	1000
#9	31.116433,-104.6681	1000
#10	31.107017, -104.684033	1000
#11	31.0994, -104.6755	1000
#12	31.10605, -104.668017	1000
#13	31.100683, -104.668133	1000
#14	31.106389, -104.659444	1000
#15	31.10855,-10467658	1000

V.163

EXHIBIT B

A016

DON WAHL. ET AL.
TO
VAQUILLAS RANCH CO. LTD

57209

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.

Special Warranty Deed

Date: September 3, 2004

Grantor: Donn and Joyce Wahl

Grantor's Mailing Address: 4450 Independence Highway, Independence, Oregon 97351

Grantee: Vaquillas Ranch Company, Ltd., a Texas limited partnership

Grantee's Mailing Address: Vaquillas Ranch Company, Ltd., HCR-1, Box 5, Aguilares, Texas 78369, Attn: Gene "Primo" S. Walker, Jr.

Consideration: Ten Dollars (\$10) and other good and valuable consideration.

Property (Including any improvements): The property described on Exhibit A to this instrument.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, all rights, obligations and taxes for 2004, which Grantee assumes and agrees to pay and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

9/3/2004 2:07 PM

1

5253.001.012.1 Warranty Deed

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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



Donn Wahl
Donn Wahl

Joyce Wahl
Joyce Wahl

State of Oregon §

County of Benton §

The foregoing instrument was acknowledged before me this 3rd day of September, 2004, by Donn Wahl, and Joyce Wahl.



Kathryn Yeager
Notary Public, in and for the State of ~~Texas~~ Oregon

My commission expires: April 12, 2008

State of Oregon §

County of Benton §

The foregoing instrument was acknowledged before me this 3rd day of September, 2004, by Joyce Wahl.

EXHIBIT A

TRACT 1: A part of Survey No. 4, Block No. 63, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a one inch iron pipe at the common corner of Sections 2 and 3, Block 77, Public School Land, and Sections 4 and 5, Block 63, Public School Land, the Northwest corner of Section 4 for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 2640.0 Feet to a stake for the northwest corner of the E/2 of said Section 4 for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the West Boundary Line of the E/2 of said Section 4 to a ¼ inch iron pipe in the North Boundary Line of Section 9, Block 63, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 2640.0 feet along the North Boundary Line of said Section 9 to a one inch iron pipe at the common corner of Sections 4, 5, 8, and 9, Block 63, Public School Land, for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 5280.0 feet along the West Boundary Line of said Section 4, to the place of beginning containing 320 acres, more or less.

TRACT 2: A part of Survey No. 5, Block No. 63, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a one inch iron pipe at the common corners of Sections 2 and 3, Block 77, Public School Land, and Sections 4 and 5, Block 63, Public School Land, for the Northeast corner of this survey;

THENCE N 87° 45' 48" W 5280.0 feet along the South Boundary Line of said Section 3 to an iron pipe at the Northeast corner of Section 6 of said Block 63, for the Northwest corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the East Boundary Line of said Section 6 to a ¼ inch galvanized pipe the common corner of Sections 5, 6, 7 and 8 of said Block 63, for the Southwest corner of this survey;

THENCE S 87° 45' 48" E 5280.0 feet along the North Boundary Line of said Section 8 to a one inch iron pipe at the common corner of Sections 4, 5, 8 and 9, of said Block 63, for the Southeast corner of this survey;

THENCE N 02° 14' 12" E 5280.0 feet along the West Boundary Line of said Section 4, to the place of beginning containing 640 acres, more or less.

TRACT 3: A part of Survey No. 8, Block 63, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a ¼ inch galvanized iron pipe at the common corner of Sections 5, 6, 7, and 8, Block 63, Public School Land, Culberson County, Texas, for the Northwest corner of this survey;

9/3/2004 2:07 PM

1

Exhibit A
5253.001.012.1 Warranty Deed

THENCE S 87° 45' 48" E 5280.0 feet along the South Boundary Line of said Section 5 to a one inch iron pipe at the common corner of Sections 4, 5, 8 and 9, Block 63, Public School Land, for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the West Boundary Line of said Section 9 to the common corner of said Sections 8, 9, 16 and 17, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 2977.60 feet along the South Boundary Line of said Section 8 to an iron pipe in the centerline of Wild Horse Creek, for a corner of this survey;

THENCE along the meander of Wild Horse Creek as follows:

N 02° 57' W 802.10 feet to a stake; N 63° 49' 51" E 137.90 feet to a stake; N 41° 25' 07" E 178.60 feet to a stake; N 10° 46' 39" E 199.50 feet to a stake; N 24° 32' 44" W 154.60 feet to a stake; N 37° 58' 11" W 217.30 feet to a stake; N 56° 26' 03" W 614.60 feet to a stake; N 37° 34' 37" W 310.20 feet to a stake; N 66° 01' W 698.10 feet to a stake; N 65° 00' 01" W 187.60 feet to a stake; N 59° 54' 30" W 195.60 feet to a stake; N 75° 44' 23" W 578.40 feet in the West Boundary Line of said Section 8 for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 2674.80 feet along the East Boundary Line of said Section 7, to the place of beginning containing 524.59 acres, more or less.

TRACT 4: A part of Survey No. 9, Block No. 63, Public School Land Survey, Culberson County, Texas described as follows:

BEGINNING at a one inch iron pipe at the common corner of Sections 4, 5, 8 and 9, Block 63, Public School Land, for the Northwest corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the East Boundary Line of said Section 8 to a one inch iron pipe at the common corner of Sections 8, 9, 16 and 17, Block 63, Public School Land, for the Southwest corner of this survey;

THENCE S 87° 45' 48" E 2640.0 feet along the North Boundary Line of said Section 16 to a 1 ½ inch iron pipe at the Southeast corner of the W/2 of said Section 9 for a corner of this survey;

THENCE N 02° 14' 12" E 3960.0 feet to a 1 ½ inch iron pipe for an interior corner of this survey;

THENCE S 87° 45' 48" E 1320.0 feet to a 1 ½ inch iron pipe for an interior corner of this survey;

THENCE S 02° 14' 12" W 3960.0 feet to a 1 ½ inch iron pipe in the North Boundary Line of said Section 16 for a corner of this survey;

THENCE S 87° 45' 48" E 1320.0 feet to a one inch iron pipe at the common corner of Sections 9, 10, 15 and 16, Block 63, the Southeast corner of said Section 9 for the Southeast corner of this survey;

THENCE N 02° 14' 12" E 5280.0 feet along the West Boundary Line of said Section 10 to a stake the common corners of Sections 3, 4, 9 and 10 of said Block 63, the Northeast corner of said Section 9 for the Northeast corner of this survey.

