

213445-DS

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 19, 2017

Grantor: CALK FAMILY LIMITED PARTNERSHIP NO. 1, a Texas limited partnership

Grantor's Mailing Address: 1138 Hillslope Place, Los Altos, California 94024

Grantee: CUATRO VIENTOS SOUTH, LTD., a Texas limited partnership

Grantee's Mailing Address: 8600 San Lorenzo Drive, Laredo, Texas 78045

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and a Note executed by Grantee and payable to the order of International Bank of Commerce. The Note is secured by a first and superior vendor's lien and superior title retained in this Deed in favor of International Bank of Commerce and by a first lien Deed of Trust of even date from Grantee to Dennis Nixon, Trustee.

Property (including any improvements): The following described real property in Webb County, Texas, together with all rights, privileges, and appurtenances pertaining to the Property, including but not limited to, water rights, claims, permits, strips and gores, and easements, to-wit:

TRACT 1: Situated in Webb County, Texas, and being a tract of land containing 27.45 acres, more or less, being situated in Porcion 34, Jose Antonio Diaz, Original Grantee, Abstract No. 762, in Porcion 35, Jose M. Diaz, Original Grantee, Abstract No. 546, and in Survey 2386, Abstract No. 3264, J. & H. Wormser Original Grantee, Webb County, Texas; the said 27.45 acre tract being a part of that certain tract of land conveyed by L. A. Wright to Myrlee Wright McNary and George T. McNary in Deed dated February 25, 1959, and recorded in Volume 279, Pages 570-571, Webb County Deed Records, and out of a called 1769.24 acre tract conveyed in Deed recorded in Volume 1492, Pages 300-313, Webb County Official Records; the said 27.45 acre tract being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and incorporated herein for all purposes.

TRACT 2: Situated in Webb County, Texas, and being a tract of land containing 16.47 acres, more or less, being situated in Survey No. 2149, R. H. Rains Original Grantee, and in Porcion 36, Abstract No. 473, L. Salinas Original Grantee, Webb County, Texas; the said 16.47 acre tract being a part of that certain tract of land conveyed by L. A. Wright to Myrlee Wright McNary and George T. McNary in Deed dated February 25, 1959, and recorded in Volume 279, Pages 570-571, Webb County Deed Records, and out of a called 1769.24 acre tract conveyed in Deed recorded in Volume 1492, Pages 300-313, Webb County Official Records; the said 16.47 acre tract being more particularly described by metes and bounds in Exhibit "A-2" attached hereto and incorporated herein for all purposes.

TRACT 3: Situated in Webb County, Texas, and being a tract of land containing 61.90 acres, more or less, being situated in Porcion 34, Jose Antonio Diaz, Original Grantee, Abstract No. 762, in Survey 2386, Abstract 3264, J. & H. Wormser Original Grantee, and in Porcion 35, Jose M. Diaz, Original Grantee, Abstract No. 546, Webb County, Texas; the said 61.90 acre tract being a part of that certain tract of land conveyed by L. A. Wright to Myrlee Wright McNary and George T. McNary in Deed dated February 25, 1959, and recorded in Volume 279, Pages 570-571, Webb County Deed Records; and out of a called 1769.24 acre tract conveyed in Deed recorded in Volume 1492, Pages 300-313, Webb County Official Records; the said 61.90 acre tract being more particularly described by metes and bounds in Exhibit "A-3" attached hereto and incorporated herein for all purposes.

TRACT 4: Situated in Webb County, Texas, and being a tract of land containing 478.22 acres, more or less, being situated in Porcion 34, Jose Antonio Diaz, Original Grantee, Abstract No. 762, in Survey 2386, Abstract 3264, J. & H. Wormser Original Grantee, and in Porcion 35, Jose M. Diaz, Original Grantee, Abstract No. 546, Webb County, Texas; the said 478.22 acre tract being a part of that certain tract of land conveyed by L. A. Wright to Myrlee Wright McNary and George T. McNary in Deed dated February 25, 1959, and recorded in Volume 279, Pages 570-571, Webb County Deed Records; and out of a called 1769.24 acre tract conveyed in Deed recorded in Volume 1492, Pages 300-313, Webb County Official Records; the said 478.22 acre tract being more particularly described by metes and bounds in Exhibit "A-4" attached hereto and incorporated herein for all purposes.

TRACT 5: Situated in Webb County, Texas, and being a tract of land containing 490.78 acres, more or less, being situated in Porcion 35, Jose M. Diaz, Original Grantee, Abstract No. 546, in Survey No. 2149, Abstract 594, R. H. Rains Original Grantee, and in Porcion 36, L. Salinas Original Grantee, Abstract No. 473, Webb County, Texas; the said 490.78 acre tract being a

part of that certain tract of land conveyed by L. A. Wright to Myrlee Wright McNary and George T. McNary in Deed dated February 25, 1959, and recorded in Volume 279, Pages 570-571, Webb County Deed Records, and out of a called 1769.24 acre tract conveyed in Deed recorded in Volume 1492, Pages 300-313, Webb County Official Records; the said 490.78 acre tract being more particularly described by metes and bounds in Exhibit "A-5" attached hereto and incorporated herein for all purposes.

TRACT 6: Situated in Webb County, Texas, and being a tract of land containing 0.36 acres, more or less, being situated in Porcion 35, Jose M. Diaz, Original Grantee, Abstract No. 546, the said 0.36 acre tract being a part of that certain tract of land conveyed by L. A. Wright to Myrlee Wright McNary and George T. McNary in Deed dated February 25, 1959, and recorded in Volume 279, Pages 570-571, Webb County Deed Records, and out of a called 1769.24 acre tract conveyed in Deed recorded in Volume 1492, Pages 300-313, Webb County Official Records; the said 0.36 acre tract being more particularly described by metes and bounds in Exhibit "A-6" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: Grantor reserves all of the oil, gas, and other mineral estate attributable to the Property.

Exceptions to Conveyance and Warranty: This conveyance is expressly made by Grantor and accepted by Grantee subject to the matters more particularly described on Exhibit "B" attached hereto and incorporated herein for all purposes, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty).

THE PROPERTY IS CONVEYED "AS-IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE, OR CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY,

(G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL REQUIREMENTS, PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS OR ORDERS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED; AND THAT GRANTEE IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, INVESTIGATION, EVALUATION AND EXAMINATION OF THE PROPERTY. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF THEIR AGENTS, EMPLOYEES OR REPRESENTATIVES AND (II) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF THEIR AGENTS, EMPLOYEES OR REPRESENTATIVES. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR ANY WARRANTIES OF TITLE SET FORTH IN THIS DEED). GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. THIS PROVISION WAS FREELY NEGOTIATED AND PLAYED AN IMPORTANT PART IN THE BARGAINING PROCESS FOR THE PROPERTY. GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor, binds Grantor and Grantor's heirs and successors to warrant and forever defend

all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

International Bank of Commerce, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of International Bank of Commerce, and are transferred to International Bank of Commerce without recourse against Grantor.

