

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED
On: Nov 16, 2017 at 11:04A

Receipt# - 139348

Generosa Gracia-Kamon
County Clerk, Val Verde County, TX

By *Generosa Gracia-Kamon* Deputy

TS#: 17-19313

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/8/2011, **SAMUEL PABLO BROSEKER, JOINED HEREIN PRO FORMA BY HIS WIFE, MARIA DOLORES BROSEKER**, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of **RAY GONZALES**, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for **FALCON INTERNATIONAL BANK**, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$47,757.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for **FALCON INTERNATIONAL BANK**, its successors and assigns, which Deed of Trust is Recorded on 4/13/2011 as Volume 00263779, Book, Page, in Val Verde County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Situated in Val Verde County, Texas, and being Lot Sixteen (16), Block Nine (9), Post Addition to the City of Del Rio, Texas, according to the plat of record in Volume 22, Page 364, Deed Records, Val Verde County, Texas.

Commonly known as: **500 W BEAN ST, DEL RIO, TX 78840**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4638685

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 1/2/2018 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Val Verde County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

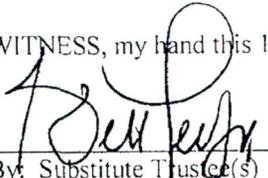
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 11/15/2017



By: Substitute Trustee(s)

Billie C. Lewis, Jr., Blake Lewis, ~~Calvin Speer, Wendy Speer, Melody Speer, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer,~~

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

107 ALTA VISTA DR
DEL RIO, TX 78840

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED 6460026
On: Nov 27, 2017 at 08:33A

~~Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.~~ 138488
General Gracia-Ramon
County Clerk, Val Verde County, TX

1. **Date, Time, and Place of Sale.**

By GF Deputy

Date January 02, 2018

Time The sale will begin at 10:00AM or not later than three hours after that time.

Place THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 22, 2012 and recorded in Document CLERK'S FILE NO, 00269288 real property records of VAL VERDE County, Texas, with PHILIP PROULX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE. mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILIP PROULX, securing the payment of the indebtednesses in the original principal amount of \$91,125.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

Leo Gomez

NANCY GOMEZ OR LEO GOMEZ
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Leo Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/27/17 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

LEO GOMEZ

Declarants Name: _____
Date: 11/27/17



NOS0000006460026

00000006460026

VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWENTY-EIGHT (28), BLOCK "C", ALTA VISTA UNIT I, SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 104, MAP RECORDS, VAL VERDE COUNTY, TEXAS.



NOS00000006460026

FILED
On: Dec 07, 2017 at 08:47A

Receipt# - 138686

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By Mary Aguirre, Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County
Deed of Trust Dated: March 19, 2003
Amount: \$67,140.00
Grantor(s): ADAM DAVID CHAVEZ and SANDRA CHAVEZ

Original Mortgagee: LONG BEACH MORTGAGE COMPANY
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED
HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3

Mortgage Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City,
UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the
Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized
to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 0199322

Legal Description: SEE EXHIBIT 'A' ATTACHED HERETO.

Date of Sale: January 2, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VAL VERDE County
Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take
place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's
Sale was posted.

BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON, JONATHAN
SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM, RAYMOND PEREZ, NANCY GOMEZ, LEO GOMEZ OR CHRIS
LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of
said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

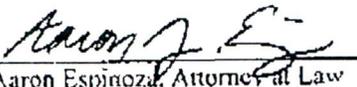
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale
will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser
shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to
warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS'
without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the
Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the
Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert
and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on
active military duty, including active military duty as a member of the Texas National Guard or the National Guard of
another state or as a member of a reserve component of the armed forces of the United States, please send written notice
of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE
SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE
ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, LLP.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-014068


BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY
SPEER, MELODY SPEER, FRED BRITTON, JONATHAN SCHENDEL,
PATRICIA SANDERS, CARY CORENBLUM, RAYMOND PEREZ,
NANCY GOMEZ, LEO GOMEZ OR CHRIS LAFOND
c/o Texas Trustee Services
14800 Landmark Blvd, Suite 850
Addicks, TX 75254

Exhibit "A"

Being all of Lot Six (6), and the East 1/2 of Lot (5), in Block "D", of the Resubdivision of Tract A, Val Verde Park Addition To the City of Del Rio, Texas, as shown by Map or Plat recorded in Volume 2, Page 66, of the Map Records of Val Verde County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the North Line of Currency Dr. for the common South corner of Lots 5 and 6 Block "D" Resubdivision Tract "A", Val Verde Park Addition.

THENCE, N 87°45' W with the North Line of Currency Dr. a distance of 50.0' ft. to a 1/2" iron rod found for the Southwest Corner this Tract.

THENCE, N 02°15' E along a line parallel to and 50' ft. West of the East line of Lot 5 a distance of 180.0' ft. to a 1/2" iron rod set for the Northwest corner this Tract.

THENCE, S 87°45' W along the North line of Lots 5 And 6, passing the common North corner to Lots 5 and 6 at 50' ft. and continuing for a total distance of 150.0' ft. to a 1/2" iron rod set for the common North corner of Lots 6 and 7 and being the Northeast corner this tract.

THENCE, S 02°15' W with the common line between Lots 6 and 7 a distance of 180.0' ft. to a 1/2" iron rod set on the North line of Currency Dr. for the common South corner of Lots 6 and 7 and the Southeast corner this tract.

THENCE, N 87°45' W with the North line of Currency Drive a distance of 100.0' ft. to the PLACE OF BEGINNING.

605 ALDERETE LANE
DEL RIO, TX 78840

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

FILED

Dec 11, 2017 at 10:01A

RECEIVED - 138742

1. **Date, Time, and Place of Sale.**

Date: January 02, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By [Signature] Deputy

2. **Terms of Sale** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 01, 2004 and recorded in Document CLERK'S FILE NO 0211161 real property records of VAL VERDE County, Texas, with JENNIE OWENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIE OWENS, securing the payment of the indebtednesses in the original principal amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MASTR ALTERNATIVE LOAN TRUST 2004-13 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-13, U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

[Signature: Leo Gomez]

NANCY GOMEZ OR LEO GOMEZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

[Signature: Leo Gomez]

Certificate of Posting

My name is Leo Gomez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on 12/11/17 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

LEO GOMEZ
Declarant's Name
Date: 12/11/17



NOS0000006741433

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VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "A", AND BEING THE SAME PROPERTY CONVEYED TO THE INSURED HEREIN BY DEED DATED SEPTEMBER 29, 1997, EXECUTED BY JESSE R. LATHAM AND BILLYE B. LATHAM, FILED AND RECORDED IN VOLUME 671, PAGES 245-247, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

SURVEY PLAT SHOWING 4.604-ACRE TRACT OF LAND OUT OF AND PART OF SECTION 4, DIVISION B, SURVEY NO. 160, W. FISBAUGH AND OUT OF AND PART OF TRACTS OF LAND AS DESCRIBED IN THE FOLLOWING DEEDS FROM WANDA LEE BRYAN TO JESSE R. LATHAM, ET UX, OF RECORD IN VOLUME 249, PAGE 90, RICHARD M. LATHAM, ET UX, TO J.R. LATHAM OF RECORD IN VOLUME 200, PAGE 255, DON R. HOWARD, ET UX, TO JESSE R. LATHAM OF RECORD IN VOLUME 249, PAGE 170 AND LOUIS BERGMANN, ET UX, TO BILLY B. LATHAM ET VIR, OF RECORD IN VOLUME 455, PAGE 26 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON STAKE SET IN THE NORTHWEST LINE OF ALDERETE STREET FOR THE SOUTH CORNER OF SAID LATHAM PROPERTY, THE EAST CORNER OF TRACT OF LAND AS DESCRIBED IN DEED FROM NICOLAS FLORES, ET UX, TO HENRY AVILA, ET UX, OF RECORD IN VOLUME 134, PAGE 268 OF SAID DEED RECORDS, AND FOR THE SOUTH CORNER OF THIS TRACT:

THENCE N. 45 DEG. 00' W. 325.0 FT., WITH FENCE TO A 2-INCH PIPE CORNER POST FOR THE NORTH CORNER OF AVILA TRACT, A CORNER OF LATHAM TRACT AND FOR A CORNER OF THIS TRACT:

THENCE N. 43 DEG. 53' 58" E. 21.56 FT., WITH FENCE TO A 2-INCH PIPE CORNER POST FOR A CORNER OF THIS TRACT:

THENCE N. 44 DEG. 49' 08" W. 516.93 FT., WITH A FENCE TO A 1/2 INCH IRON STAKE SET AT A 3-WAY FENCE CORNER POST FOR THE WEST CORNER OF THIS TRACT:

THENCE N. 45 DEG. 10' 52" E. 224.7 FT., WITH A FENCE TO A 4-INCH PIPE CORNER POST FOR THE NORTH CORNER OF SAID LATHAM TRACT AND FOR A CORNER OF THIS TRACT.