THENCE N 87° 45' 48" W 5280.0 feet along the South Boundary Line of said Section 4, to the place of beginning containing 520 acres, more or less;

TRACT 5: A part of Survey No. 3, Block No. 77, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at an iron pipe in the East Boundary Line of Section 4, Block 77, Public School Land, at the Northwest corner of Section 6, Block 63, Public School Land, for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 2550.0 feet along the East Boundary Line of said Section 4, Block 77, to a ½ inch iron pipe in the South Boundary Line of Section 43, Block 64, TWP 7, T & P RR Company Survey and the Northeast corner of said Section 4 for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 10,560.0 feet along the South Boundary Line of Sections 43, 44 and 45, Block 64, T & P RR Company Survey, to a stake for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 2550.0 feet to a one inch iron pipe at the common corner of Sections 2 and 3 of said Block 77, and Sections 4 and 5 of Block 63, Public School Land, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 10,560.0 feet along the North Boundary Line of said Sections 5 and 6 of said Block 63, to the place of beginning containing 618.18 acres, more or less.

TRACT 6: A part of Survey No. 43, Block No. 64, TWP 7, T & P RR Company Survey, Culberson County, Texas, described as follows:

BEGINNING at an iron pipe in the North Boundary Line of Section 3, Block 77, Public School Land, and at the Southwest corner of Section 44 and the Southeast corner of Section 43, Block 64 TWP 7, T & P RR Company Survey, Culberson County, Texas, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W along the North Boundary Line of said Section 3, Block 77, at 2103.5 feet pass an iron pipe at the Northeast corner of Section 4 of said Block 77, 2640.0 feet in all to an iron pipe for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 5147.2 feet along the East Boundary Line of the W/2 of Section 43 to an iron pipe in the North Boundary Line of said Section 43 for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 2640.0 feet to an iron pipe the common corner of Sections 41, 42, 43, and 44, for said Block 64 for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 5147.2 feet along the East Boundary Line of said

9/3/2004 2:07 PM

3

Exhibit A
5253.001.012.1 Warranty Deed

Section 43, to the place of beginning containing 311.95 acres, more or less.

TRACT 7: A part of Survey No 4, Block No. 77, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at an iron pipe in the West Boundary Line of Section 3, Block 77, and the East Boundary Line of Section 4, Block 77, Public School Land, Culberson County, Texas, whence the Northeast corner of said Section 4 bears N 2° 14' 12" E 2193.0 feet for the Northeast corner of this survey;

THENCE S 2° 14' 12" W along the East Boundary Line of said Section 4, 2293.0 feet to a ¼ inch iron pipe for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 243.5 feet to a railroad spike set in the pavement of FM Road 2809 for the Southwest corner of this survey;

THENCE N 1° 38' 20" E 2293.1 feet to a 1 ½ inch iron pipe at the Southwest corner of a 14.04 acre tract for the Northwest corner of this survey;

THENCE S 87° 45' 48" E at 9.8 feet cross the centerline of said FM Road 2809, 267.4 feet in all, to the place of beginning containing 13.45 acres, more or less.

TRACT 8: A part of Survey No. 4, Block No. 77, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a ½ inch iron pipe in the South Boundary Line of Section 43, Block 64, TWP. 7, T. & P. RR Company Survey, at the Northeast corner of said Section 4, Block 77, Public School Land, Culberson County, Texas, for the Northeast corner of this survey;

THENCE S 2° 14' 12" W 2193.0 feet along the West Boundary Line of Section 3, Block 77, Public School Land, to an iron pipe for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 257.6 feet across the centerline of FM Road 2809, 267.4 feet in all to a 1 ½ inch iron pipe for the Southwest corner of this survey;

THENCE N 1° 38' 20" E 2193.1 feet to a railroad spike set in the North Boundary Line of said Section 4, Block 77, and in the South Boundary Line of Section 43, Block 64, Twp. 7 T. & P. RR Company Survey for the Northwest corner of this survey;

THENCE S 87° 45' 48" E along the South Boundary Line of said Section 43 and the North Boundary Line of said Section 4 at 1.7 feet across FM Road 2809, 290.3 feet in all, to the place of beginning containing 14.04 acres, more or less.

TRACT 9: A part of Survey No. 45, Block No. 64, TWP 7, T & P RR Company Survey, Culberson County, Texas, described as follows:

BEGINNING at a marked one inch galvanized iron pipe set by R.W. Baker in the North Boundary Line of Section 2, Block 77, Public School Land, and at the Southwest corner of Section 46 and the Southeast corner of Section 45, Block 64 TWP 7, T & P RR Company Survey, Culberson County, Texas, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 5280.0 feet along the North Boundary Line of Section 3, Block 77, Public School Land, to a ½ inch iron pipe at the Southeast corner of Section 44 of said Block 64 for the Southwest corner of this survey;

THENCE N 02° 17' 27" E 5145.79 feet along the East Boundary Line of Section 44 to a ½ inch iron pipe for the common corners of Sections 40, 41, 44 and 45 for the Northwest corner of this survey;

THENCE N 87° 46' 43" W 5280.0 feet along the South Boundary Line of said Section 40 to a ½ inch iron pipe at the common corner of Sections 39, 40, 45 and 46 for the Northeast corner of this survey;

THENCE S 02° 17' 27" W 5147.2 feet along the East Boundary Line of said Section 45, to the place of beginning containing 623.82 acres, more or less.

3,558.0 acres, more or less, more particularly described in the above EXHIBIT A, SAVE AND EXCEPT the West fifty feet (W/50') of Section 45, Block 64, Township 7, T & P Ry. Co. Survey, Culberson County, Texas, containing 5.91 acres, more or less as described in Deed to Joe W. Roberts, dated January 30, 2004, recorded Volume 162, Page 282, Deed Records, Culberson County, Texas.

