



Control Number: 51973



Item Number: 4

Addendum StartPage: 0



**PUC DOCKET NO. 51973**

**PETITION BY RODNEY EARL §  
MOHNKE, STEPHEN LEE MOHNKE, §  
MELVIN MAX MOHNKE, KENNETH §  
WAYNE MOHNKE, KATHLEEN ANN §  
MOHNKE-BLAKELY AND MEL §  
MOHNKE, TRUSTEE OF THE §  
MOHNKE LIVING TRUST DATED §  
DECEMBER 7, 1996 FOR EXPEDITED §  
RELEASE FROM WATER CCN §  
NUMBER 10342 HELD BY HMW §  
SPECIAL UTILITY DISTRICT §**

**PUBLIC UTILITY COMMISSION  
OF TEXAS**

**SUPPLEMENT TO PETITION BY RODNEY EARL MOHNKE, STEPHEN LEE MOHNKE, MELVIN MAX MOHNKE, KENNETH WAYNE MOHNKE, KATHLEEN ANN MOHNKE-BLAKELY AND MEL MOHNKE, TRUSTEE OF THE MOHNKE LIVING TRUST DATED DECEMBER 7, 1996 FOR EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

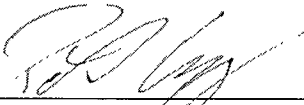
COME NOW, Rodney Earl Mohnke, Stephen Lee Mohnke, Melvin Max Mohnke, Kenneth Wayne Mohnke, Kathleen Ann Mohnke-Blakely and Mel Mohnke, Trustee of The Mohnke Living Trust dated December 7, 1996 (collectively “Petitioners”) and file this supplement to the Petition for expedited release from HMW Special Utility District (“HMW”) water certificate of convenience and necessity (“CCN”) number 10342 filed on April 1, 2021 (the “Application”) (Docket Control No. 51973-1).

The Application provided, at Exhibit D, a copy of the certified mail receipt representing that the copy of the Petition was mailed to HMW via certified mail. On April 12, 2021, the undersigned received a return of the mailing as undeliverable. Pursuant to the attached Exhibit A, Petitioners have resent the application to HMW to a newly-identified address, identified as the correct address, pursuant to both federal express and certified mail.

The Applicant submits Exhibit A in supplement to the Application.

Respectfully submitted,

**DuBois, Bryant & Campbell, LLP**

By: \_\_\_\_\_

Peter T. Gregg  
State Bar No. 00784174  
303 Colorado, Suite 2300  
Austin, Texas 78701  
[pgregg@dbcllp.com](mailto:pgregg@dbcllp.com)  
(512) 457-8000  
(512) 457-8008 (fax)

**CERTIFICATE OF SERVICE**

I certify by my signature above that on the 13th day of April, 2021, a true and correct copy of the above and foregoing document was forwarded via hand delivery, facsimile, U.S. mail or electronic mail to all parties of record and a true and correct copy of the above and foregoing document has been sent by Federal Express and U.S. Mail, Certified, Return Receipt Requested and to:

HMW Special Utility District  
26726 Decker Prairie Rosehill Rd.  
Magnolia, TX 77355

HMW Special Utility District  
P.O. Box 837  
Pinehurst, TX 77362

**EXHIBIT A**  
**PROOF OF MAILING/FEDERAL EXPRESS**

**SENDER COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HMW Special Utility District  
P.O. Box 837  
Pinehurst, TX 77362  
8465-1;4/6/21;Supplement to Pet.



9590 9402 5908 0049 4104 53

2. Article Number (Transfer from service label)  
7020 3160 0001 1699 2935

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

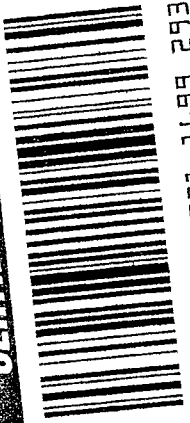
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**CERTIFIED MAIL**