THENCE S. 45 DEG. 33' 04" E. 841.67 FT., WITH FENCE TO A 1/2 INCH IRON STAKE SET IN THE NORTHWEST LINE OF ALDERETE STREET FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE S. 45 DEG. 00' 17" W. 256.05 FT., WITH THE NORTHWEST LINE OF ALDERETE STREET TO THE PLACE OF BEGINNING.



NOS0000006741433

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note :

Capital Farm Credit Loan No. 478334

Date: June 14, 2007
Maker(s): Roy Lee Hutto and Lu Ann Bennet Hutto
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$700,000.00

FILED
On: Dec 12, 2017 at 10:27A
Receipt# - 138774
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]* Deputy

Deed of Trust:

Date: June 14, 2007
Grantor(s): Roy Lee Hutto and spouse, Lu Ann Bennet Hutto, whose address is PO Box 420877, Del Rio, TX., 78842
Trustee: Ben R. Novosad
Recorded in: Clerk's File, Document No. 00234921, Volume 1058, Page 209, Official Records of Val Verde County, Texas

Property:

The property described in "Exhibit A" attached hereto and made a part hereof (the "Property"); together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock, and all improvements, structures, fixtures and replacements being a part of said Property and subject to the Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: Alan Castetter
U.S. Legal Support
5100 Lassant Cove
Austin, Texas 78749

Appointed by written instrument dated July 6, 2017, and recorded or to be recorded in the Official Public Records of Val Verde County, Texas.

Date of Sale: January 2, 2018, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Val Verde County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed a Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Capital Farm Credit, FLCA makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Alan Castetter, Substitute Trustee

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FIELD NOTES FOR

818.4 ACRES

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BEING 818.4 acres of land out a called 2625.5 acre tract recorded in Volume 345, Page 105 of the Real Property Records of Val Verde County, Texas and containing 321 acres out of Survey 18, Abstract 2200, Block A3, and 497.4 acres out of Survey 17, Abstract 1804, Block A3, in Val Verde County, Texas, said 818.4 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the west line of said Survey 18, from which a found rock mound with flat rock inscribed SE 18 bears South $00^{\circ} 57' 17''$ West, (bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD83) a distance of 1837.29 feet;

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THENCE crossing said 2625.5 acres with fence the following courses:

North $82^{\circ} 29' 37''$ West, at a distance of 19 feet passing a 3" steel pipe game fence post and continuing for a total distance of 2222.25 feet to a point in fence;

North $82^{\circ} 00' 52''$ West, a distance of 1446.04 feet to a set $\frac{1}{2}$ " iron rod for a fence angle post;

North $69^{\circ} 51' 39''$ West, a distance of 63.31 feet to a 7" cedar post at 3-way fence corner for the southwest corner of this tract;

North $10^{\circ} 46' 14''$ West, a distance of 379.36 feet to a fence angle post;

North $11^{\circ} 56' 32''$ West, a distance of 81.73 feet to a fence angle post;

North $26^{\circ} 26' 08''$ West, a distance of 690.23 feet to a fence angle post;

North $35^{\circ} 38' 07''$ West, a distance of 403.85 feet to a fence angle post;

North $27^{\circ} 00' 45''$ West, a distance of 300.71 feet to a fence angle post;

North $18^{\circ} 08' 39''$ West, a distance of 333.13 feet to a fence angle post;

North $35^{\circ} 46' 58''$ West, a distance of 66.00 feet to a fence angle post;

North $17^{\circ} 42' 33''$ West, a distance of 32.21 feet to a fence angle post;

North $17^{\circ} 00' 31''$ West, a distance of 349.57 feet to a fence angle post;

North $06^{\circ} 04' 48''$ East, a distance of 274.28 feet to an angle post in fence;

North $05^{\circ} 58' 58''$ East, a distance of 342.56 feet to an 8" cedar corner post;

Exhibit "A"

Page 1 of 25

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Page 2 of 3
818.4 acres

- South 81° 43' 48" West, a distance of 179.24 feet crossing cattle guard in road to a 3" steel pipe post at 3-way fence corner;
- North 12° 01' 12" East, a distance of 1265.10 feet to a 3" steel pipe post;
- North 20° 26' 30" West, a distance of 11.21 feet to a 3" steel pipe post;
- North 11° 32' 13" East, a distance of 101.75 feet, crossing creek, to a 3" steel pipe post;
- North 18° 26' 23" East, a distance of 843.08 feet to a 3" steel pipe post;
- North 00° 29' 34" West, a distance of 473.86 feet to a 3" steel pipe post at cattle guard;
- North 50° 15' 06" East, a distance of 22.54 feet crossing cattle guard in road to a 3" steel pipe post;
- North 03° 34' 47" West, a distance of 275.79 feet to a 3" steel pipe post;
- South 79° 24' 14" West, a distance of 102.23 feet to a 3" steel pipe post;
- North 13° 08' 10" West, a distance of 1095.59 feet to a 3" steel pipe post;
- North 61° 56' 20" East, a distance of 440.05 feet to a 3" steel pipe post;
- North 05° 17' 16" East, a distance of 16.74 feet to point at the corner of a tin shed;
- North 88° 39' 21" East, a distance of 80.60 feet to a 7" cedar post;
- North 11° 46' 34" West, a distance of 29.48 feet to a 6" cedar post;
- North 62° 02' 49" East, a distance of 359.77 feet to a cedar angle post;
- North 45° 33' 12" East, a distance of 548.63 feet to a point at 3-way fence corner on the south line of a called 46.50 acre tract recorded in Volume 772, Page 58 of the Real Property Records of Val Verde County, Texas;

THENCE North 78° 33' 01" East, a distance of 2518.37 feet with the south line of said 46.50 acres to a 3-way steel pipe game fence corner post for the most northerly corner of this tract and the northwest of a called 4393.11 acre tract recorded in Volume 789, Page 220 of the Real Property Records of Val Verde County, Texas;

Exhibit "A"

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Page 3 of 3
818.4 acres

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THENCE South 45° 47' 25" East, a distance of 129.56 feet with the west line of said 4393.11 acres to a point for angle;

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THENCE South 27° 01' 31" East, a distance of 630.62 feet to a steel pipe game fence angle post;

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THENCE South 38° 02' 18" East, a distance of 780.35 feet with game fence to a steel pipe angle post;

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THENCE South 43° 10' 42" East, a distance of 370.65 feet to a steel pipe game fence corner post on the ostensible east line of said Survey 17 for the northeast corner of this tract;

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THENCE South 00° 57' 17" West, a distance of 7232.70 feet with the east line of said Survey 17, and said Survey 18, also being the west line of said 4393.11 acres, to the POINT OF BEGINNING and containing 818.4 acres of land in Val Verde County, Texas

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Plat of survey provided.

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ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.