FURTHER DESCRIBED as a 3581.82 acre tract of land, out of Surveys 4, 5, 8 & 9, Block No. 63, Surveys 3, & 4, Block 77, Public School Land Survey and T & P RR. Co. Township 7 Surveys 43 & 45, Culberson County, Texas. Said 3581.82 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at an 8 inch iron pipe found, for the common corner of Survey 2 & 3, Block 77 and Survey 4 & 5, Block 63, Public School Land, for the Northwest corner of said Survey 4, for an inner corner of this tract.

THENCE S 87° 46' 29" E, with the North line of said Survey 4, a distance of 2639.5 feet to an 8 inch iron pipe found, for the Northeast corner of the W/2 of said Survey 4, for a middle Northeast corner of this tract;

THENCE S 02° 12' 15" W, along the East line of the W/2 of said Survey 4, a distance of 5273.6 feet to an 8 inch iron pipe found, for the South line of said Survey 4 same being the North line of Survey 9, Block 63, for an inner corner of this tract;

THENCE S 87° 46' 29" E, with the North line of said Survey 9, Block 63 a distance of 2638.8 feet to an 8 inch iron pipe found, for the Northeast corner of said Survey 9, Block 63, for the Northwest corner of Survey 10, Block 63, for the Easterly Northeast corner of this tract;

THENCE S 02° 12' 15" W, with the common line of said Survey 9 and Survey 10 Block 63, a distance of 5278.9 feet to an 8 inch iron pipe found, for the Southwest corner of said Survey 10, Block 63, for the Southeast corner of said Survey 9, Block 63, for the Easterly Southeast corner of this tract;

9/3/2004 2:07 PM

5

Exhibit A
5253.001.012.1 Warranty Deed

THENCE N 87° 46' 29" W, with the North line of Survey 16, Block 63 same being the South line of said Survey 9, Block 63 a distance of 1319.4 feet to a 1 ½ inch iron pipe found, for the Easterly Southwest corner of this tract;

THENCE N 02° 12' 15" E, a distance of 3958.5 feet to a 1 ½ inch iron pipe found, for an inner corner of this tract;

THENCE N 87° 46' 29" W, a distance of 1319.8 feet to a set iron rod, for an inner corner of this tract;

THENCE S 02° 12' 15" W, a distance of 3958.5 feet to a 1 ½ inch iron pipe found, for the South line of said Survey 9, Block 63, same being the North line of Survey 16, for a Westerly Southeast corner of this tract;

THENCE N 87° 46' 29" W, with the South line of said Survey 9, Block 63 at 2639.4 feet pass an 8 inch iron pipe found for the common corners Surveys 8, 9, 16 and 17 of said Block 63, and continuing with the South line of said Survey 8, Block 63 in all a total distance of 5617 feet to a point, for the center of Wild Horse Creek, for a the Southwest corner of this tract;

THENCE with deed call meanders of Wild Horse Creek as follows:

N 02° 57' 00" W 799.8 feet to a point; N 63° 49' 51" E 137.9 feet to a point; N 41° 25' 07" E 178.6 feet to a point; N 10° 46' 39" E 199.5 feet to a point; N 24° 32' 44" W 154.6 feet to a point; N 55° 26' 03" W 614.6 feet to a point; N 37° 34' 37" W 310.2 feet to a point; N 66° 01' 00" W 698.1 feet to a point; N 65° 00' 01" W 187.6 feet to a point; N 59° 54' 30" W 195.6 feet to a point; N 69° 56' 00" W 591.2 feet to a point; N 51° 04' 17" W 177.9 feet to a point on the common line of Survey 8, Block 63, and Survey 7, Block 63, for a mid Southwest corner of this tract;

THENCE N 02° 12' 15" E, with the East line of said Survey 7, Block 63 same being the West line of said Survey 8, Block 63 at 2674.8 feet pass the common corners Surveys 5, 6, 7 and 8 of said Block 63, and continuing with the common line of said Survey 5 and 6, Block 63 in all a total distance of 7948.4 feet to an 8 inch iron pipe found, for the South line of Survey 3, Block 77, for the common corners of said Survey 5 and 6, Block 63, for a Westerly Southwest corner of this tract;

THENCE N 87° 46' 29" W, with the common line of said Survey 3, Block 77 and Survey 6, Block 63, a distance of 5279.0 feet to an 8 inch iron pipe found, for the East line of Survey 4, Block 77, for the Northwest corner of said Survey 6, Block 63, for an inner corner of this tract;

THENCE S 02° 12' 15" W, with the common line of said Survey 4, Block 77 and Survey 6, Block 63, a distance of 1936 feet to a ½' iron rod set, for a corner of this tract;

THENCE N 87° 46' 29" W, a distance of 243.5 feet to a railroad spike found in pavement of Farm to Market Road 2809, for the Mid Southwest corner of this tract;

THENCE N 01° 37' 48" E, a distance of 4484.7 feet to a railroad spike found in pavement of said FM 2809, for the North line of said Survey 4 Block 77, for an inner corner of this tract;

THENCE N 87° 46' 29" W, with the common line of said T&P RR Co. Survey 43 Block 64 and Survey 4 Block 77 Public School Land, a distance of 246.2 feet to a spike set, for the Southwest corner of the E/2 of said Survey 43, Block 64, for a Northerly Southwest corner of this tract;

THENCE N 02° 12' 15" E, with the West line of the E/2 of said Survey 43, Block 64 at 5145.5 feet pass a 1 1/2 inch iron pipe, in all a distance of 5147.2 feet to a point, for the North line of said Survey 43, Block 64, for the Northwest corner of this tract;

THENCE S 87° 46' 29" E, with the North line of said Survey 43, Block 64 a distance of 2638.4 feet to a point, for the common corners, Surveys 41, 42, 43 and 45 of said Block 64, for the Northerly Northeast corner of this tract;

THENCE S 02° 12' 15" W, with the East line of said Survey 43, Block 64 a distance of 5147.2 feet to an 8 inch iron pipe found, for the North line of said Survey 3, Block 77, for the common corner of said Survey 43 and 44, Block 64, for an inner corner of this tract;