7020 3160 0001 1699 2935  
7020 3160 0001 1699 2935

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark Here

HMW Special Utility District  
P.O. Box 837  
Pinehurst, TX 77362

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PUC DOCKET NO. \_\_\_\_\_

PETITION BY RODNEY EARL	§	PUBLIC UTILITY COMMISSION
MOHNKE, STEPHEN LEE MOHNKE,	§	
MELVIN MAX MOHNKE, KENNETH	§	OF TEXAS
WAYNE MOHNKE, KATHLEEN ANN	§	
MOHNKE-BLAKELY AND MEL	§	
MOHNKE, TRUSTEE OF THE	§	
MOHNKE LIVING TRUST DATED	§	
DECEMBER 7, 1996 FOR EXPEDITED	§	
RELEASE FROM WATER CCN	§	
NUMBER 10342 HELD BY HMW	§	
SPECIAL UTILITY DISTRICT	§	

**PETITION BY RODNEY EARL MOHNKE, STEPHEN LEE MOHNKE, MELVIN MAX MOHNKE, KENNETH WAYNE MOHNKE, KATHLEEN ANN MOHNKE-BLAKELY AND MEL MOHNKE, TRUSTEE OF THE MOHNKE LIVING TRUST DATED DECEMBER 7, 1996 FOR EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COME NOW, Rodney Earl Mohnke, Stephen Lee Mohnke, Melvin Max Mohnke, Kenneth Wayne Mohnke, Kathleen Ann Mohnke-Blakely and Mel Mohnke, Trustee of The Mohnke Living Trust dated December 7, 1996 (collectively “Petitioners”) and file this Petition with the Public Utility Commission of Texas (“PUC”) for expedited release from HMW Special Utility District (“HMW”) water certificate of convenience and necessity (“CCN”) number 10342, pursuant to Texas Water Code § 13.2541 and Rule 24.245 of the PUC’s Rules found at 16 Texas Administrative Code § 24.245 and, in support thereof, would respectfully show the following:

**I. APPLICABLE REGULATIONS**

Texas Water Code § 13.2541 provides that the owner of a tract of land that is at least 25 acres and is not receiving water or sewer service may petition for expedited release of the area from a CCN. TEX. WATER CODE ANN. § 13.2541(b). For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least

one million, the owner of the qualifying tract “is entitled to that release.” *Id.* The PUC rule provides the same, and it recognizes that Harris County is a county in which owners of at least 25 acres are entitled to expedited release. See 16 TEX. ADMIN. CODE § 24.245. Under Texas Administrative Code § 13.2541(c), the PUC “shall grant the petition not later than the 60th day after the date the landowner files the petition.”

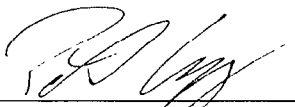
## **II. REQUEST FOR EXPEDITED RELEASE**

Petitioners own approximately 99.2669 acres of property in Harris County, Texas (“Property”). The Property is within the boundaries of water CCN number 10342 held by HMW. The Property does not receive service from any water provider. An affidavit in support of this Petition is attached hereto as Exhibit A. Maps showing the location of the Property are attached hereto as Exhibit B. The digital data will be provided under separate cover. The deeds showing ownership of the Property are attached hereto as Exhibit C. A copy of this Petition has been mailed to HMW via certified mail. A copy of the certified mail receipt is attached as Exhibit D.

## **III. CONCLUSION AND PRAYER**

Texas Water Code § 13.2541(b) entitles Petitioners to expedited release of the Property described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Harris County. Under Texas Water Code § 13.2541(c), the PUC should grant this Petition no later than the 60th day after the date of filing. Petitioners respectfully request that the PUC grant this Petition and issue an order under the authority of Texas Water Code § 13.2541 releasing the Property within the boundary of water CCN number 10342.

