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

SWD/VL JASON K. MOORE, ET AL to HAROLD RAY KNIPP a/k/a RAY KNIPP

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
COUNTY OF ATASCOSA § KNOW ALL MEN BY THESE PRESENTS:

That JASON K. MOORE and KATHLEEN E. MOORE, of Bexar County, Texas (herein collectively referred to as "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain Promissory Vendor's Lien Note, of even date herewith, being in the principal sum of FOUR HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$470,000.00), payable to the order of TEXAS AGFINANCE, FLCA, which Note bears interest and is due and payable as therein set out, and which Note further contains the usual default, acceleration of maturity, and attorney's fee clauses, the payment of which is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to JIMMY N. WRIGHT, Trustee; have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto HAROLD RAY KNIPP a/k/a RAY KNIPP, a single man, whose address is 13137 FM 79, Sumner, Lamar County, Texas 75486 (herein referred to as "Grantee"), all of the following described real property located in Atascosa County, Texas, to-wit:

BEING 235.72 acres of land, more or less, out of the Charlotte Gardens Subdivision, an addition to the City of Charlotte, Atascosa County, Texas, as per map or plat of said Subdivision recorded in Vol. 34, Page 21, Plat Records, Atascosa County, Texas. Said 235.72 acres described in four (4) tracts, being more particularly described by metes and bounds in the **EXHIBIT "A"** attached hereto, incorporated herein by reference, and a made a part hereof for all purposes.

This conveyance and the hereinafter warranty are made expressly subject to the following:

- a. Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record;
- b. Easement and Right-of-Way dated January 30, 1926, executed by Wm. W. Scholtz to Texas Central Power Co., recorded in Vol. 104, Page 201 of the Deed Records of Atascosa County, Texas;
- c. Right-of-Way dated September 25, 1930, executed by C. E. Lane to the State of Texas, recorded in Vol. 117, Page 598 of the Deed Records of Atascosa County, Texas;
- d. Oil Lease dated September 17, 1937, executed by J. B. Henry, et ux to A. A. Hendrix, recorded in Vol. 138, Page 614, Deed Records of Atascosa County, Texas;
- e. Right-of-Way Easement dated December 5, 1944, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 169, Page 275 of the Deed Records of Atascosa County, Texas;
- f. Right-of-Way Easement dated April 22, 1947, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 178, Page 361 of the Deed Records of Atascosa County, Texas;
- g. Right-of-Way Easement dated October 28, 1947, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 178, Page 489 of the Deed Records of Atascosa County, Texas;