THENCE S 87° 46' 29" E, with the common line of said Survey 44, Block 64 and said Survey 3, Block 77, at 5280 feet pass the common corner of said Surveys 44 and 45, Block 64 same being the Southwest corner of a 50 foot wide strip of land, in all a distance of 5330 feet to a 1 inch iron pipe found, for the Southeast corner of said 50 foot wide strip of land, for an inner corner of this tract;

THENCE N 02° 16' 29" E, with the East line of said 50 foot wide strip of land, a distance of 5147.8 feet to a 1 inch iron pipe found, for the North line of said Survey 45, Block 64, for the Northeast corner of said 50 foot wide strip of land, for a Northerly Northwest corner of this tract;

THENCE S 87° 45' 12" E, with the North line of said Survey 45, Block 64 a distance of 5227.9 feet to an 8 inch iron pipe found, for the common corner of said Surveys 39, 40, 45 and 46, Block 64, for Northeast corner of this tract;

THENCE S 02° 16' 29" W, with the East line of said Survey 45, Block 64 a distance of 5145.9 feet to an 8 inch iron pipe found, for the common corner of Surveys 45 and 46, Block 64, for the North line of Survey 2, Block 77, for an upper Southeast corner of this tract;

THENCE N 87° 46' 29" W, with the common line of said Survey 45, Block 64 and Survey 2, Block 77, a distance of 2104.5 feet to a point, for the common corner of said Survey 2 and 3, Block 77, for an inner corner of this tract;

THENCE S 02° 12' 15" W, with the East line of said Survey 3, Block 77 a distance of 2548.3 feet to the PLACE OF BEGINNING and containing 3581.82 acres of land, more or less;

Total	3581.82 Acres
<u>Highway R.O.W.</u>	<u>27.74 Acres</u>
Net	3554.08 Acres

Prepared in the offices of: Ernest R. Finney, Jr. Peterson Farris Pruitt & Parker P. O. Box 9620 Amarillo, Texas 79105-9620	Return to: Alejandro E. Villarreal, III Person, Whitworth, Borchers and Morales 602 E. Calton Rd. Laredo, Texas 78041
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5253.001.012.1 Warranty Deed

Filed for record on the 8th day of SEPTEMBER A.D. 2004 at 3:50 o'clock P.M. and
recorded on the 20th day of SEPTEMBER A.D. 2004 at 2:10 o'clock P.M.

LINDA McDONALD, COUNTY CLERK
CULBERSON COUNTY, TEXAS

By 

Deputy Clerk

DONN WAHL, ET UF
TO
VAQUILLAS RANCH CO, LTD.

57210

Assignment

Date: September 3, 2004

Assignor: Donn and Joyce Wahl

Assignor's Mailing Address: 4450 Independence Highway, Independence, Oregon 97351

Assignee: Vaquillas Ranch Company, Ltd., a Texas limited partnership

Assignee's Mailing Address: Vaquillas Ranch Company, Ltd., HCR-1, Box 5, Aguilares, Texas 78369, Attn: Gene "Primo" S. Walker, Jr.

Assigned Leases and Contracts: All leases and government contracts covering all or part of the real property described on Exhibit A to this instrument (the "Property"), to the extent they are in effect at the closing of the sale of the Property by Assignor to Assignee and such assignment is not prohibited under applicable law, including, without limitation, the following leases and contracts: 1) United State Department of Agriculture / Farm Services Agency Program dated 10/16/2002 and amendments, renewals and extension thereof; and 2) Letter agreements dated February 22, 2002 and February 15, 2002 from James Reneau to Norma Setniker and Don Wahl covering a 120 acre tract of land enclosed by the Wild Horse Farm.

Consideration: Ten dollars and other good and valuable consideration.

Assignor, for the consideration and subject to the Reservations from the Conveyance and the Exceptions to Conveyance and Warranty in the deed conveying the Property to Assignee, to the extent they affect the Assigned Leases and Contracts, assigns to Assignee all of Assignor's right, title, and interest in and to the Assigned Leases and Contracts. Assignor binds Assignor and Assignor's heirs and successors to warrant and forever defend all and singular the Assigned Leases and Contracts to Assignee and Assignee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Assignor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty in warranty deed, to the extent they affect the Assigned Leases and Contracts.

Assignee assumes and agrees to perform the Assignor's obligations under the Assigned Leases and Contracts arising after this date. Assignee will indemnify, defend, and hold Assignor harmless from any loss, attorney's fees, expenses, or claims arising out of or related to Assignee's failure to perform any of the obligations of the Assignee under the Assigned Leases and Contracts after this date.

Assignor will indemnify, defend, and hold Assignee harmless from any loss, attorney's fees, expenses, or claims arising out or related to Assignor's failure to perform any of the obligations of Assignor under the Assigned Leases and Contracts before this date.

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



Donn Wahl
Donn Wahl

Joyce Wahl
Joyce Wahl

State of Oregon §
County of Benton §

The foregoing instrument was acknowledged before me this 3rd day of September, 2004, by Donn Wahl.



Kathryn Yeager
Notary Public, in and for the State of Texas

My commission expires: April 12, 2008

State of Oregon §
County of Benton §

The foregoing instrument was acknowledged before me this 3rd day of September, 2004, by Joyce Wahl.

Kathryn Yeager
Notary Public, in and for the State of Texas

My commission expires: April 12, 2008

EXHIBIT A

TRACT 1: A part of Survey No. 4, Block No. 63, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a one inch iron pipe at the common corner of Sections 2 and 3, Block 77, Public School Land, and Sections 4 and 5, Block 63, Public School Land, the Northwest corner of Section 4 for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 2640.0 Feet to a stake for the northwest corner of the E/2 of said Section 4 for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the West Boundary Line of the E/2 of said Section 4 to a ¼ inch iron pipe in the North Boundary Line of Section 9, Block 63, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 2640.0 feet along the North Boundary Line of said Section 9 to a one inch iron pipe at the common corner of Sections 4, 5, 8, and 9, Block 63, Public School Land, for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 5280.0 feet along the West Boundary Line of said Section 4, to the place of beginning containing 320 acres, more or less.