**DuBois, Bryant & Campbell, LLP**

By:  \_\_\_\_\_

Peter T. Gregg  
State Bar No. 00784174  
303 Colorado, Suite 2300  
Austin, Texas 78701  
[pgregg@dbcllp.com](mailto:pgregg@dbcllp.com)  
(512) 457-8000  
(512) 457-8008 (fax)

**Attorneys for Petitioners**

**CERTIFICATE OF SERVICE**

I certify by my signature above that on the 1<sup>st</sup> day of April, 2021, a true and correct copy of the above and foregoing document was forwarded via hand delivery, facsimile, U.S. mail or electronic mail to all parties of record and a true and correct copy of the above and foregoing document has been mailed, certified, return receipt requested to:

HMW Special Utility District  
26726 Decker Prairie Rosehill Rd.  
Magnolia, TX 77355



**EXHIBIT A**  
**AFFIDAVIT OF**  
**KENNETH WAYNE MONHKE**

PUC DOCKET NO. \_\_\_\_\_

PETITION BY RODNEY EARL	§	PUBLIC UTILITY COMMISSION
MOHNKE, STEPHEN LEE MOHNKE,	§	
MELVIN MAX MOHNKE, KENNETH	§	OF TEXAS
WAYNE MOHNKE, KATHLEEN ANN	§	
MOHNKE-BLAKELY AND MEL	§	
MOHNKE, TRUSTEE OF THE	§	
MOHNKE LIVING TRUST DATED	§	
DECEMBER 7, 1996 FOR EXPEDITED	§	
RELEASE FROM WATER CCN	§	
NUMBER 10342 HELD BY HMW	§	
SPECIAL UTILITY DISTRICT	§	

**AFFIDAVIT OF KENNETH WAYNE MOHNKE IN SUPPORT OF PETITION FOR EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE § 13.2541**

STATE OF TEXAS           §  
  §  
COUNTY OF Kerr       §

BEFORE ME, the undersigned notary, personally appeared Kenneth Wayne Mohnke, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

“My name is Kenneth Wayne Mohnke. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

I am one of the Petitioners in the above-captioned matter, along with Rodney Earl Mohnke, Stephen Lee Mohnke, Melvin Max Mohnke, Kathleen Ann Mohnke-Blakely and Mel Mohnke, Trustee of The Mohnke Living Trust dated December 7, 1996 (collectively, the “Petitioners”). The Petitioners have authorized me to file the referenced Petition for Expedited Release from the HMW Special Utility District (“HMW”) pursuant to Texas Water Code § 13.2541.

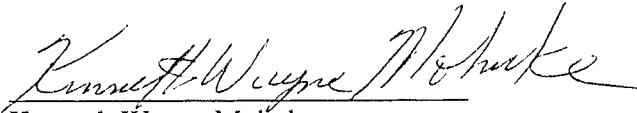
The Petitioners own approximately 99.2669 acres of land in Harris County, Texas (the “Property”). The Property is within the boundaries of water certificate of convenience and

necessity (“CCN”) number 10342 issued to HMW. A true and correct copy of the map identifying the Property’s location is attached to Petitioners’ Petition as Exhibit B. True and correct copies of all deeds demonstrating ownership of the Property are attached to Petitioners’ Petition as Exhibit C.

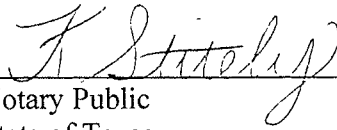
The Property in question is not receiving water service from HMW or any other water service provider. The Property has not been the subject of any request for water service from HMW or been the subject of the payment of any fees or charges to initiate or maintain water service, and there are no billing records or other documents indicating an existing account for water service for the Property.

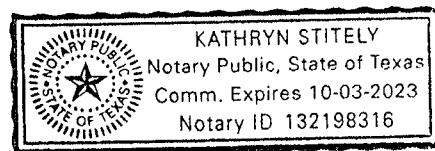
I request that the Public Utility Commission on Texas release the Property from water CCN number 10342.”

FURTHER AFFIANT SAYETH NOT.