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

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

Calk Family Limited Partnership No. 1, a Texas limited partnership

By: Calk L.L.C. No. 1, a Texas limited liability company, General Partner

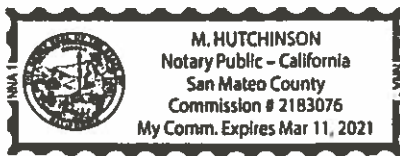
By: Elaine Wright Calk
Elaine Wright Calk, President

SWDVL 4.17.2017.wpd

(Acknowledgment)

STATE OF California §
COUNTY OF San Mateo §

This instrument was acknowledged on this 19th day of April, 2017, before me by Elaine Wright Calk, President of Calk L.L.C. No. 1, a Texas limited liability company, General Partner of Calk Family Limited Partnership No. 1, a Texas limited partnership.



M. Hutchinson
Notary Public, State of California

After Recording Return To:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)
On April 19, 2017 before me, M. Hutchinson, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Elaine Wright Calk
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed with Vendor's Lien Document Date: 4-19-17
Number of Pages: 6 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Elaine Wright Calk

☒ Corporate Officer — Title(s): President

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: Calk LLC #1

a Texas Limited Liability Company General Partner of Calk Family
Limited Partnership #1 a Texas Limited Partnership

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Exhibit "B"

1. Dehli Pipeline Easements as set out in Volume 511, Page 200, and Volume 622, Page 114, Webb County Deed Records, and Volume 1418, Page 440, Webb County Real Property Records.
2. Central Power and Light Company Easement as set out in Volume 1140, Page 187, Webb County Real Property Records.
3. Water rights conveyed in Deed dated March 29, 1979, executed by Myrlane Ranch Water Trust to The City of Laredo and recorded in Volume 1215, Pages 261-262, Webb County Real Property Records.
4. Easement and Right of Way dated February 2, 1986, executed by Sally W. Wright, et al to United Texas Transmission Company and recorded in Volume 1170, Pages 219-221, Webb County Real Property Records.
5. Easement and Right of Way dated November 23, 1990, executed by Elaine Wright Calk, et al to Central Power and Light Co., recorded in Volume 1459, Pages 869-875, Webb County Real Property Records.
6. Walker 9A Pipeline Easement as set out in instrument recorded in Volume 278, Pages 203-233, Webb County Official Public Records.
7. Valero Transmission L.P., Pipeline Easement as set out in instrument recorded in Volume 53, Page 666, Webb County Official Public Records.
8. Webco Pipeline Company Easement as set out in instrument recorded in Volume 1275, Page 699, Webb County Real Property Records.
9. Utility Easement and Utility Access Easement dated June 7, 2016, executed by and between Calk LLC No. 1 and The City of Laredo and recorded in Volume 4076, Pages 786-792, Webb County Official Public Records.
10. All oil, gas and other minerals previously reserved and reserved by this Deed, together with the following oil, gas and mineral leases, but only to the extent that the same are valid and subsisting against the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such leases and the mere reference herein shall not be deemed to impose, reimpose or reinstate such oil, gas and mineral leases):
 - (i) Oil and Gas Lease dated November 3, 1977, executed by George T. McNary, et al to Frank D. Matthews, recorded in Volume 550, Page 289-311, Webb County Deed Records; and,
 - (ii) Oil, Gas and Mineral Lease dated April 22, 2005, executed by Sally Walker Wright, et al to Devon Louisiana Corporation and recorded in Volume 1815, Pages 725-734, Webb County Official Public Records.

SURVEY OF
TRACT 1
27.45 ACRE TRACT
WEBB COUNTY TEXAS

DATE: MARCH 22, 2017
SHEET: 2 OF 2

BEING A 27.45 ACRE TRACT OF LAND OUT OF ABSTRACT 762, SURVEY 34, J.A. DIAZ, ABSTRACT 3264, SURVEY 2386, J. & H. WORMSER AND ABSTRACT 546, SURVEY 35, J.M. DIAZ ORIGINAL GRANTEE, WEBB COUNTY, WEBB COUNTY, TEXAS, BEING A PORTION OF A CALLED 1,769.24 ACRE TRACT CONVEYED TO CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON ROD, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WORMSER ROAD AND THE NORTHEAST CORNER OF TRACT "D", ALS HOLDINGS, LLC., RECORDED IN VOLUME 3342, PAGES 687-698, PLAT RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND AN INTERIOR CORNER OF A CALLED 1,769.24 ACRE TRACT CONVEYED TO CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE S 54° 22' 11" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF WORMSER ROAD, A DISTANCE OF 251.15' TO A SET 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;

THENCE S 65° 23' 07" E CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WORMSER ROAD, A DISTANCE OF 186.36' TO A SET 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;

THENCE S 66° 29' 10" E CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WORMSER ROAD, A DISTANCE OF 752.87' TO A FOUND CONCRETE MONUMENT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND THE NORTHEAST CORNER HEREOF;

THENCE S 32° 19' 50" W ALONG THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 480.70' TO A SET 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;

THENCE S 23° 58' 51" W CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 719.22' TO A SET 1/2" IRON ROD BEING A NON-TANGENTIAL POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5929.58', A CHORD OF S 22° 36' 57" W - 282.52';

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND ALONG SAID CURVE TO THE LEFT A DISTANCE OF 382.55' TO A SET 1/2" IRON ROD AND BEING A POINT OF DEFLECTION RIGHT;

THENCE S 52° 57' 84" W CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 71.75' TO A FOUND 1/2" IRON ROD BEING A POINT OF DEFLECTION RIGHT;

THENCE S 65° 24' 27" W CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 57.89' TO A FOUND 1/2" IRON ROD BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOMAS DEL SUR BOULEVARD AND THE SOUTHERN MOST SOUTHEAST CORNER HEREOF;

THENCE N 70° 18' 19" W ALONG THE NORTH RIGHT-OF-WAY LINE OF LOMAS DEL SUR BOULEVARD, A DISTANCE OF 314.63' TO A FOUND 1/2" IRON ROD BEING A POINT ON THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, OF LOMAS DEL SUR SUBDIVISION, UNIT X, RECORDED IN VOLUME 34, PAGE 34, PLAT RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER HEREOF;

THENCE N 00° 02' 44" E ALONG THE EAST PROPERTY LINE OF LOMAS DEL SUR SUBDIVISION UNIT X, RECORDED IN VOLUME 34, PAGE 34, PLAT RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, A DISTANCE OF 1808.96' TO THE POINT OF BEGINNING OF THIS SURVEY CONTAINING A 27.45 ACRE TRACT OF LAND, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

EXHIBIT "A-1"



S&B INFRASTRUCTURE, LTD.