TRACT 2: A part of Survey No. 5, Block No. 63, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a one inch iron pipe at the common corners of Sections 2 and 3, Block 77, Public School Land, and Sections 4 and 5, Block 63, Public School Land, for the Northeast corner of this survey;

THENCE N 87° 45' 48" W 5280.0 feet along the South Boundary Line of said Section 3 to an iron pipe at the Northeast corner of Section 6 of said Block 63, for the Northwest corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the East Boundary Line of said Section 6 to a ¼ inch galvanized pipe the common corner of Sections 5, 6, 7 and 8 of said Block 63, for the Southwest corner of this survey;

THENCE S 87° 45' 48" E 5280.0 feet along the North Boundary Line of said Section 8 to a one inch iron pipe at the common corner of Sections 4, 5, 8 and 9, of said Block 63, for the Southeast corner of this survey;

THENCE N 02° 14' 12" E 5280.0 feet along the West Boundary Line of said Section 4, to the place of beginning containing 640 acres, more or less.

TRACT 3: A part of Survey No. 8, Block 63, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a ¼ inch galvanized iron pipe at the common corner of Sections 5, 6, 7, and 8, Block 63, Public School Land, Culberson County, Texas, for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 5280.0 feet along the South Boundary Line of said Section 5 to a one inch iron pipe at the common corner of Sections 4, 5, 8 and 9, Block 63, Public School Land, for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the West Boundary Line of said Section 9 to the common corner of said Sections 8, 9, 16 and 17, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 2977.60 feet along the South Boundary Line of said Section 8 to an iron pipe in the centerline of Wild Horse Creek, for a corner of this survey;

THENCE along the meander of Wild Horse Creek as follows:

N 02° 57' W 802.10 feet to a stake; N 63° 49' 51" E 137.90 feet to a stake; N 41° 25' 07" E 178.60 feet to a stake; N 10° 46' 39" E 199.50 feet to a stake; N 24° 32' 44" W 154.60 feet to a stake; N 37° 58' 11" W 217.30 feet to a stake; N 56° 26' 03" W 614.60 feet to a stake; N 37° 34' 37" W 310.20 feet to a stake; N 66° 01' W 698.10 feet to a stake; N 65° 00' 01" W 187.60 feet to a stake; N 59° 54' 30" W 195.60 feet to a stake; N 75° 44' 23" W 578.40 feet in the West Boundary Line of said Section 8 for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 2674.80 feet along the East Boundary Line of said Section 7, to the place of beginning containing 524.59 acres, more or less.

TRACT 4: A part of Survey No. 9, Block No. 63, Public School Land Survey, Culberson County, Texas described as follows:

BEGINNING at a one inch iron pipe at the common corner of Sections 4, 5, 8 and 9, Block 63, Public School Land, for the Northwest corner of this survey;

THENCE S 02° 14' 12" W 5280.0 feet along the East Boundary Line of said Section 8 to a one inch iron pipe at the common corner of Sections 8, 9, 16 and 17, Block 63, Public School Land, for the Southwest corner of this survey;

THENCE S 87° 45' 48" E 2640.0 feet along the North Boundary Line of said Section 16 to a 1 ½ inch iron pipe at the Southeast corner of the W/2 of said Section 9 for a corner of this survey;

THENCE N 02° 14' 12" E 3960.0 feet to a 1 ½ inch iron pipe for an interior corner of this survey;

THENCE S 87° 45' 48" E 1320.0 feet to a 1 ½ inch iron pipe for an interior corner of this survey;

THENCE S 02° 14' 12" W 3960.0 feet to a 1 ½ inch iron pipe in the North Boundary Line of said Section 16 for a corner of this survey;

THENCE S 87° 45' 48" E 1320.0 feet to a one inch iron pipe at the common corner of Sections 9, 10, 15 and 16, Block 63, the Southeast corner of said Section 9 for the Southeast corner of this survey;

THENCE N 02° 14' 12" E 5280.0 feet along the West Boundary Line of said

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5253.001.010.1 Assignment and Assumption of Leases
Exhibit A

Section 10 to a stake the common corners of Sections 3, 4, 9 and 10 of said Block 63, the Northeast corner of said Section 9 for the Northeast corner of this survey.

THENCE N 87° 45' 48" W 5280.0 feet along the South Boundary Line of said Section 4, to the place of beginning containing 520 acres, more or less;

TRACT 5: A part of Survey No. 3, Block No. 77, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at an iron pipe in the East Boundary Line of Section 4, Block 77, Public School Land, at the Northwest corner of Section 6, Block 63, Public School Land, for the Southwest corner of this survey;

THENCE N 02° 14' 12" E 2550.0 feet along the East Boundary Line of said Section 4, Block 77, to a 1/4 inch iron pipe in the South Boundary Line of Section 43, Block 64, TWP 7, T & P RR Company Survey and the Northeast corner of said Section 4 for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 10,560.0 feet along the South Boundary Line of Sections 43, 44 and 45, Block 64, T & P RR Company Survey, to a stake for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 2550.0 feet to a one inch iron pipe at the common corner of Sections 2 and 3 of said Block 77, and Sections 4 and 5 of Block 63, Public School Land, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 10,560.0 feet along the North Boundary Line of said Sections 5 and 6 of said Block 63, to the place of beginning containing 618.18 acres, more or less.

TRACT 6: A part of Survey No. 43, Block No. 64, TWP 7, T & P RR Company Survey, Culberson County, Texas, described as follows:

BEGINNING at an iron pipe in the North Boundary Line of Section 3, Block 77, Public School Land, and at the Southwest corner of Section 44 and the Southeast corner of Section 43, Block 64 TWP 7, T & P RR Company Survey, Culberson County, Texas, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W along the North Boundary Line of said Section 3, Block 77, at 2103.5 feet pass an iron pipe at the Northeast corner of Section 4 of said Block 77, 2640.0 feet in all to an iron pipe at the Southwest corner of this survey;

THENCE N 02° 14' 12" E 5147.2 feet along the East Boundary Line of the W/2 of Section 43 to an iron pipe in the North Boundary Line of said Section 43 for the Northwest corner of this survey;

THENCE S 87° 45' 48" E 2640.0 feet to an iron pipe the common corner of Sections 41, 42, 43, and 44, for said Block 64 for the Northeast corner of this survey;

THENCE S 02° 14' 12" W 5147.2 feet along the East Boundary Line of said Section 43, to the place of beginning containing 311.95 acres, more or less.