- h. Easement and Right-of-Way dated January 31, 1947, executed by J. B. Henry, et ux to Central Power and Light Co., recorded in Vol. 182, Page 267 of the Deed Records of Atascosa County, Texas;
- i. Easement and Right-of-Way dated July 12, 1947, executed by J. B. Henry, et ux to Humble Oil and Refining Co., recorded in Vol. 183, Page 529 of the Deed Records of Atascosa County, Texas;
- j. Right-of-Way dated March 11, 1948, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 192, Page 490 of the Deed Records of Atascosa County, Texas;
- k. Right-of-Way dated June 19, 1948, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 193, Page 324 of the Deed Records of Atascosa County, Texas;
- l. Right-of-Way dated March 10, 1949, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 196, Page 429 of the Deed Records of Atascosa County, Texas;
- m. Right-of-Way dated March 1, 1950, executed by J. B. Henry, et ux to Humble Pipe Line Co., recorded in Vol. 199, Page 433 of the Deed Records of Atascosa County, Texas;
- n. Mineral and/or Royalty Reservation as set out in Warranty Deed dated May 7, 2004, executed by John B. Henry, Jr., et al to J. E. Wolf, III, recorded in Book 272, Page 570, Official Public Records of Atascosa County, Texas;
- o. Mineral and/or Royalty Interest as set out in Mineral Deed dated February 1, 2006, executed by Blanco Creek Ranch Limited to A & E Mineral Trust, filed for record on February 3, 2006, under Clerk's File No. 79885, Official Public Records of Atascosa County, Texas;
- p. Application of Landowner to Condition an Abandoned Well for Fresh Water Production filed for record on July 21, 2006, under Clerk's File No. 83554 of the Official Public Records of Atascosa County, Texas;
- q. Application of Landowner to Condition an Abandoned Well for Fresh Water Production filed for record on August 16, 2006, under Clerk's File No. 84120 of the Official Public Records of Atascosa County, Texas;
- r. Application of Landowner to Condition an Abandoned Well for Fresh Water Production filed for record on August 16, 2006, under Clerk's File No. 84121 of the Official Public Records of Atascosa County, Texas;
- s. Oil Lease dated May 7, 2010, executed by John B. Henry, Jr. Trust to Britanco, LLC, filed for record on July 20, 2011, under Clerk's File No. 123355, Official Public Records of Atascosa County, Texas;
- t. Oil Lease dated October 1, 2009, executed by A & E Mineral Trust of 2004 to Arminius Energy Trust, filed for record on March 5, 2012, under Clerk's File No. 129378, Official Public Records of Atascosa County, Texas;
- u. Oil Lease dated May 7, 2010, executed by Lee M. Henry to Britanco, LLC, filed for record on March 5, 2012, under Clerk's File No. 129379, Official Public Records of Atascosa County, Texas;
- v. Oil Lease dated May 7, 2010, executed by Charles W. Henry to Britanco, LLC, filed for record on March 5, 2012, under Clerk's File No. 129380, Official Public Records of Atascosa County, Texas;
- w. Subject to platted roads under fence as set out on survey plat dated March 4, 2010, prepared by Reynaldo Martinez, Jr., RPLS #5482, and subject to the rights of parties to use said roads; and
- x. Overhead electric lines, fence encroachments, fence protrusions, gathering pipelines and oil wells, all as shown on survey plat dated March 4, 2010, prepared by Reynaldo Martinez, Jr., RPLS.

EXHIBIT "A"

MARTINEZ
Surveying & Mapping Co.
8546 Broadway Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

23.50 ACRE TRACT

All that certain tract or parcel of land containing 23.50 acres in the Atascosa County, Texas, comprised of parts of Lots 13, 14, 15, 16, 17, 18, and 23, and all of Lots 24, 25, 26, 27, 28, and 29, of the Charlotte Gardens, according to map or plat thereof recorded in Volume 34, Page 21, Plat Records of Atascosa County, Texas. Said 23.50 acres also being a portion of that certain tract called Tract One, (39.62 acres), of record in Document # 78607, Official Public Records of Atascosa County, Texas.

Said 23.50 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin found on the Southeast line of U.S. Highway No. 97, at an angle corner of Lot 18 and same being a corner of North St. (shown on subdivision plat - not open in field), for North corner of this herein described tract;

THENCE: North 89 deg. 00 min. 19 sec. East, a distance of 424.21 feet along with the South line of North St. to a 1/2" iron pin found at at angle corner of said North St. and same being the Northeast corner of Lot 29, for the Northeast corner of this herein described tract;

THENCE: South 00 deg. 47 min. 13 sec. East, a distance of 489.82 feet to a 1/2" iron pin found at the intersection of North St. with Wilson Ave. (shown on subdivision plat - not open in field), for the East corner of this herein described tract;

THENCE: along with the Northwest line of said Wilson Ave., the following courses and distances:
South 74 deg. 31 min. 50 sec. West, 412.00 feet to a 1/2" iron pin found;
South 60 deg. 41 min. 52 sec. West, 1370.00 feet to a point, for the South corner of this herein described tract;

THENCE: North 28 deg. 52 min. 53 sec. West, 535.05 feet to a 1/2" iron pin set with cap on the common line between Lot 13 and U.S. Highway No. 97, for the West corner of this herein described tract;

THENCE: North 60 deg. 46 min. 01 sec. East, a distance of 1626.48 feet to the POINT OF BEGINNING.

Bearing Basis - South 15 deg. 54 min. 59 sec. East - from monuments located on the West line of East Ave., of record in Document # 78307, Official Public Records of Atascosa County, Texas.