  
Kenneth Wayne Mohnke

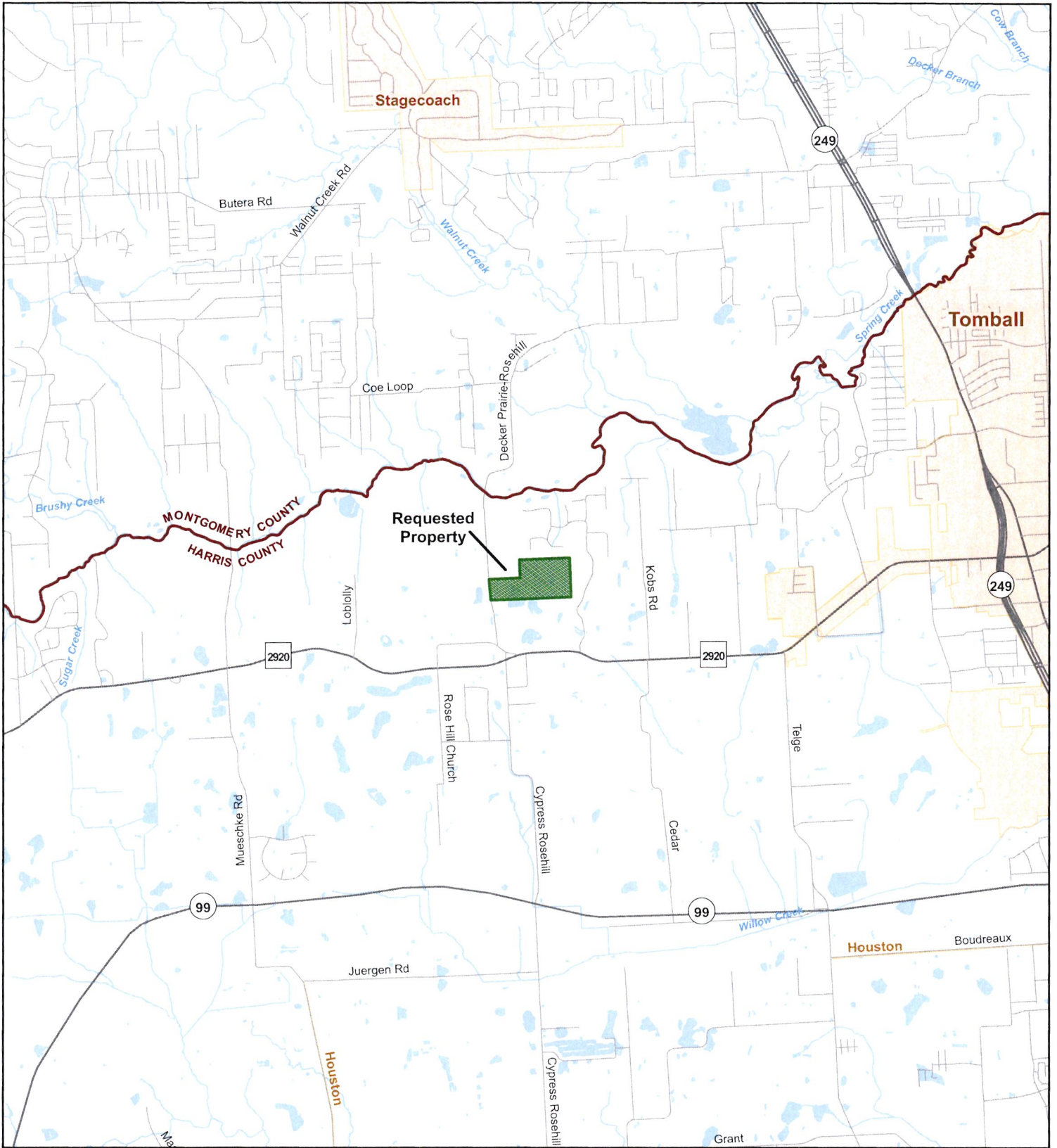
SWORN AND SUBSCRIBED TO BEFORE ME by Kenneth Wayne Mohnke on this 29 day of March, 2021.