Henry C. Casal, Jr.
Henry Casal, Jr., R.P.L.S. 4905
December 6, 2006
Revised: 6-6-07
Job #12455.00

FIELD NOTES FOR

 901.9 ACRES

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BEING 901.9 acres of land out of a called 2625.5 acre tract recorded in Volume 345, Page 105 of the Real Property Records of Val Verde County, Texas and being all 640 acres of Survey 19, Abstract 2916, Block A3 and 262 acres out of Survey 18, Abstract 2200, Block A3, in Val Verde County, Texas said 901.9 acres being more particularly described by metes and bounds as follows:

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BEGINNING on the east line of a called 3579.93 acre tract recorded in Volume 972, Page 130 of the Real Property Records of Val Verde County, Texas at a 3" steel pipe fence corner post for the ostensible southwest corner of said Survey 19 and this tract;

THENCE North 00° 33' 32" East (bearings based on Texas State Plane Coordinate System, South Central Zone, NAD83), a distance of 5282.18 feet with the east line of said 3579.93 acres to a found 60 D nail at 3 way fence corner post for the northeast corner of said 3579.93 acres;

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THENCE with existing pasture fence crossing said 2625.5 acres the following courses:

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North 01° 21' 35" East, a distance of 2108.58 feet with fence to a 6" cedar angle post;

North 24° 03' 24" East, at a distance of 200 feet passing corner post and leaving fence for a total distance of 314.86 feet to a set ½" iron rod in fence for the northwest corner of this tract;

South 77° 29' 22" East, a distance of 144.78 feet again with fence to a set ½" iron rod with ACES cap at angle post;

South 84° 11' 20" East, a distance of 955.78 feet to a point in fence;

South 82° 28' 35" East, a distance of 250.37 feet to a set ½" iron rod with ACES cap at angle post;

North 85° 42' 12" East, a distance of 99.85 feet to an 8" cedar angle post;

South 69° 51' 39" East, a distance of 40.71 feet passing a 3 way 7" cedar post and continuing for a total distance of 104.02 feet to a set ½" iron rod with a ACES cap at fence post;

South 82° 00' 52" East, a distance of 1446.04 feet to a point in fence;

South 82° 29' 37" East, at a distance of 2202.82 feet passing a 3" steel pipe game fence post and continuing for a total distance of 2222.25 feet to a point on the east line of said Survey 18, the west line of a called 4393.11 acre tract recorded in Volume 789, Page 220 of the Real Property Records of Val Verde County, Texas, for the northeast corner of this tract;

Exhibit "A"

901.9 Acres
Page 2

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THENCE South 00° 57' 17" West, a distance of 1837.29 feet with the east line of said Survey 18, to a found rock mound with flat rock inscribed SE 18 for the southeast corner of said Survey 18, and being a common corner with said Survey 13, Survey 12, Abstract 3842, Block A3 and said Survey 19;

THENCE South 00° 43' 06" West, a distance of 5253.19 feet with the east line of said Survey 19, to a 6" steel pipe corner post for the ostensible southeast corner of Survey 19, a common corner with said Survey 12, Survey 11, Abstract 896, Block A3 and Survey 20, Abstract 2116, Block A3, for the southeast corner of this tract and said 2625.5 acres and being on the north line of Buffalo Creek Ranch Subdivision as shown on plat recorded in Slide 212, Side A of the Map and Plat Records of Val Verde County, Texas;

THENCE North 88° 59' 52" West, a distance of 5307.13 feet with the south line of said Survey 19, the north line of said Survey 20, to the POINT OF BEGINNING and containing 901.9 acres of land in Val Verde County, Texas.

Platted survey provided

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.



Henry C. Casal, Jr.
Henry Casal, Jr., R.P.L.S. 4905
December 6, 2006
Revised: 6-6-07
Job #12455.00

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RANCH ROADWAY EASEMENT

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THIS RANCH ROADWAY EASEMENT made and entered the 4th day of October, 2000, by, between and among the undersigned, jointly and severally:

WITNESSETH:

WHEREAS, the undersigned are landowners who hold legal title to land to and through which a roadway moves in a northerly direction from a point on US Highway 377, which is about four (4) miles south, southwest from the Carta Valley store, over and across the Ranch Enterprises, Ltd. Ranch and the Hutto Ranch, the road known locally as the Hutto Ranch Road, to its end on the Seward Family Partnership Ranch, all located in Val Verde County, State of Texas, and more particularly described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as the "Hutto Ranch Road");

WHEREAS, the undersigned landowners own the tracts of land as follows:

- (1) Ranch Enterprises, Ltd. Ranch as described on Exhibit "B", attached hereto and incorporated herein;
- (2) Hutto Ranch as described on Exhibit "C", attached hereto and incorporated herein; and,
- (3) Seward Family Partnership Ranch as described on Exhibit "D", attached hereto and incorporated herein.

WHEREAS, Hutto Ranch Road has been used by the landowners adjoining the road and maintained at their expense for more than thirty (30) years;

WHEREAS, the landowners have maintained "bump-gates or gates" across the Hutto Ranch Road so that livestock of the individual owners would not be allowed to stray, and now the landowners desire to prohibit bump-gates, and instead use only cattle guards in the road;

WHEREAS, the landowners each desire the right to maintain, upgrade, and repair any part or the entire road, at their own expense, in the event other landowners refuse to contribute to the road repair cost;

WHEREAS, the landowners have agreed to a centerline description with an easement thirty (30') feet on either side of said centerline for a total easement of sixty (60') feet, as prepared by a Registered Public Surveyor of the State of Texas, and described in Exhibit "A"; and,

WHEREAS, the landowners each desire to dedicate, rededicate, acknowledge, recognize and ratify Hutto Ranch Road and its rights-of-way as a perpetual, non-exclusive, roadway and access easement serving all landowners, through and to the lands of whom said road currently traverses and serves, and to their respective heirs, tenants, licensees, invitees, successors and assigns;

NOW, THEREFORE, in consideration of the aforesaid recitals which are incorporated herein by reference and made a substantive part of this instrument, and for other good and valuable consideration, the receipt and sufficiency of which each of the undersigned landowners hereby acknowledge, I, we and each of us, the undersigned, jointly

and severally, hereby grant, bargain, dedicate, rededicate, acknowledge, the Hutto Ranch Road, and in addition thereto, to accommodate reasonably the necessary ingress and egress, as well as access for the repair, maintenance and grading of said road by an individual landowner, or a group of landowners, at their own expense, from time to time, all the foregoing as a perpetual, non-exclusive roadway and access easement and right of way over, across, through and to the several properties that Hutto Ranch Roadway traverses or serves;

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TO HAVE AND TO HOLD unto said landowners, jointly and severally, and to the landowner's respective heirs, personal representatives, successors and assigns forever; subject only, however, at all times to the right of each landowner and the right of their heirs, personal representatives, successors and assigns to maintain fenceline integrity by construction of cattle guards (provided however, bump-gates shall be prohibited; and, the Hutto Ranch will be allowed to put in three (3) interior cattle guards, where three (3) interior bump-gates now exist, as well as, their two (2) boundary cattle guards) which each landowner may construct and maintain at the borders of his or her property at his or her separate expense, so long as the construction and maintenance thereof does not impair, impede, prevent or bar free use thereof and access to the respective properties by other landowners, their heirs, personal representatives, successors and assigns, lessees, employees, licensees and invitees.

IN WITNESS THEREOF, the undersigned landowners have set their hands and seals in the places provided below.

RANCH ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, SOUTHERN LAND DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: Reginald A. Tuck
REGINALD A. TUCK, VICE PRESIDENT AND MEMBER OF SOUTHERN LAND DEVELOPMENT, L.L.C.

Le Roy Hutto
LEROY HUTTO

Ruth Ann Hutto
RUTH ANN HUTTO

SEWARD FAMILY PARTNERSHIP

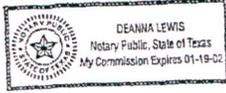
BY: Sarah Seward Robertson
SARAH SEWARD ROBERTSON, GENERAL PARTNER

BY: Pauline Seward Newbill
PAULINE SEWARD NEWBILL, GENERAL PARTNER

STATE OF TEXAS *
*
COUNTY OF KERR *

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This instrument was acknowledged before me on the 4th day of October, 2000, by REGINALD A. TUCK, Vice President and Member of SOUTHERN LAND DEVELOPMENT, L.L.C., a Texas Limited Liability Company, the General Partner of RANCH ENTERPRISES, LTD., a Texas Limited Partnership, on behalf of said Limited Liability Company and Limited Partnership.

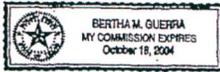


Deanna Lewis
Notary Public, State of Texas
My Commission Expires: 1-19-2002
DEANNA LEWIS
Notary's Printed Name

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STATE OF TEXAS *
*
COUNTY OF VAL VERDE *

This instrument was acknowledged before me on the 5th day of October, 2000, by LEROY HUTTO.



Bertha M. Guerra
Notary Public, State of Texas
My Commission Expires: _____
Notary's Printed Name

STATE OF TEXAS *
*
COUNTY OF VAL VERDE *

This instrument was acknowledged before me on the 5th day of October, 2000, by RUTH ANN HUTTO.



