

THE STATE OF TEXAS X  
COUNTY OF BREWSTER X

~~VOLUME 173 PAGE 213~~

WHEREAS, Terramar Corporation, a Texas corporation (formerly known as Great Western Corporation), established the Texlingua Ranch Maintenance Association by instrument recorded in Volume 173, Page 213 of the Deed Records of Brewster County, Texas, (herein called "Maintenance Association");

WHEREAS, Terramar Corporation reserved in the Maintenance Association Agreement the right to add additional property to the provisions of the Maintenance Association Agreement:

NOW, THEREFORE, Terramar Corporation hereby adds the property described on the attached Exhibit "A" to the provisions of the Maintenance Association Agreement. The definition of "Texlingua Ranch" and "Subject Property" as set forth in the Maintenance Association Agreement shall include the property described on the attached Exhibit "A". This agreement is effective as follows:

The property described as Tract 1 on the attached Exhibit "A" as of June 1, 1972;

The property described as Tracts 2 and 3 on the attached Exhibit "A" as of October 1, 1971; and

The property described as Tract 4 on the attached Exhibit "A" as of March 9, 1972.

DATED this 22<sup>nd</sup> day of July, 1974.

TERRAMAR CORPORATION

By Robert Mark  
VICE-PRESIDENT

ATTEST:

[Signature]

THE STATE OF TEXAS X  
COUNTY OF NUECES X

Before me, the undersigned authority, on this day personally appeared Robert Mark, Vice-President of Terramar Corporation, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

EXHIBIT "A"

- Tract 1. The property conveyed to Great Western Corporation by Cattle-Land Oil Company by deed recorded in Volume 174, Page 732, of the Deed Records of Brewster County, Texas, which deed is incorporated herein for all purposes.
- Tract 2. The property conveyed to Great Western Corporation by Lawrence E. Steelman and Dewey Lindsay by deed recorded in Volume 173, Page 79, of the Deed Records of Brewster County, Texas, which deed is incorporated herein for all purposes.
- Tract 3. The property conveyed to Great Western Corporation by Lawrence E. Steelman and Company, Inc. by deed recorded in Volume 173, Page 76, of the Deed Records of Brewster County, Texas, which deed is incorporated herein for all purposes.
- Tract 4. The property conveyed to Great Western Corporation by R. L. Magill and wife Noahlene L. Magill by deed recorded in Volume 174, Page 251, of the Deed Records of Brewster County, Texas, which deed is incorporated herein for all purposes.

FILED FOR RECORD the 25th day of JULY A.D., 19 74 at 10:15 o'clock A.

RECORDED the 25th day of JULY A.D., 19 74 at 3:05 o'clock P.

By Hortencia Ramos Deputy

HELEN CRONE, County Clerk,  
Brewster County, Texas

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<u>ABSTRACT</u>	<u>CERT.</u>	<u>SURVEY</u>	<u>BLOCK</u>	<u>ORIGINAL GRANTEE</u>	<u>PART</u>
1148	879	1	221	T & St L Ry Co	S/Half
8521	879	2	221	"	S/Half
1149	880	3	221	"	S/Half
8358	880	4	221	"	S/Half
1150	881	5	221	"	S/Half
8522	881	6	221	"	S/Half
1151	882	7	221	"	All
8510	882	8	221	"	All
1152	883	9	221	"	All
8511	883	10	221	"	All
1153	884	11	221	"	All
9508	884	12	221	"	All
1154	885	13	221	"	All
8359	885	14	221	"	All
1155	886	15	221	"	All
8360	886	16	221	"	All
1156	887	17	221	"	All
8512	887	18	221	"	All
1157	888	19	221	"	All
8361	888	20	221	"	All
1158	889	21	221	"	All
8362	889	22	221	"	All
1159	890	23	221	"	All
7398	890	24	221	"	All
1160	891	25	221	"	All
8363	891	26	221	"	All
1161	892	27	221	"	All
8364	892	28	221	"	All
1162	893	29	221	"	All
8503	893	30	221	"	All
1163	894	31	221	"	All
8365	894	32	221	"	All
1164	895	33	221	"	All
6546	895	34	221	T & St L Ry Co	All
1165	896	35	221	"	All
6346	896	36	221	"	All
1085	816	1	217	"	All
8505	816	2	217	"	All
1086	817	3	217	"	All
8506	820	10	217	"	All
1090	821	11	217	"	All
8499	821	12	217	"	All
1091	822	13	217	"	All
8507	822	14	217	"	All
1092	823	15	217	"	All
8500	826	22	217	"	All
1096	827	23	217	"	All
8501	827	24	217	"	All
1097	828	25	217	"	All
8502	828	26	217	"	All
1098	829	27	217	"	All
8508	832	34	217	"	All
1102	833	35	217	"	All
8504	833	36	217	"	All
1170		9	247	"	SW/4 of NW/4