TRACT 7: A part of Survey No 4, Block No. 77, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at an iron pipe in the West Boundary Line of Section 3, Block 77, and the East Boundary Line of Section 4, Block 77, Public School Land, Culberson County, Texas, whence the Northeast corner of said Section 4 bears N 2° 14' 12" E 2193.0 feet for the Northeast corner of this survey;

THENCE S 2° 14' 12" W along the East Boundary Line of said Section 4, 2293.0 feet to a ¾ inch iron pipe for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 243.5 feet to a railroad spike set in the pavement of FM Road 2809 for the Southwest corner of this survey;

THENCE N 1° 38' 20" E 2293.1 feet to a 1 ½ inch iron pipe at the Southwest corner of a 14.04 acre tract for the Northwest corner of this survey;

THENCE S 87° 45' 48" E at 9.8 feet cross the centerline of said FM Road 2809, 267.4 feet in all, to the place of beginning containing 13.45 acres, more or less.

TRACT 8: A part of Survey No. 4, Block No. 77, Public School Land Survey, Culberson County, Texas, described as follows:

BEGINNING at a ½ inch iron pipe in the South Boundary Line of Section 43, Block 64, TWP. 7, T. & P. RR Company Survey, at the Northeast corner of said Section 4, Block 77, Public School Land, Culberson County, Texas, for the Northeast corner of this survey;

THENCE S 2° 14' 12" W 2193.0 feet along the West Boundary Line of Section 3, Block 77, Public School Land, to an iron pipe for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 257.6 feet across the centerline of FM Road 2809, 267.4 feet in all to a 1 ½ inch iron pipe for the Southwest corner of this survey;

THENCE N 1° 38' 20" E 2193.1 feet to a railroad spike set in the North Boundary Line of said Section 4, Block 77, and in the South Boundary Line of Section 43, Block 64, Twp. 7 T. & P. RR Company Survey for the Northwest corner of this survey;

THENCE S 87° 45' 48" E along the South Boundary Line of said Section 43 and the North Boundary Line of said Section 4 at 1.7 feet across FM Road 2809, 290.3 feet in all, to the place of beginning containing 14.04 acres, more or less.

TRACT 9: A part of Survey No. 45, Block No. 64, TWP 7, T & P RR Company Survey, Culberson County, Texas, described as follows:

BEGINNING at a marked one inch galvanized iron pipe set by R.W. Baker in the North Boundary Line of Section 2, Block 77, Public School Land, and at the Southwest corner of Section 46 and the Southeast corner of Section 45, Block 64 TWP 7, T & P RR Company Survey, Culberson County, Texas, for the Southeast corner of this survey;

THENCE N 87° 45' 48" W 5280.0 feet along the North Boundary Line of Section

3, Block 77, Public School Land, to a ½ inch iron pipe at the Southeast corner of Section 44 of said Block 64 for the Southwest corner of this survey;

THENCE N 02° 17' 27" E 5145.79 feet along the East Boundary Line of Section 44 to a ½ inch iron pipe for the common corners of Sections 40, 41, 44 and 45 for the Northwest corner of this survey;

THENCE N 87° 46' 43" W 5280.0 feet along the South Boundary Line of said Section 40 to a ½ inch iron pipe at the common corner of Sections 39, 40, 45 and 46 for the Northeast corner of this survey;

THENCE S 02° 17' 27" W 5147.2 feet along the East Boundary Line of said Section 45, to the place of beginning containing 623.82 acres, more or less.

3,558.0 acres, more or less, more particularly described in the above EXHIBIT A, SAVE AND EXCEPT the West fifty feet (W/50') of Section 45, Block 64, Township 7, T & P Ry. Co. Survey, Culberson County, Texas, containing .591 acres, more or less as described in Deed to Joe W. Roberts, dated January 30, 2004, recorded Volume 162, Page 282, Deed Records, Culberson County, Texas.

FURTHER DESCRIBED as a 3581.82 acre tract of land, out of Surveys 4, 5, 8 & 9, Block No. 63, Surveys 3, & 4, Block 77, Public School Land Survey and T & P RR. Co. Township 7 Surveys 43 & 45, Culberson County, Texas. Said 3581.82 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at an 8 inch iron pipe found, for the common corner of Survey 2 & 3, Block 77 and Survey 4 & 5, Block 63, Public School Land, for the Northwest corner of said Survey 4, for an inner corner of this tract.

THENCE S 87° 46' 29" E, with the North line of said Survey 4, a distance of 2639.5 feet to an 8 inch iron pipe found, for the Northeast corner of the W/2 of said Survey 4, for a middle Northeast corner of this tract;

THENCE S 02° 12' 15" W, along the East line of the W/2 of said Survey 4, a distance of 5273.6 feet to an 8 inch iron pipe found, for the South line of said Survey 4 same being the North line of Survey 9, Block 63, for an inner corner of this tract;

THENCE S 87° 46' 29" E, with the North line of said Survey 9, Block 63 a distance of 2638.8 feet to an 8 inch iron pipe found, for the Northeast corner of said Survey 9, Block 63, for the Northwest corner of Survey 10, Block 63, for the Easterly Northeast corner of this tract;

THENCE S 02° 12' 15" W, with the common line of said Survey 9 and Survey 10 Block 63, a distance of 5278.9 feet to an 8 inch iron pipe found, for the Southwest corner of said Survey 10, Block 63, for the Southeast corner of said Survey 9, Block 63, for the Easterly Southeast corner of this tract;

THENCE N 87° 46' 29" W, with the North line of Survey 16, Block 63 same

being the South line of said Survey 9, Block 63 a distance of 1319.4 feet to a 1 1/2 inch iron pipe found, for the Easterly Southwest corner of this tract;

THENCE N 02° 12' 15" E, a distance of 3958.5 feet to a 1 1/2 inch iron pipe found, for an inner corner of this tract;

THENCE N 87° 46' 29" W, a distance of 1319.8 feet to a set iron rod, for an inner corner of this tract;

THENCE S 02° 12' 15" W, a distance of 3958.5 feet to a 1 1/2 inch iron pipe found, for the South line of said Survey 9, Block 63, same being the North line of Survey 16, for a Westerly Southeast corner of this tract;