Bertha M. Guerra
Notary Public, State of Texas
My Commission Expires: _____
Notary's Printed Name

STATE OF TEXAS *
*
COUNTY OF KERR *

This instrument was acknowledged before me on the 4 day of Oct., 2000, by SARAH SEWARD ROBERTSON, General Partner of SEWARD FAMILY PARTNERSHIP, a Texas Partnership, on behalf of said Partnership.

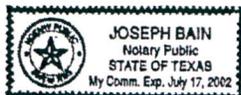


Barbara A. Arceneaux
Notary Public, State of Texas
My Commission Expires: 3-16-03
Barbara A. Arceneaux
Notary's Printed Name

STATE OF TEXAS *
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COUNTY OF Tarrant *

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This instrument was acknowledged before me on the 6 day of October, 2000, by PAULINE SEWARD NEWBILL, General Partner of SEWARD FAMILY PARTNERSHIP, a Texas Partnership, on behalf of said Partnership.



Joseph Bain
Notary Public, State of Texas
My Commission Expires: _____
Joseph Bain
Notary's Printed Name

AFTER RECORDING RETURN TO:

Ranch Enterprises, Ltd.
P. O. Box 291589
Kerrville, Texas 78029

PREPARED IN THE LAW OFFICE OF:

Robert J. Parmley
222 Sidney Baker South, Suite 615
Kerrville, Texas 78028

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STATE OF TEXAS
COUNTY OF VAL VERDE

FIELD NOTES DESCRIPTION OF THE CENTERLINE OF A SIXTY (60) FOOT WIDE (THIRTY (30) FEET EITHER SIDE OF DESCRIBED CENTERLINE) ROAD EASEMENT LOCATED IN VAL VERDE COUNTY, STATE OF TEXAS. SAID ROAD EASEMENT COMMENCING AT U.S. HIGHWAY NO. 377 AND GOING UPON AND ACROSS BUFFALO CREEK RANCH SUBDIVISION AS FOUND OF RECORD IN SLIDE 212, SIDE A & B AND SLIDE 213, SIDE B, THENCE UPON AND ACROSS A CERTAIN 2625.5 ACRE TRACT OF LAND IN THE NAME OF LEROY HUTTO, ET UX AS FOUND OF RECORD IN VOLUME 345, PAGES 105-108 OF THE DEED RECORDS OF VAL VERDE COUNTY, STATE OF TEXAS. THIS HEREIN-DESCRIBED ROAD EASEMENT BEING FROM U.S. HIGHWAY NO. 377 GOING IN A NORTHERLY DIRECTION UPON AND ACROSS THE FOLLOWING ORIGINAL PATENT SURVEYS LOCATED IN VAL VERDE COUNTY, STATE OF TEXAS.

SURVEY	BLOCK	ORIGINAL GRANTEE	ABSTRACT NO.
NO. 21	A-3	G.H. & S.A. RY.	NO. 899
NO. 20	A-3	G.H. & S.A. RY.	NO. 2116
NO. 19	A-3	G.H. & S.A. RY.	NO. 2916
NO. 18	A-3	G.H. & S.A. RY.	NO. 2200
NO. 17	A-3	G.H. & S.A. RY.	NO. 1804
N 1/4 NO. 24	A2-1	G.H. & S.A. RY.	NO. 2201

THIS HEREIN-DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron stake marked No. 5079 in the centerline of this herein described road easement (a.k.a. Hutto Road), being in the North line of U.S. Highway No. 377 and being the Southeast corner of Tract No. 1 and the Southwest corner of Tract No. 7 of Buffalo Creek Ranch Subdivision (North Part) as found of record in Slide 212, Side B of the Plat Records of Val Verde County, Texas. Said Beginning point being in G.H. & S.A. RY., Survey No. 21, Block A-3, Abstract No. 899 and bears S27°22'17"E, 1904.69 feet from a original rock mound with cap rock for the Northwest corner of said Survey No. 21;

THENCE along said centerline of said road easement (a.k.a. Hutto Road) in a northerly direction, upon and across said Survey No. 21 and following the existing road easement in said Buffalo Creek Ranch Subdivision (North Part) with the following Sixteen (16) courses each to a 1/2" iron stake marked with a red plastic cap No. 5079;

- 1) N12°26'29"W at a distance of 156.28 feet to said angle point;
- 2) N5°08'08"E at a distance of 455.53 feet to said angle point;
- 3) N21°38'54"E at a distance of 141.47 feet to said angle point;
- 4) N38°56'16"E at a distance of 1040.29 feet to said angle point;
- 5) N3°22'38"E at 146.80 feet passing the North line of said Survey No. 21, being the South line of G.H. & S.A. RY., Survey No. 20, Block A-3, Abstract No. 2116, continuing a total distance of 1408.16 feet to said angle point;
- 6) N9°46'40"E at a distance of 897.26 feet to said angle point;
- 7) N26°20'16"W at a distance of 177.74 feet to said angle point;
- 8) N63°23'44"W at a distance of 247.04 feet to said angle point;
- 9) N19°22'08"W at a distance of 412.53 feet to said angle point;
- 10) N5°55'37"W at a distance of 184.43 feet to said angle point;
- 11) N19°09'01"W at a distance of 331.87 feet to said angle point;
- 12) N2°55'58"E at a distance of 220.56 feet to said angle point;
- 13) N25°14'02"E at a distance of 118.57 feet to said angle point;
- 14) N8°15'32"E at a distance of 759.15 feet to said angle point;
- 15) N30°17'34"E at a distance of 754.51 feet to said angle point;
- 16) N7°46'09"E at a distance of 262.16 feet to a bump-gate pivot post, being the Northeast corner of Tract No. 3 and the Northwest corner of Tract No. 4 of said Buffalo Creek Ranch Subdivision (North Part);

THENCE continuing along said road centerline, leaving said Buffalo Creek Ranch Subdivision (North Part), going upon and across a tract of land containing 2625.5 acres as described in a Deed to Leroy Hutto Et Ux as found of record in Volume 345, Page 105 of the Deed Records of Val Verde County, Texas. With the following Forty (40) courses, each to a cotton spindie set;

- 1) N39°04'25"E at 57.12 feet passing the North line of said Survey No. 20, being the South line of G.H. & S.A. RY., Survey No. 19, Block No. A-3,

RANCH ROADWAY EASEMENT
EXHIBIT "A"
PAGE 1 OF 2 PAGES

Exhibit "A"

- Abstract No. 2916, continuing a total distance of 424.65 feet to said angle point;
- 2) N6°04'53"E at a distance of 653.74 feet to said angle point;
 - 3) N31°20'42"W at a distance of 1034.66 feet to said angle point;
 - 4) N17°47'16"W at a distance of 115.93 feet to said angle point;
 - 5) N3°6'04"E at a distance of 459.06 feet to said angle point;
 - 6) N16°58'33"E at a distance of 335.41 feet to said angle point;
 - 7) N10°03'00"E at a distance of 669.30 feet to said angle point;
 - 8) N0°56'09"E at a distance of 760.15 feet to said angle point;
 - 9) N9°23'53"W at a distance of 466.69 feet to said angle point;
 - 10) N4°03'53"E at a distance of 249.54 feet to said angle point;
 - 11) N34°18'07"E at a distance of 291.15 feet to said angle point;
 - 12) N9°36'14"W at 216.45 feet passing the North line of said Survey No. 19, being the South line of G.H. & S.A. RY., Survey No. 18, Block No. A-3, Abstract No. 2200, continuing a total distance of 1119.84 feet to said angle point;
 - 13) N17°15'47"W at a distance of 580.52 feet to said angle point;
 - 14) N7°51'21"W at a distance of 318.42 feet to said angle point;
 - 15) N8°41'10"W at a distance of 634.93 feet to said angle point;
 - 16) N17°30'33"W at a distance of 410.68 feet to said angle point;
 - 17) N27°46'41"W at a distance of 629.76 feet to said angle point;
 - 18) N46°08'58"W at a distance of 202.71 feet to said angle point;
 - 19) N26°05'14"W at a distance of 508.11 feet to said angle point;
 - 20) N9°13'27"W at a distance of 207.90 feet to said angle point;
 - 21) N37°18'55"W at a distance of 156.08 feet to said angle point;
 - 22) N13°40'35"W at a distance of 507.40 feet to said angle point;
 - 23) N16°19'40"E at a distance of 178.78 feet to said angle point;
 - 24) N17°41'24"W at a distance of 87.55 feet to said angle point;
 - 25) N2°00'28"W at 284.70 feet passing the North line of said Survey No. 18, being the South line of G.H. & S.A. RY., Survey No. 17, Block A-3, Abstract No. 1804, continuing a total distance of 482.16 feet to said angle point;
 - 26) N7°23'53"E at a distance of 247.48 feet to said angle point;
 - 27) N18°00'23"E at a distance of 1003.72 feet to said angle point;
 - 28) N11°26'15"E at a distance of 772.63 feet to said angle point;
 - 29) N0°12'16"E at a distance of 184.75 feet to said angle point;
 - 30) N10°14'49"W at a distance of 162.02 feet to said angle point;
 - 31) N38°25'31"W at a distance of 141.79 feet to said angle point;
 - 32) N21°47'38"W at a distance of 268.89 feet to said angle point;
 - 33) N13°48'00"W at a distance of 559.53 feet to said angle point;
 - 34) N33°41'22"W at a distance of 118.54 feet to said angle point;
 - 35) N65°26'30"W at a distance of 230.80 feet to said angle point;
 - 36) N85°54'05"W at a distance of 206.98 feet to said angle point;
 - 37) N63°41'54"W at a distance of 120.27 feet to said angle point;
 - 38) N27°43'29"W at 118.895 feet passing the West line of said Survey No. 17, being the East line of A. Neutz, Survey No. 24 (North 1/2), Abstract No. 3469 in the name of Margaret Harrison Seward as found of record in Volume 127, Page 229 of the Deed Records of Val Verde County, Texas. Continuing a total distance of 345.62 feet to said angle point;
 - 39) N15°20'52"W at a distance of 345.21 feet to said angle point;
 - 40) N57°30'24"W at a distance of 232.76 feet to a cotton spindle set under a gale entering upon said Seward property being the terminus of this herein described road easement, said terminus point bears S24°32'12"W, 949.24 feet from a original rock mound with cap rock marked "S.W. 16", for the Southwest corner of G.H. & S.A. RY., Survey No. 15, Block A-3, Abstract No. 2201, being the Northwest corner of said Survey No. 17 and being in the East line of said Survey No. 24 (North 1/2).