Being the identical lands conveyed to Apache Ranch Company by deeds recorded in Volume 163, page 537, Volume 164, page 519, Volume 168, page 157, Volume 171, page 298 and Vol. 170, page 258, all of the Deed Records of Brewster County, Texas, to which reference is here made, together with all improvements and fixtures situated thereon, and together with all lands within the outside fence lines enclosing the above described lands owned or claimed by grantor by limitations, prescription, possession, reversion, or otherwise.

FILED FOR RECORD the 31st day of May A.D., 1972 at 8:30 o'clock A.M.

THE STATE OF TEXAS    I  
 COUNTY OF BREWSTER    I

KNOW ALL MEN BY THESE PRESENTS:

THAT, we, Lawrence E. Steelman and Dewey Lindsey, herein called "Grantors", for good and valuable consideration paid by Great Western Corporation, a Texas corporation, herein sometimes called "Grantee", the receipt and sufficiency of which is acknowledged, and for the further consideration of Grantee taking the hereinafter described property subject to the principal and interest now remaining unpaid on that certain promissory note in the original principal sum of \$177,640.00 payable to the order of Ken Muller, and secured by a vendor's lien retained in Deed dated September 21, 1970, from Ken Muller to Lawrence E. Steelman and Dewey Lindsey, as recorded at Volume 170, Page 60, Deed Records, Brewster County, Texas, and additionally secured by a Deed of Trust dated September 21, 1970, from Lawrence E. Steelman and Dewey Lindsey to Lester L. Klein, Trustee, as recorded at Volume 169, Page 291, Deed of Trust Records, Brewster County, Texas, (herein called "Muller Indebtedness"), have GRANTED, SOLD AND CONVEYED, and by these presents do Grant, Sell and Convey unto Great Western Corporation, all of the following described real property in Brewster County, Texas, to-wit:

<u>Section</u>	<u>Block</u>	<u>Certificate No.</u>	<u>Survey</u>	<u>Acres</u>
1	216	798	T.&St.L.Ry.Co.	653.06
2	216	798	T.&St.L.Ry.Co.	652.00
3	216	799	T.&St.L.Ry.Co.	651.50
4	216	799	T.&St.L.Ry.Co.	650.42
5	216	800	T.&St.L.Ry.Co.	644.68
8	216	801	T.&St.L.Ry.Co.	649.82
9	216	802	T.&St.L.Ry.Co.	652.51
10	216	802	T.&St.L.Ry.Co.	654.25
11	216	803	T.&St.L.Ry.Co.	654.25
13	216	804	T.&St.L.Ry.Co.	653.78
14	216	804	T.&St.L.Ry.Co.	651.03
15	216	805	T.&St.L.Ry.Co.	651.03
16	216	805	T.&St.L.Ry.Co.	648.15
18	216	869	T.&St.L.Ry.Co.	640.00

and the East part of Sections Nos. 6 and 7, Certificate Nos. 800 and 801, respectively, in said Block 216, T.&St.L.Ry.Co. including all those parts of said Sections 6 and 7 in said Block lying East of State Highway 118 as now located on the ground totaling approximately 1125.12 acres; the above and foregoing lands aggregating 10,231.59 acres, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantors do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against