2120 BLAINE ST. LAREDO, TEXAS 78043
TELEPHONE: (354) 848-2551 FAX: (354) 844-2427
EIT/REGISTERED # P-1582 SURVEYING # 10102814



MARCH 22, 2017

SURVEY OF
TRACT 2
16.47 ACRE TRACT
WEBB COUNTY TEXAS

DATE: MARCH 22, 2017
SHEET: 2 OF 2

BEING A 16.47 ACRE TRACT OF LAND OUT OF ABSTRACT 594, SURVEY 2149, R.H. RAINS AND ABSTRACT 473, SURVEY 36, L. SALINAS ORIGINAL GRANTEE, WEBB COUNTY, WEBB COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1,769.24 ACRE TRACT, CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 310-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND CONCRETE MONUMENT, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND THE SOUTHEAST CORNER OF JV HOLDINGS, LTD., RECORDED IN VOLUME 3702, PAGE 643, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE NORTHEAST CORNER HEREOF;

THENCE S 00° 02' 04" W ALONG THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, RECORDED IN VOLUME 2755, PAGE 278, DEED RECORD OF WEBB COUNTY, WEBB COUNTY, TEXAS, A DISTANCE OF 1638.41' TO A SET 1/2" IRON ROD BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LA PITA MANGANA ROAD AND THE SOUTHEAST CORNER HEREOF;

THENCE S 89° 47' 11" E ALONG THE NORTH RIGHT-OF-WAY LINE OF LA PITA MANGANA ROAD, A DISTANCE OF 429.32' TO A SET 1/2" IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF CUATRO VIENTOS SUBDIVISION, PHASE I, RECORDED IN VOLUME 22, PAGE 25, PLAT RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND ALSO THE SOUTHWEST CORNER HEREOF;

THENCE N 00° 34' 00" W ALONG THE EAST PROPERTY LINE OF SAID CUATRO VIENTOS SUBDIVISION, PHASE I, A DISTANCE OF 1638.70' TO A SET 1/2" IRON ROD BEING THE NORTHWEST CORNER HEREOF;

THENCE N 89° 49' 14" E A DISTANCE OF 446.50' TO THE POINT OF BEGINNING OF THIS SURVEY CONTAINING A 16.47 ACRE TRACT OF LAND, MORE OR LESS.

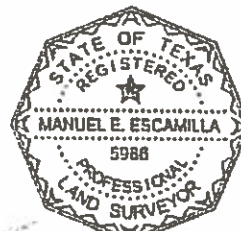
A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

EXHIBIT "A-2"

S&BI

S&B INFRASTRUCTURE, LTD.

3173 BLAINE ST. LAREDO, TEXAS 78043
TELEPHONE: (956) 508-2581 FAX: (956) 594-0427
ENGINEERING # P.1583 SURVEYING # 10193616



MARCH 22, 2017

SURVEY OF
TRACT 3
61.90 ACRE TRACT
WEBB COUNTY TEXAS

DATE: MARCH 22, 2017
SHEET: 2 OF 2

BEING A 61.90 ACRE TRACT OF LAND OUT ABSTRACT 762, SURVEY 34, J.A. DIAZ, ABSTRACT 3264, SURVEY 2386, J. & H. WORMSER AND ABSTRACT 546, SURVEY 35, J.M. DIAZ ORIGINAL GRANTEE, WEBB COUNTY, WEBB COUNTY, TEXAS, BEING A PORTION OF A CALLED 1769.24 ACRE TRACT, CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND ALSO A POINT ON THE SOUTH LINE OF WORMSER ROAD AND THE NORTHWEST CORNER HEREOF;

- THENCE S 66° 22' 03" E OVER AND ACROSS A CALLED 1769.24 ACRE TRACT, CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, AND GENERALLY FOLLOWING THE AN EXISTING LOW FENCE FOR THE SOUTH LINE OF WORMSER ROAD, A DISTANCE OF 1068.90' TO A FOUND 1/2" IRON ROD BEING NORTHWEST CORNER OF CALLED 117.78 ACRE TRACT, TRACT IV OF 4V HOLDINGS, LTD., RECORDED IN VOLUME 3702, PAGE 643, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE NORTHEAST CORNER HEREOF;
- THENCE S 20° 05' 16" W ALONG A WESTERN PROPERTY LINE OF SAID 117.78 ACRE TRACT A DISTANCE OF 2500.80' TO A FOUND 1/2" IRON ROD BEING THE SOUTHEAST CORNER HEREOF;
- THENCE N 72° 29' 19" W ALONG A NORTHERN PROPERTY LINE OF SAID CALLED 117.78 ACRE TRACT, A DISTANCE OF 1004.20' TO A FOUND CONCRETE MONUMENT BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND THE SOUTHWEST CORNER HEREOF;
- THENCE N 13° 59' 06" E ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 182.37' TO A FOUND 1/2" IRON ROD BEING A NON-TANGENTIAL POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5511.12', A CHORD OF N 14° 42' 01" E - 681.60';
- THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 682.04' TO A FOUND 1/2" IRON ROD AND BEING A POINT OF DEFLECTION RIGHT;
- THENCE N 61° 09' 56" E A DISTANCE OF 51.58', ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, TO A FOUND 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;
- THENCE N 19° 45' 17" E A DISTANCE OF 215.03', ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, TO A FOUND 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;
- THENCE N 23° 06' 02" W A DISTANCE OF 50.24', ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, TO A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF 20' WIDE UTILITY AND ACCESS EASEMENT, RECORDED IN VOLUME 4076, PAGE 786, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING A NON-TANGENTIAL POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5529.58', A CHORD OF N 22° 36' 57" E - 263.47';
- THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 263.49' TO A SET 1/2" IRON ROD BEING A POINT OF DEFLECTION RIGHT;
- THENCE N 23° 58' 51" E CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 719.22' TO A FOUND 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;
- THENCE N 15° 27' 01" E A DISTANCE OF 492.37', ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, TO THE POINT OF BEGINNING OF THIS SURVEY CONTAINING A 61.90 ACRE TRACT OF LAND, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.



2170 BLAINE ST LAREDO, TEXAS 78043
TELEPHONE: (956) 544-7541 FAX: (956) 954-0427
ENGINEERING & P-1582 SURVEYING & 10102014

EXHIBIT "A-3"



MARCH 22, 2017

SURVEY OF
TRACT 4
478.22 ACRE TRACT
WEBB COUNTY TEXAS

DATE: MARCH 22, 2017
SHEET: 2 OF 2

BEING A 478.22 ACRE TRACT OF LAND OUT OF ABSTRACT 762, SURVEY 34, J.A. DIAZ, ABSTRACT 3264, SURVEY 2386, J. & H. WORMSER AND ABSTRACT 546, SURVEY 35, J.M. DIAZ ORIGINAL GRANTEE, WEBB COUNTY, WEBB COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1769.24 ACRE TRACT CONVEYED TO CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON ROD, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WORMSER ROAD AND THE SOUTHERN MOST SOUTHEAST CORNER OF CALLED 148.91 ACRE TRACT, TRACT 1 OF 4V HOLDINGS, LTD, TRACT OF LAND RECORDED IN VOLUME 3702, PAGE 643, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST PROPERTY LINE OF SAID CALLED 148.91 ACRE TRACT AS FOLLOWS TO FOUND 1/2" IRON RODS;