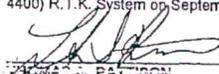
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I, Thomas G. Pattison, do hereby certify, that the foregoing field note description was prepared from an actual survey as made on the ground by me, under my supervision and direction and that the same are true and correct. **NOTE: BASIS OF BEARINGS** derived from true North observations using G.P.S. (Trimble 4400) R.T.K. System on September 30, 2009.


 THOMAS G. PATTISON
 Registered Professional Land Surveyor No. 5079
 State of Texas
 Dated this the 6th day of October, 2009.



STATE OF TEXAS
 COUNTY OF VAL VERDE

TRACT 1

FIELD NOTES DESCRIPTION OF A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN VAL VERDE COUNTY, STATE OF TEXAS, APPROXIMATELY N18°E, 28 MILES FROM DEL RIO; COMPRISING OF 1321.65 ACRES, MORE OR LESS OUT OF ALL OR A PORTION OF THE ORIGINAL PATENT SURVEYS LISTED HEREON:

SURVEY	BLOCK	ORIGINAL GRANTEE	ABSTRACT NO.	ACREAGE
NO. 11	A-3	G.H. & S. A. RY.	NO. 896	518.75
NO. 20	A-3	G.H. & S. A. RY.	NO. 2116	635.88
NO. 21	A-3	G.H. & S. A. RY.	NO. 899	152.66
NO. 22 W. PT.	A-3	G.H. & S. A. RY.	NO. 2115	14.36

THE AFOREMENTIONED LAND BEING UNDER PERIMETER FENCING AND UNDER TITLE AND BEING DESCRIBED AS TRACT 1, BEING NORTH OF U.S. HIGHWAY NO. 377, BEING THE NORTH PORTION OF THE SAME LAND AS DESCRIBED IN A DEED DATED MAY 12, 1972 FROM BERTHA WORD TO ADA W. WINTON AS FOUND OF RECORD IN VOLUME 238, PAGE 312 OF THE DEED RECORDS OF VAL VERDE COUNTY, STATE OF TEXAS, SAID 1321.65 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found original rock mound about Two (2) feet East of a fence, said mound found with original cap rock marked "N.W. 21" and referenced with a large nail. Said beginning point being the Northwest corner of said G.H. & S.A. Ry. Co., Block A-3, Survey No. 21, Abstract No. 899 and the Southwest corner of G.H. & S.A. Ry. Co., Block A-3, Survey No. 20, Abstract No. 2116. Said beginning point being in the West line of this herein described tract of land and the East line of John Henry, Survey No. 22 (North Part), Block AZ-1, Abstract No. 2928 in the name of Robert G. Hutto as found of record in Volume 194, Page 564 of the Deed Records of Val Verde County, Texas;

THENCE N0°26'08"W generally along a fence, along the West line of said Survey No. 20 and the West line of this herein described tract of land, being the East line of said Survey No. 22 (North Part), at a distance of 6296.66 feet to a fence corner post recognized as the Northwest corner of said Survey No. 20, being the Northwest corner of this herein described tract of land and being the Southwest corner of G.H. & S.A. Ry. Co., Block A-3, Survey No. 19, Abstract No. 2918, in the name of Leroy Hutto et ux as found of record in Volume 345, Page 105 of the Deed Records of Val Verde County, Texas;

THENCE generally along a fence, along the North line of this herein described tract of land, upon and across said Survey No. 20, with the following six (6) courses:

- 1) S89°12'02"E at a distance of 222.29 feet to a fence angle post;
- 2) S88°23'30"E at a distance of 1637.39 feet to a bump gate pivot post in the center of a road going North-South;
- 3) S85°38'67"E at a distance of 30.59 feet to a fence corner post;
- 4) S88°60'16"E at a distance of 2844.74 feet to a fence angle post;
- 5) N78°37'05"E at a distance of 485.88 feet to a fence angle post;
- 6) S88°58'00"E at a distance of 46.02 feet to a deer-proof fence corner post recognized as the Northeast corner of said Survey No. 20, being the Northwest corner of Survey No. 11 and the Southwest corner of Survey No. 12 in the name of Advance Equillies (Parcel One) as found of record in Volume 897, Page 524 of the Deed Records of Val Verde County, Texas. Said corner post also being the Southeast corner of said Survey No. 19. All said surveys being in the G.H. & S. A. Ry. Co., Block A-3;

THENCE generally along a fence, along the occupational North line of said Survey No. 11, being the South occupational line of said Survey No. 12, being the North line of this herein described tract of land, with the following Three (3) courses:

- 1) S89°12'55"E at a distance of 1012.29 feet to a fence angle post;
- 2) N89°52'38"E at a distance of 2103.54 feet to a fence corner post;
- 3) N89°50'24"E at a distance of 2137.60 feet to a deer-proof fence corner post recognized as the Northeast corner of said Survey No. 11, being a common

RANCH ROADWAY EASEMENT
 EXHIBIT "B"
 PAGE 1 OF 5 PAGES

Exhibit "A"
 Page 12 of 25

corner for Surveys No. 7 (S.E.), No. 7 (S.W.) and No. 8 (N.W.) all said surveys located in G.H. & S.A. Ry. Co., Block A-3;

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THENCE generally along a fence, upon and across said Survey No. 11, along the East line of this herein described tract of land, with the following Two (2) courses:

- 1) S0°02'13"E at a distance of 1035.44 feet to a fence corner post for an angle point;
- 2) S0°17'52"W at a distance of 1452.93 feet to a 1/2" iron stake set with a red plastic cap marked No. 5079 by a fence corner post in the North line of U.S. Highway No. 377 for the Southeast corner of this herein described tract of land. Said set stake bears S55°39'49"W, 38.61 feet from a found 4"x4" concrete right-of-way marker;

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THENCE generally along a fence, along the South line of this herein described tract of land, being the North line of said U.S. Highway No. 377 (referenced State right-of-way map Project No. CSJ 201-1-8), upon and across said Surveys No. 11, No. 22 and No. 21, with the following Fifteen (15) courses:

- 1) S55°39'49"W at a distance of 324.02 feet to a fence angle post;
- 2) S62°13'26"W at a distance of 444.20 feet to a found 4"x4" concrete right-of-way marker;
- 3) S51°42'53"W at a distance of 1037.29 feet to a found 4"x4" concrete right-of-way marker;
- 4) S51°46'45"W at a distance of 1098.71 feet to a found 4"x4" concrete right-of-way marker;
- 5) S51°42'45"W at a distance of 1023.99 feet to a found 4"x4" concrete right-of-way marker;
- 6) Along a circular curve to the right, a arc length of 2682.73 feet, with a chord of 2657.64 feet, which bears S65°20'00"W, with a radius of 5654.58 feet, a tangent of 1367.11 feet, a delta angle of 27°10'59" to a 4"x4" concrete right-of-way marker;
- 7) S76°54'40"W at 758.82 feet passing a 4"x4" concrete right-of-way marker, at 1758.37 feet passing a 4"x4" concrete right-of-way marker, at a total distance of 3168.59 feet to a 4"x4" concrete right-of-way marker;
- 8) S71°18'17"W at a distance of 1039.40 feet to a fence corner post East of an entrance road;
- 9) S63°18'35"W crossing said road, at a distance of 88.58 feet to a fence corner post West of said road;
- 10) S64°45'18"W at a distance of 110.56 feet to a fence angle post;
- 11) S58°07'08"W at a distance of 161.58 feet to a fence angle post;
- 12) S64°42'05"W at a distance of 361.40 feet to a fence angle post;
- 13) S58°46'18"W at a distance of 203.97 feet to a fence angle post;
- 14) S64°32'10"W at a distance of 103.77 feet to a fence angle post;
- 15) N23°37'50"W at a distance of 36.78 feet to a 1/2" iron stake set with a red plastic cap marked No. 5079 by a fence corner post, said stake being in the West line of G.H. & S.A. Ry. Co., Block A-3, Survey No. 21 and the East line of said John Henry, Block AZ-1, Survey No. 22. Said set stake being the Southwest corner of this herein described tract of land;

THENCE N0°02'33"E generally along a fence, along the West line of said Survey No. 21, being the East line of said Survey No. 22, in the name of Robert G. Hutto as found of record in Volume 194, Page 564 of the Deed Records of Val Verde County, Texas, at a distance of 2130.58 feet to the PLACE OF BEGINNING, containing 1321.65 Acres within these metes and bounds.

TRACT 2

FIELD NOTES DESCRIPTION OF A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN VAL VERDE COUNTY, STATE OF TEXAS, APPROXIMATELY N18°E, 28 MILES FROM DEL RIO; COMPRISING OF 1023.29 ACRES, MORE OR LESS OUT OF ALL OR A PORTION OF THE ORIGINAL PATENT SURVEYS LISTED HEREON:

SURVEY	BLOCK	ORIGINAL GRANTEE	ABSTRACT NO.	ACREAGE
NO. 11	A-3	G.H. & S.A. RY.	NO. 858	101.28
NO. 21	A-3	G.H. & S.A. RY.	NO. 899	465.98
NO. 22 W. PT.	A-3	G.H. & S.A. RY.	NO. 2115	456.05

THE AFOREMENTIONED LAND BEING UNDER PERIMETER FENCING AND UNDER TITLE AND BEING DESCRIBED AS TRACT 2, BEING SOUTH OF U.S. HIGHWAY NO. 377, BEING THE SOUTH PORTION OF THE SAME LAND AS DESCRIBED IN A DEED DATED MAY 12, 1972 FROM BERTHA WORD TO

RANCH ROADWAY EASEMENT
EXHIBIT "B"
PAGE 2 OF 5 PAGES

Exhibit "A"

Page 13 of 25

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ADA W. WINTON AS FOUND OF RECORD IN VOLUME 238, PAGE 312 OF THE DEED RECORDS OF VAL VERDE COUNTY, STATE OF TEXAS. SAID 1023.29 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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BEGINNING at a fence corner post recognized as the Southwest corner of G.H. & S.A. Ry. Co., Block A-3, Survey No. 21, Abstract No. 899, being the Southwest corner of this herein described tract of land and being a Inner East corner of John Henry, Block AZ-1, Survey No. 22 (South Part), Abstract No. 3714. Said fence corner also being a North corner of Tract No. 4 a 100.00 acre tract of land located in the Hickman Ranch Section 3 a subdivision of land found of record in Slide 125B, Slide 126A of the Plat Records of Val Verde County, Texas. An original "X" on a fixed rock bears S47°26'14"E, 35.07 feet from said beginning point (fence corner post);

THENCE N0°02'33"E generally along a fence, along the West line of said Survey No. 21 and the West line of this herein described tract of land, being the East line of said Survey No. 22 (South Part), and a upper East line of the said Hickman Ranch Section 3 subdivision, at 2323.39 feet passing a fence corner post being the Northeast corner of Tract 3B of the said Hickman Ranch Section 3 subdivision and the Southeast corner of a tract of land in the name of Abe Rose as found of record in Volume 58, Page 558 of the Deed Records of Val Verde County, Texas. Continuing a total distance of 2782.60 feet to a 1/2" iron stake set with a red plastic cap marked No. 5079; at or near a fence in the South line of U.S. Highway No. 377, being the Northwest corner of this herein described tract of land;

THENCE generally along a fence, along the North line of this herein described tract of land, being the South line of said U.S. Highway No. 377 (referenced State right-of-way map Project No. CSJ 201-1-6), upon and across said Surveys No. 21, No. 22 and No. 11, all in G.H. & S.A. Ry. Co., Block A-3, with the following Thirteen (13) courses:

- 1) N50°42'35"E at a distance of 354.19 feet to a 4"x4" concrete right-of-way marker;
- 2) Along a circular curve to the right, a arc length of 1849.42 feet, with a chord of 1830.68 feet, which bears N64°46'45"E, a radius of 3744.72 feet, a tangent of 943.98 feet, a delta angle of 28°17'49" to a 4"x4" concrete right-of-way marker;
- 3) N78°55'00"E at 1400.57 feet passing a 4"x4" concrete right-of-way marker, at 2399.99 feet passing a 4"x4" concrete right-of-way marker, at a total distance of 3159.01 feet to a 4"x4" concrete right-of-way marker;
- 4) Along a circular curve to the left, a arc length of 669.04 feet, with a chord of 688.67 feet, which bears N75°36'36"E, a radius of 5804.58 feet, a tangent of 334.89 feet, a delta angle of 6°36'14" to a 4"x4" concrete right-of-way marker;
- 5) N78°33'10"E at a distance of 632.77 feet to a fence angle post;
- 6) N67°22'16"E at a distance of 122.62 feet to a fence angle post;
- 7) N63°41'09"E at a distance of 476.94 feet to a fence angle post;
- 8) N51°34'31"E at a distance of 235.41 feet to a 4"x4" concrete right-of-way marker;
- 9) Along a circular curve to the left, a arc length of 648.16 feet, with a chord of 647.82 feet, which bears N54°54'05"E, a radius of 5804.58 feet, a tangent of 324.42 feet, a delta angle of 6°23'52" to a 4"x4" concrete right-of-way marker;
- 10) N61°46'12"E at a distance of 1023.55 feet to a 4"x4" concrete right-of-way marker;
- 11) N61°44'01"E at a distance of 1088.26 feet to a 4"x4" concrete right-of-way marker;
- 12) N51°44'57"E at a distance of 1037.30 feet to a 4"x4" concrete right-of-way marker;
- 13) N63°44'16"E at a distance of 640.21 feet to a 1/2" iron stake set with a red plastic cap marked No. 5079 by a fence corner post, said stake being the Northeast corner of this herein described tract of land. Said set stake bears S53°44'16"W, 145.98 feet from a 4"x4" concrete right-of-way marker;

THENCE generally along a fence, along the East line of this herein described tract of land, upon and across G.H. & S.A. Ry. Co., Block A-3, Survey No. 11, Abstract No. 896, with the following Three (3) courses:

- 1) S1°12'02"E at a distance of 2278.96 feet to a fence corner post for an angle point;
- 2) S2°07'34"E at a distance of 308.62 feet to a 1/2" iron stake set with a red plastic cap marked No. 5079 by a fence corner post;

RANCH ROADWAY EASEMENT
EXHIBIT "B"
PAGE 3 OF 5 PAGES

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- 3) N89°31'54"E at a distance of 7.51 feet to a 1/4" iron stake set with a red plastic cap marked No. 5079 by a fence corner post, being recognized as the Southeast corner of said Survey No. 11, being the common corner of Surveys No. 22 (N.E.), No. 9 (N.W.), No. 8 (S.W.), all said surveys located in G.H. & S.A. Ry. Co., Block A-3;