THAT, Lawrence E. Steelman and Company, Inc., a MISSISSIPPI corporation, herein called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Great Western Corporation, a Texas corporation, herein sometimes called "Grantee", the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of Grantee hereby taking the hereinafter described property subject to the following promissory notes:

a. The principal and interest now remaining unpaid on that certain promissory note in the original principal sum of \$130,000.00, dated June 20, 1969, payable to the order of Connecticut General Life Insurance Company, a corporation, and secured by a vendor's lien retained in deed dated June 20, 1969, recorded in Volume 166, page 506, of the Deed Records of Brewster County, Texas, and additionally secured by a deed of trust dated June 20, 1969, to William Williams, Trustee, recorded in Volume 165, page 174, of the Deed of Trust Records of Brewster County, Texas; (herein called "Connecticut General Indebtedness").

b. The principal and interest now remaining unpaid on that certain promissory note in the original principal sum of \$130,000.00, dated March 3, 1971, payable to the order of Ken Muller, and secured by a vendor's lien retained in deed dated March 3, 1971, recorded in Volume 170, page 829, of the Deed Records of Brewster County, Texas, and additionally secured by a deed of trust dated March 3, 1971, to Lester L. Klein, Trustee, recorded in Volume 169, page 613, Deed of Trust Records, Brewster County, Texas; (herein called "Muller Indebtedness"), has GRANTED, SOLD AND CONVEYED, and by these presents does Grant, Sell and Convey unto Great Western Corporation, a Texas corporation, all of the following described real property in Brewster County, Texas, to-wit:

<u>Abstract</u>	<u>Survey</u>	<u>Block</u>	<u>Grantee</u>	<u>Patent</u>	<u>Volume</u>	<u>Acres</u>
1075	17	216	T.&St.L.Ry.Co.	236	105	647.78
9298	18	216	T.&St.L.Ry.Co.	266	86-A	642.77
1076	19	216	T.&St.L.Ry.Co.	237	105	665.37
9522	20	216	T.&St.L.Ry.Co.	269	86-A	671.27
1077	21	216	T.&St.L.Ry.Co.	238	105	669.24
9523	22	216	T.&St.L.Ry.Co.	270	86-A	673.43
1078	23	216	T.&St.L.Ry.Co.	239	105	673.43
9524	24	216	T.&St.L.Ry.Co.	271	86-A	677.42
1079	25	216	T.&St.L.Ry.Co.	240	105	650.41
9525	26	216	T.&St.L.Ry.Co.	272	86-A	645.49
1080	27	216	T.&St.L.Ry.Co.	241	105	645.49
1081	29	216	T.&St.L.Ry.Co.	242	105	644.58
1082	31	216	T.&St.L.Ry.Co.	243	105	646.67

<u>Abstract</u>	<u>Survey</u>	<u>Block</u>	<u>Grantee</u>	<u>Patent</u>	<u>Volume</u>	<u>Acres</u>
1083	33	216	T. & St. L. Ry. Co.	244	105	644.19
1084	35	216	T. & St. L. Ry. Co.	269	105	644.50
10181	28	216	T. & St. L. Ry. Co.	306	20-B	640.32
10182	30	216	T. & St. L. Ry. Co.	307	20-B	637.193
10183	32	216	T. & St. L. Ry. Co.	308	20-B	638.72
10184	34	216	T. & St. L. Ry. Co.	309	20-B	647.50

being 12,405 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to the following:

- a. Property line agreement between Theodore C. Diller, et al, and Eugene M. Locke, dated April 19, 1968, as recorded in Volume 161, Page 101, Deed Records, Brewster County, Texas.
- b. Easement retained by M. D. Bryant, et ux, in Deed dated November 1, 1959, recorded in Volume 136, Page 386, Deed Records, Brewster County, Texas.
- c. All express or implied rights and privileges of the State of Texas to the oil, gas and other minerals under Sections 18, 20, 22 and 24, Block 216, T. & St. L. Ry. Co. Survey, as described hereinabove.
- d. All express or implied rights and privileges of the State of Texas in and to sulphur and other mineral substances in and to Sections 28, 30, 32 and 34, Block 216, T. & St. L. Ry. Co. Survey, as hereinabove described.
- e. Easement dated June 15, 1970, from Ken Muller, et ux, to J. T. Sikes for the purpose of ingress and egress to Section 36, Block 216, as recorded in Volume 170, Page 352, Deed Records, Brewster County, Texas.
- f. All reservations and exceptions made in Deed from George Strickhausen, et ux, to Ken Muller, et ux, recorded in Volume 166, Page 506, Deed Records, Brewster County, Texas.