  
\_\_\_\_\_  
Notary Public  
State of Texas



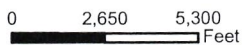
**EXHIBIT B**

**MAPS**



**General Location**

Petition by Rodney Earl Mohnke, et al  
 for Expedited Release from H-M-W SUD, Water CCN No. 10342  
 Harris County

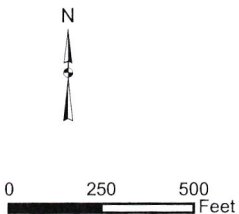



 Property to be Released - 99.2669 acres



**Detail Map**

Petition by Rodney Earl Mohnke, et al  
for Expedited Release from H-M-W SUD, Water CCN No. 10342  
Harris County



 Property to be Released - 99.2669 acres

Map by: S. Burt, ASBGI  
Date: March 31, 2021  
Base: TxDOT Roadways  
Project: Mohnke SER Detail Map




### Detail Map on Imagery

Petition by Rodney Earl Mohnke, et al  
for Expedited Release from H-M-W SUD, Water CCN No. 10342  
Harris County



0 250 500  
Feet

 Property to be Released - 99.2669 acres

Map by: S. Burt, ASBGI  
Date: March 31, 2021  
Base: ESRI Imagery  
Project: Mohnke SER Detail Map on Imagery

**EXHIBIT C**

**DEEDS**



THE STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

That we, M. A. QUILTER and wife, LYDIA QUILTER, of Harris County, Texas, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, to us cash in hand paid, by MAX E. MOHNKE, of Harris County, Texas, and the execution and delivery to us, by MAX E. MOHNKE, of his one promissory vendor's lien note, of even date herewith, payable to our order, for the principal sum of Sixty Eight Thousand and No/100 Dollars (\$68,000.00), bearing interest from date until paid at the rate of Six Percent (6%) per annum; said note being payable in ten (10) equal annual principal installments of Six Thousand Eight Hundred and No/100 Dollars (\$6,800.00) each, plus the accrued and unpaid interest on such note at the time each payment is made, the first installment of \$6,800.00, plus the accrued interest on said note, being due and payable one year from the date of said note, and a like installment of \$6,800.00, plus the accrued and unpaid interest on the balance unpaid on said note, being due and payable on or before the same date of each consecutive year thereafter until said note shall have been paid in full. Said note providing that the payor, Max E. Mohnke, his heirs and assigns, shall have the right, any time after December 31, 1967, to pay any installment thereunder before maturity, and to pay any balance at any time unpaid thereunder, without penalty, before maturity, and further providing that failure to pay any installment of principal and interest when due, or failure to pay, before they shall become delinquent, the ad valorem taxes and assessments validly levied and assessed against the hereinafter described property, or failure to insure, and keep insured, while said note is unpaid, the improvements on the

Max E Mohnke in this deed is a/k/a Max E. Mohnke, Jr. Max E. Mohnke, Sr. died in 1950

*70P*

*see*

*355*  
*0.1*

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073-39-0373

property hereinafter described, against damage or destruction by fire, windstorm and explosion, in an amount equal to the reasonable value of the improvements on said land, in which policy or policies evidencing such insurance the payees in said note, M. A. QUILTER, and wife, LYDIA QUILTER, are named as mortgagees, and a copy of such policy or policies furnished to the payees, shall, at the option of the payees therein, or any holder thereof, mature all unpaid installments. Said note provides that if the same is not paid at its maturity, however its maturity is brought about, and if it is placed in the hands of an attorney for collection, the payor agrees to pay Ten Percent (10%) on the principal and interest unpaid, as attorneys' fees; have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY, unto MAX E. MOHNKE, the following described tract or parcel of land, all improvements thereon situated, and an undivided one-half (1/2) interest in and to all the oil, gas and other minerals in and under, and that may be produced from, the same:

99.67 acres of land in the John H. Edwards Survey, Abstract No. 20, Harris County, Texas, being the same land described in deed from Mrs. Bertha Bayer, et al, to R. E. Powell and wife, dated July 8, 1927, and recorded in Volume 722, Page 452, of the Harris County Deed Records, said 99.67 acres being more particularly described as follows:

BEGINNING at an iron rod at a fence corner in the east line of Cypress Rosehill County Road, said iron rod being the southwest corner of the "Second Tract" described in Volume 722, Page 452, of the Harris County Deed Records;

THENCE S. 89° 17' E. 1476.26 feet along a fence to an iron rod at a fence corner located North 2163 feet from a fence corner in the north line of Waller-Tomball Road;