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 10-2-24A
MARCH 4, 2010
(SEE ATTACHED SURVEY PLAT)
REVISED: APRIL 20, 2012

MARTINEZ
Surveying & Mapping Co.
8546 Broadway Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

80.91 ACRE TRACT

All that certain tract or parcel of land containing 80.91 acres in the Atascosa County, Texas, comprised of parts of Lots 33, 34, and 43, and all of Lots 32, 35, 36, 37, 38, 39, 44, 45, and 46, of the Charlotte Gardens, according to map or plat thereof recorded in Volume 34, Page 21, Plat Records of Atascosa County, Texas. Said 80.91 acres also being a portion of that certain tract called Tract Two, (82.18 acres), of record in Document # 78607, Official Public Records of Atascosa County, Texas.

Said 80.91 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a ½" iron pin found at the intersection of the South line of Wilson Ave. (shown on subdivision plat – not open in field) with the West line of East Ave., (shown on subdivision plat – not open in field), for the North corner of this herein described tract;

THENCE: South 15 deg. 54 min. 59 sec. East, a distance of 1095.24 feet along with the West line of East Ave. to a ½" iron pin found at the intersection of the West line of East Ave with the Northwest line of Crouch Ave., [a.k.a. Cemetery Road] (shown on subdivision plat – not open in field), at the East corner of Lot 46, for the East corner of this herein described tract;

THENCE: South 60 deg. 44 min. 15 sec. West, a distance of 2093.32 feet to a point located at the intersection of the Northwest line of Crouch Ave., [a.k.a. Cemetery Road] with a fence line and being located at the East corner of a cemetery (located in Lot 43, for a corner of this herein described tract;

THENCE: North 29 deg. 06 min. 41 sec. West, a distance of 326.89 feet to a fence post found at the North corner of said cemetery (located in Lot 43), for a corner of this herein described tract;

THENCE: South 60 deg. 56 min. 36 sec. West, a distance of 332.92 feet to a fence post found at the West corner of said cemetery (located in Lot 43), for a corner of this herein described tract;

THENCE: North 29 deg. 13 min. 36 sec. West, a distance of 326.15 feet to a fence post found at the common corner of Lots 33, 34, 42, and 43, for a corner of this herein described tract;

THENCE: South 60 deg. 52 min. 33 sec. West, a distance of 665.01 feet to a fence post found at the common corner of Lots 31, 32, 40, and 42, for the Southwest corner of this herein described tract;

THENCE: North 29 deg. 25 min. 46 sec. West, a distance of 653.49 feet to a point located at the intersection of the Southeast line of Wilson Ave. (shown on subdivision plat -- not open in field) with said fence line at the common corner of Lots 30 and 32, for the West corner of this herein described tract;

THENCE: North 60 deg. 41 min. 52 sec. East, a distance of 442.19 feet to a point located at the intersection of the Southeast line of Wilson Ave. with a high fence line on the Northwest line of Lot 33, for a corner of this herein described tract;

THENCE: South 58 deg. 34 min. 27 sec. East, a distance of 122.50 feet into Lot 33 to a fence post found, for a corner of this herein described tract;

THENCE: North 61 deg. 12 min. 20 sec. East, a distance of 477.30 feet to a fence post found, for a corner of this herein described tract;

THENCE: North 28 deg. 52 min. 53 sec. West, a distance of 111.09 feet to a point located on the Southeast line of Wilson Ave. and same being the Northwest line of Lot 34, for a corner of this herein described tract;

THENCE: along with the Southeast line of Wilson Ave., the following courses and distances;
 North 60 deg. 41 min. 52 sec. East, 1365.48 feet to a 1/2" iron pin found;
 North 74 deg. 31 min. 50 sec. East, 1028.89 feet to the POINT OF BEGINNING.

Bearing Basis -- South 15 deg. 54 min. 59 sec. East -- from monuments located on the West line of East Ave., of record in Document # 78307, Official Public Records of Atascosa County, Texas.

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STATE OF TEXAS
COUNTY OF ATASCOSA

76.79 ACRE TRACT

All that certain tract or parcel of land containing 76.79 acres in the Atascosa County, Texas, comprised of a part of Lot 50, and all of Lots 51, 52, 53, 58, 59, 60, and 61, of the Charlotte Gardens, according to map or plat thereof recorded in Volume 34, Page 21, Plat Records of Atascosa County, Texas. Said 76.79 acres also being the same tract called Tract Three (76.79 acres), of record in Document # 78607, Official Public Records of Atascosa County, Texas.