N 23° 37' 12" E - 1365.83'
N 00° 24' 18" W - 792.98'
N 18° 09' 03" W - 1080.87'

THENCE N 00° 24' 07" W CONTINUING ALONG THE EAST PROPERTY LINE OF SAID CALLED 148.91 ACRE TRACT, A DISTANCE OF 789.91' TO A FOUND 1/2" IRON ROD BEING THE NORTHEAST CORNER OF SAID 148.91 ACRE TRACT AND A POINT ON THE SOUTH PROPERTY LINE OF HILLTOP FARM, LTD, RECORDED IN VOLUME 431, PAGES 107-112, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND ALSO BEING A POINT ON THE NORTH BOUNDARY LINE OF SAID 1769.24 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE N 89° 17' 50" E ALONG THE NORTH BOUNDARY LINE OF AND SAID CALLED 1769.24 ACRE TRACT, AT A DISTANCE OF 990.11' PASS THE SOUTHEAST CORNER OF SAID 148.91 ACRE TRACT AND THE SOUTH WEST CORNER OF A 36.68 ACRE TRACT CONVEYED TO LIB ENTERPRISE, LTD., RECORDED IN VOLUME 1827, PAGE 448, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, CONTINUING ALONG THE SAME COURSE FOR A TOTAL DISTANCE OF 1498.33' TO A FOUND 1" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID 36.68 ACRE TRACT AND THE SOUTHWEST CORNER OF A 112.1881 ACRE TRACT, TRACT 1 OF SANTA FE WEBB, LLC., RECORDED IN VOLUME 3137, PAGE 660, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING A POINT OF DEFLECTION LEFT;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID 1769.24 ACRE TRACT AND THE SOUTH PROPERTY LINE OF SAID 112.1881 ACRE TRACT AS FOLLOWS;

N 89° 21' 55" E - 222.80' TO A SET 1/2" IRON ROD
N 87° 13' 16" E - 897.23' TO A SET 1/2" IRON ROD
N 89° 07' 18" E - 307.02' TO A SET 1/2" IRON ROD
N 87° 26' 16" E - 1248.90' TO A FOUND 1/2" IRON ROD

THENCE N 89° 22' 38" E CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID 1769.24 ACRE TRACT AND THE SOUTH PROPERTY LINE OF SAID 112.1881 ACRE TRACT, A DISTANCE OF 155.68' TO A FOUND 1/2" IRON ROD BEING THE NORTHWEST CORNER OF AMALIA FERRAZZANO, RECORDED IN VOLUME 2349, PAGE 522, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS ALSO BEING THE NORTHEAST OF SAID CALLED 1769.24 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE S 00° 24' 15" E ALONG THE EAST BOUNDARY LINE OF SAID 1769.24 ACRE TRACT, AT A DISTANCE OF 4041.55' PASS A 12" FENCE POST FOR THE SOUTHWEST CORNER OF THE AMALIA FERRAZZANO TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RICARDO ORTIZ AND WIFE ADRIANA ORTIZ, RECORDED IN VOLUME 2221, PAGE 426, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 5984.31' TO AN 4" CEDAR FENCE POST WITH MAD NAIL BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WORMSER ROAD AND A POINT ON THE EAST BOUNDARY LINE OF SAID 1769.24 ACRE TRACT AND THE SOUTHWEST CORNER OF THE RICARDO ORTIZ AND WIFE ADRIANA ORTIZ TRACT AND ALSO BEING THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WORMSER ROAD AS FOLLOWS TO SET 1/2" IRON RODS;

N 66° 23' 15" W - 515.17'
N 66° 16' 50" W - 805.93'
N 66° 27' 51" W - 910.67'
N 66° 30' 09" W - 1196.53'

THENCE N 66° 24' 38" W A DISTANCE OF 1350.99' CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF WORMSER ROAD TO THE POINT OF BEGINNING OF THIS SURVEY CONTAINING 478.22 ACRES OF LAND, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION



S&B INFRASTRUCTURE, LTD.

2120 BLAINE ST. LAREDO, TEXAS 78041
TELEPHONE: (361) 568-2501 FAX: (361) 568-0427
E-MAIL: S&B@SBI.COM SURVEYING: 10107314

EXHIBIT "A-4"



MARCH 22, 2017

SURVEY OF
TRACT 5
490.78 ACRE TRACT
WEBB COUNTY TEXAS

DATE: MARCH 22, 2017
SHEET: 2 OF 2

BEING A 490.78 ACRE TRACT OF LAND BEING OUT OF ABSTRACT 546, SURVEY 35, J.M. DIAZ, ABSTRACT 594, SURVEY 2149, R.H. RAINS AND ABSTRACT 473, SURVEY J6, L. SALINAS ORIGINAL GRANTEE, WEBB COUNTY, WEBB COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1769.24 ACRE TRACT, CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND CONCRETE MONUMENT, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD AND THE SOUTHWEST CORNER OF CALLED 117.78 ACRE TRACT, TRACT IV OF JV HOLDINGS, LTD., RECORDED IN VOLUME 3702, PAGE 643, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE SOUTHERNMOST NORTHWEST CORNER HEREOF;

THENCE S 89° 23' 55" E ALONG THE SOUTH PROPERTY LINE SAID 117.78 ACRE TRACT, A DISTANCE OF 1944.75' TO A FOUND 1/2" IRON ROD BEING THE SOUTHEAST CORNER OF SAID 117.78 ACRE TRACT AND AN INTERIOR CORNER HEREOF;

THENCE N 20° 05' 12" E ALONG THE EAST PROPERTY LINE SAID 117.78 ACRE TRACT, A DISTANCE OF 2819.52' TO A FOUND 1/2" IRON ROD BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WORMSER ROAD AND THE NORTHEAST CORNER SAID 117.78 ACRE TRACT AND BEING THE NORTHERNMOST NORTHWEST CORNER HEREOF;

THENCE S 66° 27' 04" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF WORMSER ROAD, A DISTANCE OF 293.14' TO A SET 1/2" IRON ROD BEING A POINT OF DEFLECTION RIGHT;

THENCE S 66° 24' 14" E CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WORMSER ROAD, A DISTANCE OF 4966.42' TO A 3" STEEL POST BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OLIVIA E. ESQUIVEL ET AL, RECORDED IN VOLUME 2314, PAGE 572, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY TEXAS AND ALSO BEING A POINT ON THE EAST BOUNDARY LINE OF A CALLED 1769.24 ACRE TRACT CONVEYED TO CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE NORTHEAST CORNER HEREOF;

THENCE S 00° 43' 46" E ALONG THE WEST PROPERTY LINE OF THE OLIVIA E. ESQUIVEL ET AL TRACT AND THE EAST BOUNDARY LINE OF SAID 1769.24 ACRE TRACT, A DISTANCE OF 1241.96' TO A SET 1/2" IRON ROD BEING A POINT OF DEFLECTION LEFT;