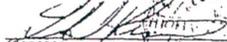
THENCE generally along a fence, continuing along the East line of this herein described tract of land, upon and across said Survey No. 22, along the West line of a tract of land in the name of Adren L. Martin et ux, as found of record in Volume 558, Page 272 of the Deed Records of Val Verde County, Texas, with the following Two (2) courses:

- 1) S27°16'12"W at a distance of 1432.09 feet to the center of a water well for a angle point;
- 2) S26°55'15"W at a distance of 4488.08 feet to a fence corner post, recognized to be in the South line of said Survey No. 22, being in the North line of D.H. Cate, Block AZ-1, Survey No. 19 and the North line of a 219.27 acre tract of land known as Tract No. 2 of the Hickman Ranch Section 1, a subdivision of land found of record in Slide 115A, Side 115B of the Plat Records of Val Verde County, Texas. Said fence corner post being the Southeast corner of this herein described tract of land;

THENCE generally along a fence, along the South line of this herein described tract of land, being the North line of said Hickman Ranch subdivision, with the following Six (6) courses:

- 1) S89°39'11"W at a distance of 2029.78 feet to a 1/2" iron stake found and being recognized as the Northwest corner of said Tract No. 2 and the Northeast corner of Tract No. 1, a 227.64 acre tract of land located in said Hickman Ranch Section 1 subdivision;
- 2) S89°59'12"W at a distance of 580.23 feet to a found 16d nail in a original rock mound with a found 30"x20"x8" cap rock marked "X" on top, said mound recognized as the Southwest corner of said Survey No. 22, being the Southeast corner of said Survey No. 21 and in the North line of said Survey No. 19, D.H. Cate;
- 3) N87°49'03"W upon and across said Survey No. 21, at a distance of 994.90 feet to a fence angle post;
- 4) S88°16'02"W upon and across said Survey No. 21, at a distance of 1085.52 feet to a fence corner post for an angle point;
- 5) S89°50'55"W at a distance of 1677.93 feet to a found 1/2" iron stake recognized as the Northwest corner of said Tract No. 1 of said Hickman Ranch Section 1 subdivision;
- 6) N89°59'48"W along the South line of said Survey No. 21, being the North line of said Survey No. 19 and then said Survey No. 22 (South Part), being the North line of Tract No. 4 a 100.00 acre tract of land located in Hickman Ranch Section 3 as found of record in Slide 125B, Side 126A of the Plat Records of Val Verde County, Texas, at a distance of 1526.56 feet to the PLACE OF BEGINNING, containing 1023.29 Acres within these metes and bounds.

I, Thomas G. Pattison, do hereby certify, that the foregoing field note description was prepared from an actual survey as made on the ground by me, under my supervision and direction and that the same are true and correct. **NOTE: BASIS OF BEARINGS** derived from true North observations using G.P.S. (Trimble 4400) R.T.K. System on April 3rd, 2000 AD.


 THOMAS G. PATTISON
 Registered Professional Land Surveyor No. 5079
 Dated this the 20th day of May, 2000

RANCH ROADWAY EASEMENT
 EXHIBIT "B"
 PAGE 4 OF 5 PAGES

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RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

As conveyance is made and accepted SUBJECT TO the following reservations, exceptions, and other matters, but only to the extent that the same are valid and affect the tract herein conveyed:

Water Well Agreement as described in a Partition Deed dated January 30, 1936, executed by and between Pearl LeLoach, et als, and Morris Coffman, et als, recorded in Volume 92, Pages 514-516, Deed Records, Val Verde County, Texas.

2. Mineral reservation by Hunt Winton, et al, in a Warranty Deed to Ranch Enterprises, L.L.C., a Texas Limited Liability Company, of even date herewith and filed of record in the Official Public Records of Val Verde County, Texas.
3. Any and all matters that affect the Property as shown on a survey dated May 20, 2000, prepared by Thomas G. Pattison, R.P.L.S. No. 5079 of Pattison Land Surveying.
4. Property taxes for 2000 and all subsequent years.

RANCH ROADWAY EASEMENT
EXHIBIT "B"
PAGE 5 OF 5 PAGES

Exhibit "A"

Page 16 of 25

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HUTTO RANCH

All that certain 2,625.5 acres of land, more or less, described in a Deed dated February 23, 1979, and recorded in Vol. 345, on Pages 105-108 of the Deed Records of Val Verde County, Texas. Said Deed and the record thereof is hereby incorporated herein for all purposes and more specifically for the purpose of describing in detail said 2,625.5 acres of land, more or less.

Ranch Roadway Easement
EXHIBIT "C"

Exhibit "A"

00234921

and Family Partnership
204 Stephanie
Kerrville TX 78028

RH
AA

GEO #	ABST/LOT	BLK/SUR	ORIG. GRANTEE	ACRES
898-0015-0010	898	2063/15	CH & SA RY	640.00
1839-0013-0010	1839	1289/13	CCSD & RGNG	640.00
2201-0016-0010	2201	2063/16	CH & SA RY	640.00
2202-0018-0010	2202	1271/18	CCSD & RGNG	640.00
2204-0050-0020	2204	1773/50	W HUTCO	100.00
3469-0024-0010	3469	1371/24	L MCCULLOUGH	640.00
3470-0066-0020	3470	367/66	L MCCULLOUGH	540.00
				3840.00 Total

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RANCH ROADWAY EASEMENT
EXHIBIT "D"

Exhibit "A"

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WATER WELL AGREEMENT

STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VAL VERDE *

This Water Well Agreement (hereinafter "Agreement"), is entered into this 4th day of October, 2000, by the SEWARD FAMILY PARTNERSHIP, a Texas General Partnership (hereinafter "SEWARD") and LEROY HUTTO and wife, RUTH ANN HUTTO (hereinafter "HUTTO").

WHEREAS, SEWARD is the current owner of a certain 1.00 acre tract of land, more or less, located in Val Verde County, Texas, and being more particularly described on Exhibit "A" attached hereto and herein incorporated for all purposes (hereinafter "Well Tract"); and,

WHEREAS, HUTTO is the owner of a certain 2625.5 acre tract of land, more or less, located in Val Verde County, Texas, and being more particularly described on Exhibit "B" attached hereto and herein incorporated by reference for all purposes; and,

WHEREAS, SEWARD and HUTTO, have entered into an Agreement concerning the regulation and use of the existing well located within the Well Tract (hereinafter "Well"); and,

WHEREAS, SEWARD and HUTTO, desire to make this Agreement binding on present and future owners of the tracts, as an obligation running with each individual tract.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, SEWARD grants and conveys to HUTTO, their heirs and assigns, a maintenance easement for ingress and egress over the Well Tract to the Well and Water Tank ^{R.T. L.R. J.R. L.R. H.} together with the right to use an undivided one-half (1/2) of the water from the existing Well and Water Tank ^{HUTTO} HUTTO shall have a right to construct water lines (at their own expense) to ^{R.T. L.R. J.R. L.R. H.} and from the Well to HUTTO'S property. This grant of an easement and ^{R.T. L.R. J.R. L.R. H.} use of the water from the Well in no way grants or conveys any part

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Exhibit "A"

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of the underlying fee simple estate of the Well Tract currently owned by SEWARD; provided however, SEWARD does hereby convey to HUTTO, an undivided one-half (1/2) interest in the well pump and windmill used at the Well. ^{Water Tank R.T. Lilly} _{and windmill used} _{LLB.}

The landowners hereby agree to follow the terms of this Agreement and to pay the landowner that repairs the Well one-half (1/2) of all reasonable expenses for the operation, repair and/or replacement of the Well pump, windmill, and all other expenses associated with running the Well.

SEWARD makes no warranty, express or implied, as to the condition or state of repair of the Well, or any equipment related to the use of the Well concerning any visible or hidden defects in the material, workmanship or capacity of the Well, or any equipment related thereof. There are no implied warranties of merchantability or fitness for a particular purpose concerning the Well, or the quality of water from the Well; and, the transfer of an undivided personal property interest in the Well pump and windmill is, AS IS and WITH ALL FAULTS.

GENERAL PROVISIONS

1. This Agreement shall be filed of record with the County Clerk of Val Verde County, Texas, and the rights and obligations described herein shall run with the properties described on Exhibit "A" and "B", and shall be appurtenant thereto.