Said 76.79 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a ½" iron pin found at the intersection of the South line of Crouch Ave. [a.k.a. Cemetery Road] (shown on subdivision plat – not open in field) with the West line of East Ave., (shown on subdivision plat – not open in field), for the North corner of this herein described tract;

THENCE: South 15 deg. 54 min. 59 sec. East, a distance of 1595.25 feet along with the West line of East Ave. to a ½" iron pin found at the intersection of the West line of East Ave with the Northwest line of Ponder Ave., (shown on subdivision plat – not open in field) at the East corner of Lot 61, for the East corner of this herein described tract;

THENCE: South 60 deg. 41 min. 52 sec. West, a distance of 2026.92 feet to a point located at the intersection of the Northwest line of Ponder Ave., with a fence line and being located at the East corner of Lot 62, for the South corner of this herein described tract;

THENCE: North 29 deg. 14 min. 15 sec. West, a distance of 1270.79 feet to a fence post found at the South corner of a cemetery (located in Lot 50), for a corner of this herein described tract;

THENCE: North 60 deg. 53 min. 39 sec. East, a distance of 309.92 feet to a fence post found at the East corner of said cemetery (located in Lot 50), for a corner of this herein described tract;

THENCE: North 29 deg. 06 min. 41 sec. West, a distance of 283.64 feet to a point located at the intersection of the Southeast line of Crouch Ave. [a.k.a. Cemetery Road] with a fence line at the North corner of said cemetery (located in Lot 50), for a corner of this herein described tract;

THENCE: North 60 deg. 44 min. 15 sec. East, a distance of 2083.93 feet to the POINT OF BEGINNING.

Bearing Basis – South 15 deg. 54 min. 59 sec. East – from monuments located on the West line of East Ave., of record in Document # 78307, Official Public Records of Atascosa County, Texas.

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STATE OF TEXAS
COUNTY OF ATASCOSA

54.52 ACRE TRACT

All that certain tract or parcel of land containing 54.52 acres in the Atascosa County, Texas, comprised of all of Lots 67, 68, 69, 73, 74, and 78, of the Charlotte Gardens, according to map or plat thereof recorded in Volume 34, Page 21, Plat Records of Atascosa County, Texas. Said 54.52 acres also being the same tract called Tract Four, (54.52 acres), of record in Document # 78607, Official Public Records of Atascosa County, Texas.

Said 54.52 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin found at the intersection of the Southeast line of Ponder Ave. (shown on subdivision plat – not open in field) with the West line of East Ave., (shown on subdivision plat – not open in field), for the North corner of this herein described tract;

THENCE: South 15 deg. 54 min. 59 sec. East, a distance of 2541.99 feet along with the West line of East Ave. to a 1/2" iron pin found at the intersection of the West line of East Ave with the Northeast line of Rose Boul., (shown on subdivision plat) at the South corner of Lot 78, for the South corner of this herein described tract;

THENCE: North 63 deg. 22 min. 07 sec. West, a distance of 2048.46 feet to a fence post found at the South corner of Lot 70, for the West corner of this herein described tract;

THENCE: North 60 deg. 44 min. 36 sec. East, a distance of 279.40 feet to a fence post found at the East corner of Lot 70, for a corner of this herein described tract;

THENCE: North 29 deg. 19 min. 13 sec. West, a distance of 776.22 feet to a fence post found on the Southeast line of Ponder Ave., at the North corner of Lot 66, for a corner of this herein described tract;

THENCE: North 60 deg. 41 min. 52 sec. East, a distance of 1456.79 feet to the POINT OF BEGINNING.

Bearing Basis – South 15 deg. 54 min. 59 sec. East – from monuments located on the West line of East Ave., of record in Document # 78307, Official Public Records of Atascosa County, Texas.



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 10-2-24E
MARCH 4, 2010
(SEE ATTACHED SURVEY PLAT)
REVISED APRIL 20, 2012