THENCE S 00° 40' 55" E CONTINUING ALONG THE WEST PROPERTY LINE OF SAID OLIVIA E. ESQUIVEL ET AL TRACT AND THE EAST BOUNDARY LINE OF SAID 1769.24 ACRE TRACT, A DISTANCE OF 938.17' TO AN 8" CEDAR POST FOR THE SOUTHEAST CORNER OF SAID 1769.24 ACRE TRACT AND ALSO BEING THE SOUTHEAST CORNER HEREOF;

THENCE S 89° 38' 31" W ALONG THE SOUTH BOUNDARY LINE OF SAID CALLED 1769.24 ACRE TRACT, A DISTANCE OF 6674.46' TO A FOUND STONE AT FENCE POST FOR THE EASTERN MOST SOUTHWEST CORNER OF SAID 1769.24 ACRE TRACT AND THE EASTERN MOST SOUTHWEST CORNER HEREOF;

THENCE N 01° 36' 25" W CONTINUING ALONG THE SOUTH BOUNDARY LINE OF SAID 1769.24 ACRE TRACT, A DISTANCE OF 27.81' TO FOUND NAIL BEING A POINT ON THE NORTH RIGHT-OF-WAY OF LA PITA MANGANA ROAD AND AN INTERIOR CORNER HEREOF;

THENCE S 89° 51' 58" W ALONG THE NORTH RIGHT-OF-WAY LINE OF LA PITA MANGANA ROAD AND THE SOUTH BOUNDARY LINE OF SAID 1769.24 ACRE TRACT, A DISTANCE OF 1001.49' TO A SET 1/2" IRON ROD BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, SAID POINT BEING S 00° 53' 31" E A DISTANCE OF 59.93' FROM A FOUND TxDOT MONUMENT AND BEING THE SOUTHWEST CORNER HEREOF;

THENCE N 00° 01' 35" W ALONG THE EAST RIGHT-OF-WAY LINE OF CUATRO VIENTOS ROAD, A DISTANCE OF 1637.76' TO THE POINT OF BEGINNING OF THIS SURVEY CONTAINING A 490.78 ACRE TRACT OF LAND, MORE OR LESS.

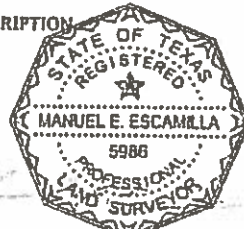
A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION



S&B INFRASTRUCTURE, LTD.

2100 BLAKE ST. LAREDO, TEXAS 78043
TELEPHONE: (281) 548-3561 FAX: (281) 924-0427
ENGINEERING & F-1562 SURVEYING # 10182814

EXHIBIT "A-5"



MARCH 22, 2017

SURVEY OF
TRACT 0
0.36 ACRE TRACT
WEBB COUNTY TEXAS

DATE: MARCH 22, 2017
SHEET: 2 OF 2

BEING A 0.36 ACRE TRACT OF LAND BEING OUT OF ABSTRACT 546, SURVEY 35, J.M. DIAZ GRANTEE, WEBB COUNTY, WEBB COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1769.24 ACRE TRACT, CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON ROD, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LOMAS DEL SUR BOULEVARD AND THE NORTHEAST CORNER OF ALS HOLDINGS, LLC., RECORDED IN VOLUME 3342, PAGES 687-698, PLAT RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND ALSO BEING A POINT ON A WEST BOUNDARY LINE OF A 1769.24 ACRE TRACT, CALK FAMILY LIMITED PARTNER No. 1, RECORDED IN VOLUME 1492, PAGES 300-313, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND BEING THE NORTHWEST CORNER HEREOF;

THENCE S 70° 18' 12" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOMAS DEL SUR BOULEVARD, A DISTANCE OF 166.72' TO A FOUND 1/2" IRON ROD BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LOMAS DEL SUR BOULEVARD NORTHEAST CORNER HEREOF;

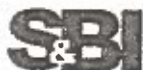
THENCE S 25° 25' 33" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOMAS DEL SUR BOULEVARD, A DISTANCE OF 74.32' TO A FOUND 1/2" IRON ROD BEING THE NORTHEAST CORNER OF 4V HOLDINGS, LTD. TRACT OF LAND, RECORDED IN VOLUME 3702, PAGE 643, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS AND THE SOUTHEAST CORNER HEREOF;

THENCE N 71° 49' 58" W ALONG THE NORTH PROPERTY LINE OF THE 4V HOLDINGS, LTD. TRACT, A DISTANCE OF 297.65' TO A FOUND 1/2" IRON ROD AND BEING THE NORTHWEST CORNER OF SAID 4V HOLDINGS, LTD. TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE N 00° 11' 15" W A DISTANCE OF 64.21' TO THE POINT OF BEGINNING OF THIS SURVEY CONTAINING A 0.36 ACRE TRACT OF LAND, MORE OR LESS.

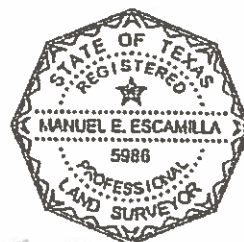
A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

EXHIBIT "A-6"



S&B INFRASTRUCTURE, LTD.

2120 BLAKE ST. LAREDO, TEXAS 78040
TELEPHONE: (956) 288-2581 FAX: (956) 996-0427
ENGINEERING & F. 1322 SURVEYING # 10192214



MARCH 22, 2017

224715-D

WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: December 28, 2022

Grantor: CUATRO VIENTOS SOUTH, LTD., a Texas limited partnership

Grantor's Mailing Address: 8600 San Lorenzo Dr., Laredo, Webb County, Texas 78045

Grantee: BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC, a Texas limited liability company

Grantee's Mailing Address: 8600 San Lorenzo Dr., Laredo, Webb County, Texas 78045

Consideration: Good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including a note of the same date (the "**Note**"), executed by Grantee and payable to the order of Grantor. The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor, and by a deed of trust of the same date from Grantee to Banks M. Smith, Trustee for the benefit of Grantor.

Property (including any improvements): All that certain real property described in Exhibit A attached hereto and incorporated herein for all purposes

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject only to those certain matters set forth on Exhibit B attached hereto and made a part hereof for all purposes

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

It is expressly agreed that a vendor's lien against and superior title to the Property is retained in favor of the payees of the Note against the Property until the Note and all interest thereon shall have been paid in full according to the terms thereof, at which time this deed shall

become absolute.

Taxes for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee.

GRANTEE HEREBY ACCEPTS THE PROPERTY “AS IS, WHERE IS,” WITH ALL FAULTS.

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

[SIGNATURE PAGE TO FOLLOW]

EXECUTED TO BE EFFECTIVE as of the date first set forth above.