2. This Agreement shall be binding on the heirs, executors, administrators, legal representatives, successors, and assigns of the respective parties.

3. The validity of this Agreement, and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas and shall be enforceable in Val Verde County, Texas.

4. This Agreement shall only be amended by the mutual

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agreement of the parties hereto in a written instrument specifically
referencing this Agreement.

EXECUTED this 4th day of October, 2000.

SEWARD FAMILY PARTNERSHIP, A
TEXAS GENERAL PARTNERSHIP

Leroy Hutto
LEROY HUTTO

BY: Sarah Seward Robertson
SARAH SEWARD ROBERTSON,
GENERAL PARTNER

Ruth Ann Hutto
RUTH ANN HUTTO

BY: Pauline Seward Newbill
PAULINE SEWARD NEWBILL,
GENERAL PARTNER

STATE OF TEXAS *
*
COUNTY OF KERR *

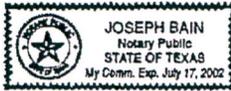
This instrument was acknowledged before me on the 4 day of
October, 2000, by SARAH SEWARD ROBERTSON, General Partner of the
SEWARD FAMILY PARTNERSHIP, a Texas General Partnership, on behalf of
said Partnership.



Barbara A. Arceneaux
Notary Public, State of Texas
My Commission Expires: 3-16-03
Barbara A. Arceneaux
Notary's Printed Name

STATE OF TEXAS *
*
COUNTY OF Tarrant *

This instrument was acknowledged before me on the 6 day of
October, 2000, by PAULINE SEWARD NEWBILL, General Partner of the
SEWARD FAMILY PARTNERSHIP, a Texas General Partnership, on behalf of
said Partnership.



Joseph Bain
Notary Public, State of Texas
My Commission Expires: _____
Joseph Bain
Notary's Printed Name

STATE OF TEXAS *
*
COUNTY OF VA/ Verde *

This instrument was acknowledged before me on the 5th day of
October, 2000, by LEROY HUTTO and wife, RUTH ANN HUTTO.



Bertha M. Guerra
Notary Public, State of Texas
My Commission Expires: _____

Notary's Printed Name

Exhibit "A"

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AFTER RECORDING RETURN TO:

Ranch Enterprises, Ltd.
P. O. Box 291589
Kerrville, Texas 78029

PREPARED IN THE LAW OFFICE OF:

Robert J. Farnley
222 Sidney Baker South, Suite 615
Kerrville, Texas 78028

RJF
AA

Exhibit "A"

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STATE OF TEXAS
COUNTY OF VAL VERDE

FIELD NOTES DESCRIPTION OF A 1.00 ACRE WELL LOT EASEMENT LOCATED IN VAL VERDE COUNTY, STATE OF TEXAS. SAID WELL LOT EASEMENT BEING SITUATED IN A. NEUTZ, SURVEY NO. 24 (NORTH 1/2), Block AZ-1, ABSTRACT NO. 3469. SAID SURVEY IN THE NAME OF MARGARET HARRISON SEWARD AS FOUND OF RECORD IN VOLUME 127, PAGE 229 OF THE DEED RECORDS OF VAL VERDE COUNTY, STATE OF TEXAS. SAID WELL LOT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the Northeast corner of this herein described Well Lot Easement, said point bears S27°47'15"W, 425.77 feet from the original Southwest corner of G.H. & S.A. RY., Survey No. 16, Block No. A-3, Abstract No. 2201, being in the East line of said Survey No. 24, Block AZ-1;

THENCE S0°00'00"E along the East line of this herein described tract of land, at a distance of 300.00 feet to a point at or near a fence, for the Southeast corner of this herein described tract of land;

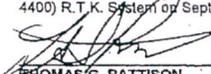
THENCE N83°18'21"W generally along a fence, along the South line of this herein described tract of land, at a distance of 73.76 feet to a fence angle post for an angle point;

THENCE S32°04'06"W generally along a fence, continuing along the South line of this herein described tract of land, at a distance of 120.44 feet to a point for the Southwest corner of this herein described tract of land;

THENCE N0°00'00"E leaving said fence, along the West line of this herein described tract of land, at a distance of 393.47 feet to a point for the Northwest corner of this herein described tract of land;

THENCE N90°00'00"E along the North line of this herein described tract of land, at a distance of 137.20 feet to the PLACE OF BEGINNING, containing 1.00 acre, more or less, within theses metes and bounds.

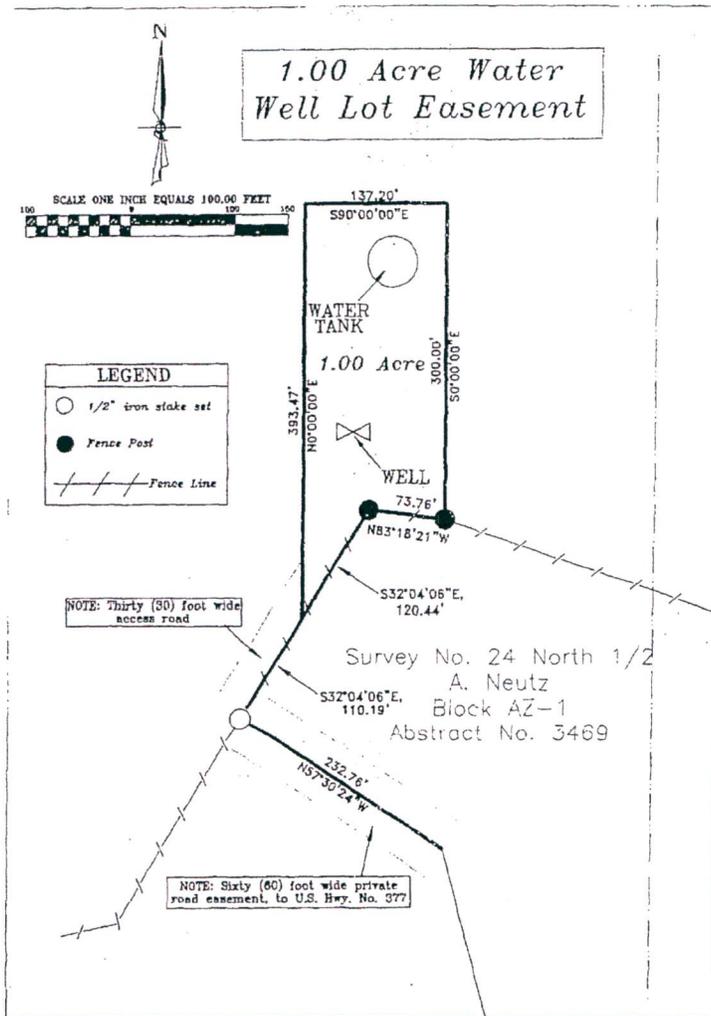
I, Thomas G. Pattison, do hereby certify, that the foregoing field note description was prepared from an actual survey as made on the ground by me, under my supervision and direction and that the same are true and correct. **NOTE: BASIS OF BEARINGS** derived from true North observations using G.P.S. (Trimble 4400) R.T.K. System of September 17th, 2009.


THOMAS G. PATTISON
Registered Professional Land Surveyor No. 50760, 2029
Dated this the 5th day of October, 2009.



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WATER WELL AGREEMENT
EXHIBIT "A"
PAGE 2 OF 2 PAGES

HUTTO RANCH

All that certain 2,625.5 acres of land, more or less, described in a Deed dated February 23, 1979, and recorded in Vol. 345, on Pages 105-108 of the Deed Records of Val Verde County, Texas. Said Deed and the record thereof is hereby incorporated herein for all purposes and more specifically for the purpose of describing in detail said 2,625.5 acres of land, more or less.

R.L.H.
GAH

WATER WELL AGREEMENT
EXHIBIT "B"

Exhibit "A"

Page 25 of 25

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 15, 2007 at 04:22P

Document Number: 00234921
Receipt# - 58668
Amount 140.00

Generosa Gracia-Ramon
County Clerk, Val Verde County

By: *Elva Lomas* Deputy
Elva Lomas

STATE OF TEXAS COUNTY OF VAL VERDE



I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Vol 1058 Page 209 of the OFFICIAL PUBLIC RECORDS of Val Verde County.

Jun 15, 2007 04:22P

Generosa Gracia-Ramon
County Clerk, Val Verde County
By:

Edna P. Bernier