THENCE N 87° 46' 29" W, with the South line of said Survey 9, Block 63 at 2639.4 feet pass an 8 inch iron pipe found for the common corners Surveys 8, 9, 16 and 17 of said Block 63, and continuing with the South line of said Survey 8, Block 63 in all a total distance of 5617 feet to a point, for the center of Wild Horse Creek, for a the Southwest corner of this tract;

THENCE with deed call meanders of Wild Horse Creek as follows:

N 02° 57' 00" W 799.8 feet to a point; N 63° 49' 51" E 137.9 feet to a point; N 41° 25' 07" E 178.6 feet to a point; N 10° 46' 39" E 199.5 feet to a point; N 24° 32' 44" W 154.6 feet to a point; N 55° 26' 03" W 614.6 feet to a point; N 37° 34' 37" W 310.2 feet to a point; N 66° 01' 00" W 698.1 feet to a point; N 65° 00' 01" W 187.6 feet to a point; N 59° 54' 30" W 195.6 feet to a point; N 69° 56' 00" W 591.2 feet to a point; N 51° 04' 17" W 177.9 feet to a point on the common line of Survey 8, Block 63, and Survey 7, Block 63, for a mid Southwest corner of this tract;

THENCE N 02° 12' 15" E, with the East line of said Survey 7, Block 63 same being the West line of said Survey 8, Block 63 at 2674.8 feet pass the common corners Surveys 5, 6, 7 and 8 of said Block 63, and continuing with the common line of said Survey 5 and 6, Block 63 in all a total distance of 7948.4 feet to an 8 inch iron pipe found, for the South line of Survey 3, Block 77, for the common corners of said Survey 5 and 6, Block 63, for a Westerly Southwest corner of this tract;

THENCE N 87° 46' 29" W, with the common line of said Survey 3, Block 77 and Survey 6, Block 63, a distance of 5279.0 feet to an 8 inch iron pipe found, for the East line of Survey 4, Block 77, for the Northwest corner of said Survey 6, Block 63, for an inner corner of this tract;

THENCE S 02° 12' 15" W, with the common line of said Survey 4, Block 77 and Survey 6, Block 63, a distance of 1936 feet to a 1/2" iron rod set, for a corner of this tract;

THENCE N 87° 46' 29" W, a distance of 243.5 feet to a railroad spike found in pavement of Farm to Market Road 2809, for the Mid Southwest corner of this tract;

THENCE N 01° 37' 48" E, a distance of 4484.7 feet to a railroad spike found in pavement of said FM 2809, for the North line of said Survey 4 Block 77, for an inner corner of this tract;

THENCE N 87° 46' 29" W, with the common line of said T&P RR Co. Survey 43

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6

Exhibit A

5253.001.010.1 Assignment and Assumption of Leases

Block 64 and Survey 4 Block 77 Public School Land, a distance of 246.2 feet to a spike set, for the Southwest corner of the E/2 of said Survey 43, Block 64, for a Northerly Southwest corner of this tract;

THENCE N 02° 12' 15" E, with the West line of the E/2 of said Survey 43, Block 64 at 5145.5 feet pass a 1 1/2 inch iron pipe, in all a distance of 5147.2 feet to a point, for the North line of said Survey 43, Block 64, for the Northwest corner of this tract;

THENCE S 87° 46' 29" E, with the North line of said Survey 43, Block 64 a distance of 2638.4 feet to a point, for the common corners, Surveys 41, 42, 43 and 45 of said Block 64, for the Northerly Northeast corner of this tract;

THENCE S 02° 12' 15" W, with the East line of said Survey 43, Block 64 a distance of 5147.2 feet to an 8 inch iron pipe found, for the North line of said Survey 3, Block 77, for the common corner of said Survey 43 and 44, Block 64, for an inner corner of this tract;

THENCE S 87° 46' 29" E, with the common line of said Survey 44, Block 64 and said Survey 3, Block 77, at 5280 feet pass the common corner of said Surveys 44 and 45, Block 64 same being the Southwest corner of a 50 foot wide strip of land, in all a distance of 5330 feet to a 1 inch iron pipe found, for the Southeast corner of said 50 foot wide strip of land, for an inner corner of this tract;

THENCE N 02° 16' 29" E, with the East line of said 50 foot wide strip of land, a distance of 5147.8 feet to a 1 inch iron pipe found, for the North line of said Survey 45, Block 64, for the Northeast corner of said 50 foot wide strip of land, for a Northerly Northwest corner of this tract;

THENCE S 87° 45' 12" E, with the North line of said Survey 45, Block 64 a distance of 5227.9 feet to an 8 inch iron pipe found, for the common corner of said Surveys 39, 40, 45 and 46, Block 64, for Northeast corner of this tract;

THENCE S 02° 16' 29" W, with the East line of said Survey 45, Block 64 a distance of 5145.9 feet to an 8 inch iron pipe found, for the common corner of Surveys 45 and 46, Block 64, for the North line of Survey 2, Block 77, for an upper Southeast corner of this tract;

THENCE N 87° 46' 29" W, with the common line of said Survey 45, Block 64 and Survey 2, Block 77, a distance of 2104.5 feet to a point, for the common corner of said Survey 2 and 3, Block 77, for an inner corner of this tract;

THENCE S 02° 12' 15" W, with the East line of said Survey 3, Block 77 a distance of 2548.3 feet to the PLACE OF BEGINNING and containing 3581.82 acres of land, more or less;

Total	3581.82 Acres
Highway R.O.W.	27.74 Acres
Net	3554.08 Acres

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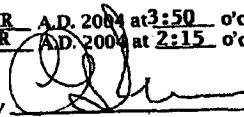
Exhibit A

5253.001.010.1 Assignment and Assumption of Leases

Filed for record on the 8th day of SEPTEMBER A.D. 2004 at 3:50 o'clock P.M. and
recorded on the 20th day of SEPTEMBER A.D. 2004 at 2:15 o'clock P.M.

LINDA McDONALD, COUNTY CLERK
CULBERSON COUNTY, TEXAS

By



Deputy Clerk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

QUIT CLAIM DEED

State: TEXAS
County: CULBERSON

Grantor: Donn and Joyce Wahl

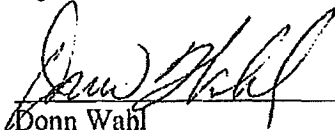
Grantee: Vaquillas Trading Company, Ltd.
5810 San Bernardo Ave., Suite 490
Laredo, Texas 78041

Effective Date: September 8, 2004


For adequate consideration, Grantor, named above, conveys, assigns, and quit claims to Grantee, named above, and Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to real property, consisting of approximately 119.87 acres, more or less, situated in Culberson County, Texas, said 119.87 acres being highlighted and referenced as the "Missing Deed for this Parcel" in the aerial photo set forth on Exhibit A, attached hereto and incorporated herein for all purposes (the "Property").