GRANTOR:

CUATRO VIENTOS SOUTH, LTD.,
a Texas limited partnership

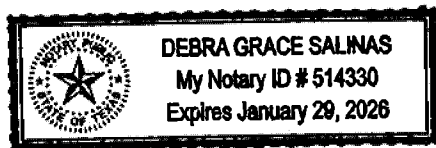
By: RALDO MANAGEMENT CO., INC.,
a Texas corporation,
its General Partner

By: Raul Valdez
Raul A. Valdez, President

STATE OF TEXAS §
 §
COUNTY OF Webb §

BEFORE ME, the undersigned authority, on this day personally appeared Raul A. Valdez, President of RALDO MANAGEMENT CO., INC., a Texas corporation, General Partner of CUATRO VIENTOS SOUTH, LTD., a Texas limited partnership, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Given under my hand and seal of office, this 28 day of Dec, 2022.



[Signature]
Notary Public, in and for the State of Texas

EXHIBIT A TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

[ON FOLLOWING PAGES]

BOUNDARY SURVEY

22.28 ACRE TRACT OF LAND OUT
OF 61.90 ACRE TRACT
CUATRO VIENTOS SOUTH
WEBB COUNTY, TEXAS

DATE: OCTOBER 27, 2022
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 22.28 ACRES, MORE OR LESS, OUT OF CUATRO VIENTOS SOUTH, LTD., TRACT III, RECORDED IN VOLUME 4225, PAGE 242, WEBB COUNTRY OFFICIAL PUBLIC RECORDS, ALSO BEING A PART OF ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 22.28 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TXDOT MONUMENT BEING ON THE WESTERN CORNER CLIP OF THE ROW INTERSECTION OF CUATRO VIENTOS ROAD AND THE 2.90 ACRE TRACT OF LAND, THENCE ALONG THE EASTERN R.O.W. LINE OF CUATRO VIENTOS ROAD, CONVEYED TO THE STATE OF TEXAS VOLUME 2755, PAGE 278, D.R.W.C.T.,

THENCE N 61° 09' 56" E, ALONG THE COMMON BOUNDARY BETWEEN SAID 61.90 ACRE AND THE R.O.W. OF CUATRO VIENTOS ROAD, 51.58' TO A FOUND TXDOT MONUMENT AND A POINT OF DEFLECTION HEREOF;

THENCE, N 19° 45' 17" E, ALONG THE R.O.W. OF SAID ROAD, 41.66' TO THE NORTHERNMOST WEST CORNER OF THE 61.90 ACRE TRACT AND A POINT DEFLECTION HEREOF;

THENCE, N 70° 14' 43" E, ALONG THE SOUTH BOUNDARY OF 2.90 ACRE TRACT AND THE NORTH BOUNDARY OF THE 22.28 ACRE TRACT, 1052.94' NORTHERNMOST WEST CORNER OF THE 22.28 ACRE TRACT AND A POINT DEFLECTION HEREOF;

THENCE, S 20° 05' 16" W, ALONG THE EASTERN BOUNDARY OF THE SAID 61.90 TRACT 901.44' TO A POINT DEFLECTION, HEREOF;

THENCE, N 72° 28' 47" W, ALONG THE SHARED BOUNDARY OF TRACT IV, 4V HOLDINGS. LTD., VOLUME 3702, PAGE 643, W.C.O.P.R., AND 61.90 ACRE TRACT, 1004.19' TO THE CUATRO VIENTOS ROAD R.O.W. AND A POINT OF DEFLECTION, HEREOF;

THENCE, N 13° 58' 37" E, ALONG THE CUATRO VIENTOS ROAD R.O.W., 182.22' TO A FOUND TXDOT MONUMENT AND A POINT OF CURVATURE TO THE RIGHT OF A CURVE WITH A RADIUS OF 5511.54' AND A CHORD OF N 14° 42' 02" E ~ 681.60', HEREOF;

THENCE ALONG SAID CURVE LENGTH OF 682.04' TO THE POINT OF BEGINNING AND CONTAINING 22.28 ACRES, MORE OR LESS.

TOPSITE
Civil Group

6262 McPherson Road Ste 206
Laredo, TX 78041
enr.# F-22574 surv.#10194686
P (956) 725-5057

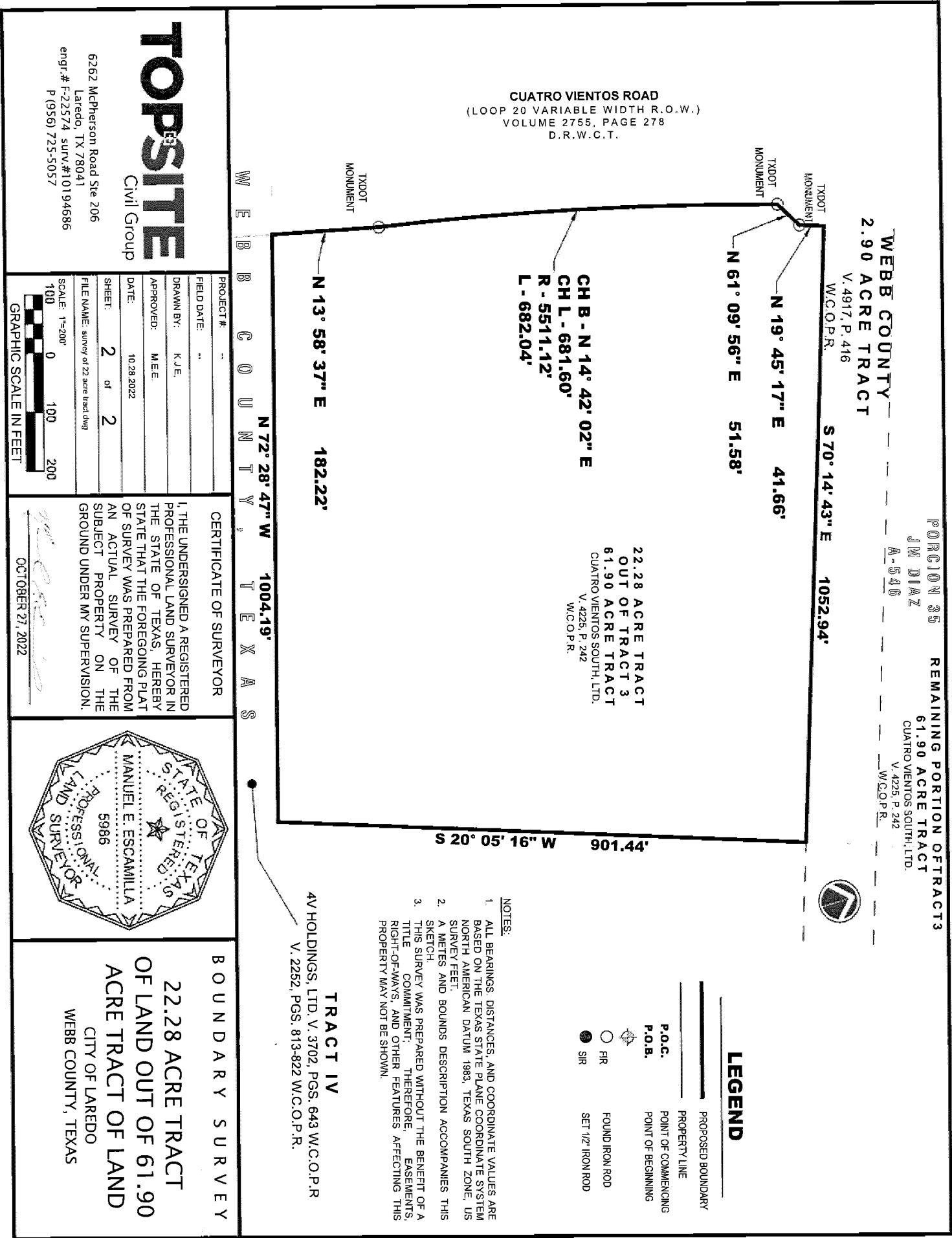
PROJECT #:	—
FIELD DATE:	
DRAWN BY:	K.J.E.
APPROVED:	M.E.E.
DATE:	10.28.2022
SHEET:	1 of 2
FILE NAME:	survey of 22 acre tract.dwg