Notwithstanding the foregoing, Grantor does hereby grant and convey any and all rights, title and interest which it may have in oil, gas and other minerals on, under or produced from the above described property.

<u>Survey (Section)</u>	<u>Block</u>	<u>Original Grantee</u>
603	No	H.E. & W.T. Ry.
52	332	T.C. Ry.
50	332	T.C. Ry.
48	332	T.C. Ry.
522	No	H.E. & W.T. Ry.
43	332	T.C. Ry.
45	332	T.C. Ry.
47	332	T.C. Ry.
51	332	T.C. Ry.
49	332	T.C. Ry.
54	332	T.C. Ry.
56	332	T.C. Ry.
58	332	T.C. Ry.
40	332	T.C. Ry.
42	332	T.C. Ry.
44	332	T.C. Ry.
46	332	T.C. Ry.
35	332	T.C. Ry.
41	332	T.C. Ry.
53	332	T.C. Ry.
55	332	T.C. Ry.
57	332	T.C. Ry.
59	332	T.C. Ry.
39	332	T.C. Ry.
604	No	H.E. & W.T. Ry.
7	233	T. & St. L. Ry.
8	233	T. & St. L. Ry.
17	233	T. & St. L. Ry.
E/2 & W/2 18	233	T. & St. L. Ry.
19	233	T. & St. L. Ry.
29	233	T. & St. L. Ry.
31	233	T. & St. L. Ry.
NW/2 32	233	T. & St. L. Ry.

A tract of land out of the South and West part of Survey 34, Block 332, T. C. Ry. Co., Grantee, being the same tract of land described in Patent No. 23, dated June 8, 1954, from the State of Texas to Nolland Shuler as recorded in Volume 9, Page 555, Patent Records, Brewster County, Texas.

A tract of land out of the Southwest part of Survey 36, Block 332, T. C. Ry. Co., Grantee, being the same tract described in Patent No. 29, dated June 8, 1954, from the State of Texas to Nolland Shuler as recorded in Volume 9, Page 561, Patent Records, Brewster County, Texas.

A tract of land out of the Southwest part of Survey 38, Block 332, T. C. Ry. Co., Grantee, being the same tract of land described in Patent No. 35, dated June 11, 1954, from the State of Texas to Nolland Shuler as recorded in Volume 9, Page 562, Patent Records, Brewster County, Texas.

A tract of land out of the Southwestern portion of Survey 37, Block 332, T. C. Ry. Co., Grantee, being the same tract of land described in the corrected field notes by John Stovell, Licensed State Land Surveyor, filed June 5, 1952 and recorded in Volume CFN 7, Page 4, Corrected Field Note Records, Brewster County, Texas.

All of Survey 60, Block 332, T. C. Ry. Co., Grantee, and all of Survey 539, No. Block, H. E. & W. T. Ry. Co., Grantee, SAVE AND EXCEPT 300 acres, more or less, out of Survey 60 and Survey 539, heretofore conveyed by Warranty Deed dated August 1, 1945, from Gilmer Morris to Ernest Jones as recorded in Volume 107, page 19, Deed Records, Brewster County, Texas, being the same 300 acres described by metes and bounds in the Warranty Deed dated December 22, 1944, from D. R. Semmes to Gilmer A. Morris, as recorded in Volume 106, page 76, Deed Records, Brewster County, Texas.

A tract of land out of the Southeast part of Survey 12, Block 219, T. & St. L. Ry., Grantee, being the same tract of land described in Patent No. 24, dated June 8, 1954, as recorded in Volume 9, Page 556, Patent Records, Brewster County, Texas.