Grantor deems itself to have conveyed and assigned to Grantee all of Grantor's interests in the Property, and on or after the Effective Date stated above, Grantor shall not have, claim, or demand any rights, title, or interests in the Property or any part of the Property.

This Quit Claim Deed is signed by Grantor as of the date of acknowledgment of Grantor's signature below, but is effective for all purposes as of the Effective Date stated above.



Donn Wahl



Joyce Wahl

ACKNOWLEDGEMENTS

STATE OF OREGON §

COUNTY OF Lincoln §

This instrument was acknowledged before me this 28 day of January, 2013, by Donn Wahl.



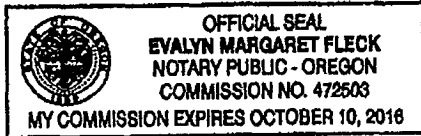
Evalyn Fleck
NOTARY PUBLIC, STATE OF OREGON

Evalyn Fleck exp of Comm 10/10/2016
Printed or Stamped Name of Notary,
with Date of Commission

STATE OF OREGON §

COUNTY OF Lincoln §

This instrument was acknowledged before me this 28 day of January, 2013, by Joyce Wahl.

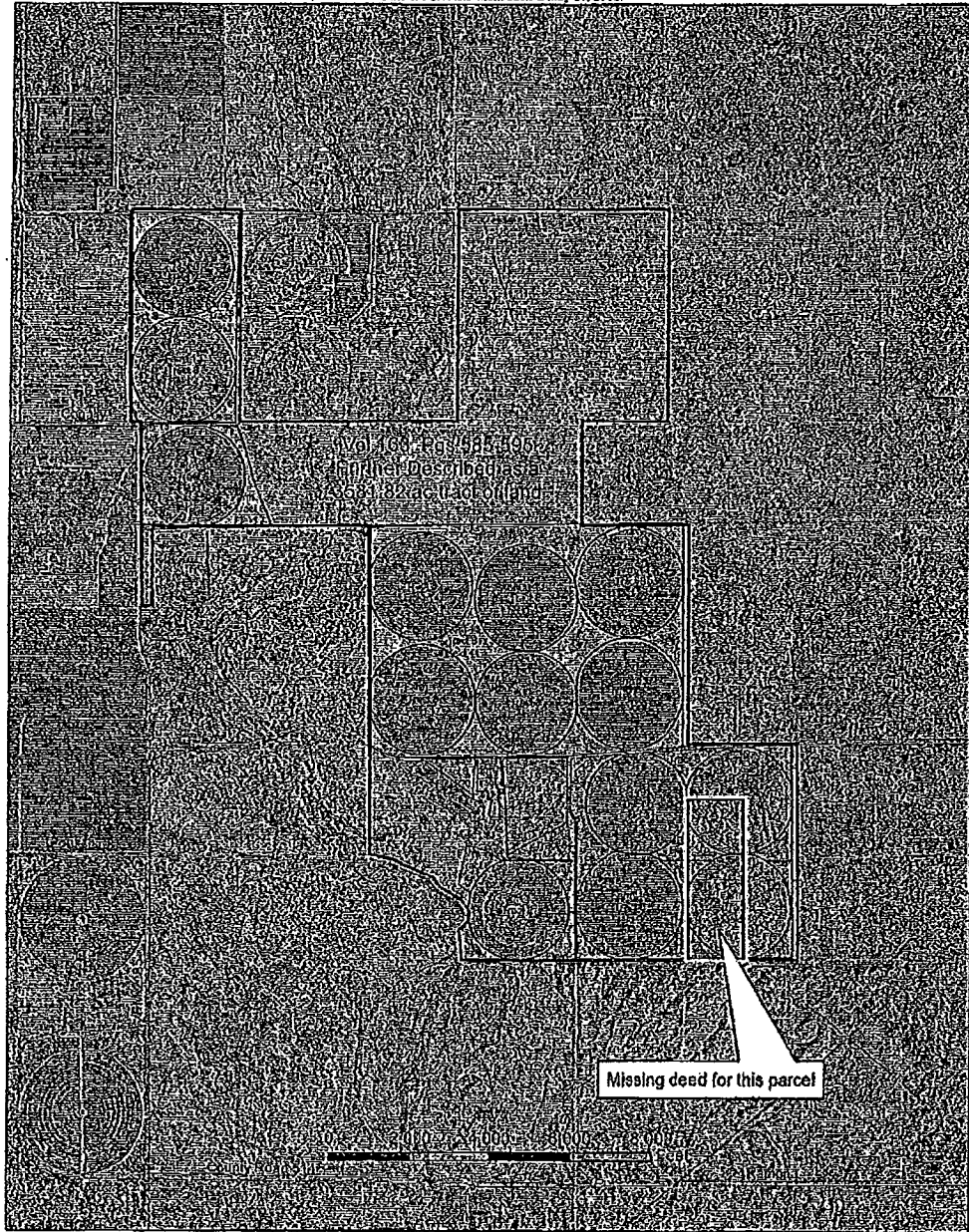


Evalyn Fleck
NOTARY PUBLIC, STATE OF OREGON

Evalyn Fleck exp of Comm 10/10/2016
Printed or Stamped Name of Notary,
with Date of Commission

Exhibit A

Date of FSA Field Information is May 21, 2005



The Texas Original Land Survey Lines are for general location purposes only and are not intended to replace a legal boundary survey locating irrigated land within Applicant's property
A016 Vacuillas Trading Company LTD

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Filed & Recorded in
Official Public Records of
County and District Clerk
Linda McDonald
Fees 118.00

State of Texas
County of Culberson

I hereby certify this instrument was FILED on
the date and at the time stamped hereon by me
and was duly RECORDED in the VOL 192 and
Page 301 of the Book Records of
Culberson County, Texas on:

July 10, 2013
Linda C. McDonald
By Deputy