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


OCTOBER 27, 2022





BOUNDARY SURVEY

9.39 ACRE TRACT OF LAND
CUATRO VIENTOS SOUTH, LTD.
WEBB COUNTY, TEXAS

DATE: OCTOBER 7, 2022
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 9.39 ACRES, MORE OR LESS, OUT OF A 490.78 ACRE TRACT OF LAND, BEING TRACT 5 CONVEYED TO CUATRO VIENTOS SOUTH, LTD., VOLUME 4225, PAGE 242, WEBB COUNTY OFFICIAL PUBLIC RECORDS, ALSO BEING OUT OF ABSTRACT 594, SURVEY 2149, R H RAINS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 9.39 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH DIAMETER IRON ROD, BEING A POINT ON THE SOUTHERN MOST NORTH BOUNDARY LINE OF THE TRACT OF LAND, ADJACENT TO RIGHT-OF-WAY CUATRO VIENTOS ROAD, REMAINING PORTION FROM TRACT 5, BELONGING TO CUATRO VIENTOS SOUTH, LTD., VOLUME 4225, PAGE 242, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND THE SOUTHERN BOUNDARY LINE OF TRACT 4, BELONGING TO 4V HOLDINGS, LTD., RECORDED IN VOLUME 3702, PAGE 643, WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING THE NORTHWEST CORNER HEREOF AND **POINT OF BEGINNING**;

THENCE S 89° 23' 55" E AT 758.98 FEET TO A 1/2-INCH DIAMETER SET IRON ROD, WHERE THE SOUTHEAST CORNER OF SAID TRACT 4, THE NORTHEASTERN CORNER OF THIS SAID 9.39 ACRE TRACT OF LAND, AND A NORTHWESTERN CORNER, FROM THE 125.0 ACRE TRACT OF LAND OUT OF THE 490.78 ACRE TRACT OF LAND, TRACT 5, INTERSECT AND HEREOF;

THENCE, S 33° 51' 33" W, ALONG A NORTHWESTERN BOUNDARY LINE OF SAID 125.0 ACRE TRACT OF LAND, ALSO BEING THE EASTERN BOUNDARY LINE OF THIS SAID 9.39 ACRE TRACT, A DISTANCE OF **1,019.31 FEET** TO A SET 1/2 - INCH DIAMETER IRON ROD BEING THE SOUTHEASTERN CORNER OF THIS SAID 9.39 ACRE TRACT OF LAND, HEREOF;

THENCE, S 89° 54' 14" W, ALONG A NORTHWESTERN BOUNDARY LINE OF SAID 125.0 ACRE TRACT OF LAND, ALSO BEING THE SOUTHERN BOUNDARY LINE OF THIS SAID 9.39 ACRE TRACT, A DISTANCE OF **200.00 FEET** TO A SET 1/2 - INCH DIAMETER IRON ROD BEING THE SOUTHWESTERN CORNER OF THIS SAID 9.39 ACRE TRACT OF LAND, HEREOF;

THENCE N 00° 36' 05" E AT 854.79' TO A SET 1/2 - INCH DIAMETER IRON ROD BEING THE POINT OF BEGINNING AND CONTAINING 9.39 ACRES, MORE OR LESS.

TOPSITE
Civil Group

6262 McPherson Road, Suite 206
Laredo, Texas 78041
enr# F-22574 surv.#10194586
topsitecivil.com
O (956) 735-5057

PROJECT #:	--
FIELD DATE:	
DRAWN BY:	--
APPROVED:	M.E.E.
DATE:	10.07.2022
SHEET:	1 of 2
FILE NAME:	BuenaVista 8 ACRE -M&BS.dwg

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


OCTOBER 7, 2022



W E B B C O U N T Y , T E X A S

A B S T R A C T 5 9 4
S U R V E Y N O . 2 1 4 9

TRACT 4
4V HOLDINGS, LTD
V 3702, P. 643
W.C.O.P.R.



ABSTRACT 594
R H RAINS
SURVEY 2149

9.39 ACRE TRACT
OUT OF 490.78 AC TRACT BEING TRACT
5 CUATRO VIENTOS SOUTH, LTD.
V 4225, P. 242
W.C.O.P.R.

N 00° 36' 05" E 854.79'

REMAINING PORTION OF
TRACT 5
490.78 ACRE TRACT
CUATRO VIENTOS SOUTH, LTD.
V 4225, P. 242
W.C.O.P.R.

REMAINING PORTION OF
TRACT 5
490.78 ACRE TRACT
CUATRO VIENTOS SOUTH, LTD.
V 4225, P. 242
W.C.O.P.R.

CUATRO VIENTOS ROAD
(LOOP 20 VARIABLE WIDTH R.O.W.)
VOLUME 2755, PAGE 278
D.R.W.C.T.

125.0 ACRE TRACT
490.78 AC TRACT OUT OF TRACT 5
CUATRO VIENTOS SOUTH, LTD.
V 4225, P. 242
W.C.O.P.R.

125.0 ACRE TRACT
490.78 AC TRACT OUT OF TRACT 5
CUATRO VIENTOS SOUTH, LTD.
V 4225, P. 242
W.C.O.P.R.

S 89° 23' 55" E 758.98'

S 33° 51' 33" W 1019.31'

S 89° 54' 14" W 200.00'

REMAINING PORTION OF
TRACT 5
490.78 ACRE TRACT
CUATRO VIENTOS SOUTH, LTD.
V 4225, P. 242
W.C.O.P.R.

GA

GA

GA

GA

GA

LEGEND

- PROPOSED BOUNDARY
- PROPERTY LINE
- P.O.C.
POINT OF COMMENCING
- P.O.B.
POINT OF BEGINNING
- FOUND TXDOT MONUMENT
- FOUND IRON ROD
- SET 1/2" IRON ROD
- SIR

SCALE: 1" = 300'

- NOTES:
- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SKETCH



TOPSITE
Civil Group

6262 McPherson Road Ste 206
Laredo, TX 78041
engr. # F-22574 surv.#10194686
P (956) 725-5057

9.39 ACRE TRACT
CITY OF LAREDO
WEBB COUNTY, TEXAS

DRAWN BY: JAM	DATE: 12-30-2021	PROJECT: 2021-003
CHECKED BY: R.M.V.		
APPROVED BY: JAM		
FILE: WEBB VENTOS ROAD RECONSTRUCTION	STATUS: FINAL	

EXHIBIT B TO WARRANTY DEED**PERMITTED EXCEPTIONS**

1. Dehli Pipeline Easements as set out in Volume 511, page 200, and Volume 622, page 114, Webb County Deed Records, and Volume 1418, page 440, Webb County Real Property Records.
2. Central Power and Light Company Easement as set out in Volume 1140, page 187, Webb County Real Property Records. (Blanket Easement).
3. Mineral Deed dated September 22, 1944, recorded in Volume 181, page 344, Webb County Deed Records.
4. Mineral reservations as set out in deed dated October 24, 1958, executed by Pauline Wormer, et al to L.A. Wright, recorded in Volume 267, page 195-202, Webb County Deed Records.
5. Royalty Interest reserved in Deed dated January 6, 1975, executed by L.A. Wright, et al, recorded in Volume 476, page 398, Webb County Deed Records.
6. Mineral interest reserved in Conveyance dated May 11, 1979, executed by George T. McNary to L. A. Wright, Trustee and recorded in Volume 585, pages 118-121, Webb County Deed Records.
7. Mineral interest as per Conveyance dated March 25, 1980, executed by and between Myrlee Wright McNary, et al and recorded in Volume 613, pages 57-61, Webb County Deed Records.
8. Royalty Interest reserved in Deed dated December 15, 1980, executed by Myrlee W. Walker to Sally Walker Wright, recorded in Volume 645, pages 80-82, Webb County Deed Records.
9. Mineral interest as set forth in Conveyance dated February 28, 1984, executed by and between Myrlee Wright Walker, et al and recorded in Volume 1052, pages 217-219, Webb County Real Property Records.
10. Mineral interest as set forth in Conveyance dated October 19, 1985, executed by and between Myrlee Wright Walker, et al and recorded in Volume 1135, pages 642-647, Webb County Real Property Records.
11. Water Rights conveyed in Deed dated March 29, 1979, executed by Myrlane Ranch Water Trust to The City of Laredo and recorded in Volume 1215, pages 261-262, Webb County Real Property Records.
12. Mineral interest severed in Deeds dated December 8, 1987, executed by L. A. Wright, et

ux to Elaine Wright Calk, et al and recorded in Volume 1271, pages 189-190 and in Volume 1274, page 649, Webb County Real Property Records.

13. Mineral Deed dated March 12, 1992, executed by Sally W. Wright to Sally Hosea, recorded in Volume 16, pages 176-177, Webb County Official Public Records.

14. Mineral Deeds dated June 22, 1992, executed by Myrlee Wright Walker, et al to Myrlee Wright McNary, et al and recorded in Volume 39, pages 73-74, in Volume 39, pages 79-81, in Volume 44, pages 640-641, and in Volume 80, pages 468-471, Webb County Official Public Records.

15. Stipulation of mineral interest and conveyance dated November 1, 1992, executed by Elaine Wright Calk, et al as Grantors, recorded in Volume 83, pages 20-26, Webb County Official Public Records.

16. Oil and Gas Lease dated November 3, 1977, executed by George T. McNary, et al to Frank D. Matthews, recorded in Volume 550, pages 289-311, Webb County Deed Records.

17. Memorandum of Oil and Gas Lease dated May 1, 1999, executed by Elaine Wright Calk to Dynamic Production, Inc., recorded in Volume 776, pages 310-318, Webb County Official Public Records.

18. Easement and Right of Way dated February 2, 1986, executed by Sally W. Wright, et al to United Texas Transmission Company and recorded in Volume 1170, pages 219-221, Webb County Real Property Records. (Blanket Easement).

19. Easement and Right of Way dated November 23, 1990, executed by Elaine Wright Calk, et al to Central Power and Light Co., recorded in Volume 1459, pages 869-875, Webb County Real Property Records.

20. Walker 9A Pipeline Easement as set out in instrument recorded in Volume 278, pages 203-233, Webb County Official Public Records.

21. Valero Transmission L.P., Pipeline Easement as set out in instrument recorded in Volume 53, page 666, Webb County Official Public Records.

22. Webco Pipeline Company Easement as set out in instrument recorded in Volume 1275, page 699, Webb County Real Property Records.

23. Oil, Gas and Mineral Lease dated April 22, 2005, executed by Sally Walker Wright, et al to Devon Louisiana Corporation and recorded in Volume 1815, pages 725-734, Webb County Official Public Records. Title not traced further.

24. Mineral interest in Conveyance dated December 1, 2010, executed by The L. A. Wright Marital Trust, et al to The L. A. Wright Martial Trust for the benefit of Myrlee Wright, Walker, et al and recorded in Volume 3023, pages 316-320, and pages 321-325, Webb County Official

Public Records.

25. Mineral Deeds dated April 28, 2012, executed by Myrlee Wright Walker Mineral Trust, et al to Lawrence Thatcher McNary, et al and recorded in Volume 3252, pages 475-479, pages 480-484, and pages 485-489, Webb County Official Public Records.

26. Mineral Deeds dated October 1, 2012, executed by Wells Fargo Bank, as Trustee, et al to Lawrence Thacher McNary, et al and recorded in Volume 3337, pages 510-513, and pages 516-520, Webb County Official Public Records.

27. Mineral Deeds dated November 25, 2012, executed by Lawrence Thacher McNary, Independent Executor, et al to George Michael McNary, et al and recorded in Volume 3354, pages 544-547, pages 548-551, and pages 552-555, Webb County Official Public Records.

28. Utility Easement and Utility Access Easement dated June 7, 2016, executed by and between Calk LL No. 1 and The City of Laredo and recorded in Volume 4076, pages 786-792, Webb County Official Public Records.

29. Subject to terms and conditions as set forth in Waiver of Surface Rights dated April 19, 2017, executed by Elaine Wright Calk to Cuatro Vientos South, Ltd., recorded in Volume 4225, pages 209-223, Webb County Official Public Records.

30. All oil, gas and other minerals are hereby reserved by Grantor as set forth in Deed dated April 19, 2017, executed by Calk Family Limited Partnership No.1 to Cuatro Vientos South, Ltd., recorded in Volume 4225, pages 242-256, Webb County Official Public Records.

31. Subject to terms and conditions as set forth in Waiver of Surface Rights dated April 5, 2017, executed by Sally Hosea to Cuatro Vientos South, Ltd., recorded in Volume 4233, pages 828-842 and pages 843-850, Webb County Official Public Records.

32. Subject to Gas line as shown on Survey dated December 30, 2021, prepared by Manuel E. Escamilla, R. P. L. S. No. 5986. (9.39 acres parcel only)

DOC #1488032
Recorded 01/03/2023 08:27:03 AM



By: Jeremy Briseno, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: \$66.00

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME




COUNTY CLERK
WEBB COUNTY, TEXAS