THENCE N. 89° 48' E. 1778.15 feet along a fence to an iron rod at a fence corner marking the southeast corner of the "First Tract" described in Volume 722, Page 452, of the Harris County Deed Records;

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Q

THENCE N. 0° 56' E. 1587.14 feet along a fence to an iron rod at a fence corner marking the northeast corner of said "First Tract";

THENCE N. 89° 40' W. 2065.17 feet along a fence to an iron rod at a fence corner marking the northwest corner of said "First Tract";

THENCE S. 0° 14' W. 733.25 feet along a fence on the west line of said "First Tract" to an iron rod at a fence corner marking the northeast corner of the "Second Tract", described in Volume 722, Page 452, of the Harris County Deed Records;

THENCE West 1255.75 feet along a fence on the north line of said "Second Tract" to an iron rod at a fence corner in the east line of Cypress-Rosehill County Road marking the northwest corner of said "Second Tract";

THENCE S. 2° 56' E. 854.57 feet along a fence on the east line of Cypress-Rosehill County Road to the PLACE OF BEGINNING, together with all improvements thereon situated

TO HAVE AND TO HOLD, the above described property and premises, all improvements thereon situated, and an undivided one-half (1/2) interest in and to all the oil, gas and other minerals in and under, and that may be produced from said land, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said MAX E. MOHNKE, his heirs and assigns, forever, and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises, all improvements thereon situated, and an undivided one-half (1/2) interest in and to all the oil, gas and other minerals in and under, and that may be produced from said land, unto the said MAX E. MOHNKE, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

No oil, gas or mineral lease shall be executed by the sellers, M. A. QUILTER and wife, LYDIA QUILTER, their heirs or assigns, giving to the lessee in such oil, gas or mineral lease the right to enter on said land to explore for, drill,

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produce, treat and market any oil, gas or other mineral from said land, unless the purchaser, MAX E. MOHNKE, his heirs or assigns, either joins in such oil, gas or mineral lease, or also executes an oil, gas or mineral lease, giving to the lessee such right.

There is, however, reserved and retained on the above-described property and improvements, a vendor's lien to secure the payment of the note hereinabove described, upon payment of which this Deed shall become absolute.

The above-described note is further secured on the property and improvements hereinabove described, by a Deed of Trust, of even date, from the grantees herein to E. H. Suhr, Trustee, containing power of sale.

The ad valorem taxes levied and assessed against such property having been prorated from January 1, 1967 to the date of this sale, MAX E. MOHNKE assumes payment of such taxes for 1967. M. A. QUILTER and wife, LYDIA QUILTER, warrant that all ad valorem taxes levied and assessed against said property for all years prior to January 1, 1967, have been paid.

WITNESS OUR HANDS, this 26 day of May 1967

Lydia Quilter  
LYDIA QUILTER

M. A. Quilter Law  
M. A. QUILTER

THE STATE OF TEXAS  
COUNTY OF HARRIS

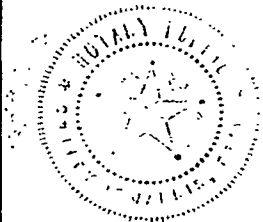
BEFORE ME, the undersigned authority, on this day personally appeared M. A. QUILTER, and LYDIA QUILTER, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said LYDIA QUILTER, wife of the said M. A. QUILTER, having been examined by me privily and apart from her husband, and having the same fully

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explained to her, she, the said LYDIA QUILTER, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 26<sup>TH</sup>  
day of MAY, 1967.



R. D. Ragsdale  
Notary Public in and for  
Harris County, T e x a s

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GR# A 10244 RLR:as

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D E E D

\*\*\*\*\*

M. A. QUILTER and wife,  
LYDIA. QUILTER

TO

MAX E. MOHNE.

\*\*\*\*\*

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073-39-0378

RETURN TO:  
R.L. RAGSDALE  
1415 FANNIN ST.  
HOUSTON, TEXAS  
97002

BRYAN, SMITH, BERING & BAILEY  
ATTORNEYS AT LAW  
2222 BANK OF THE SOUTHWEST BUILDING  
HOUSTON, TEXAS 77002

STATE OF TEXAS  
COUNTY OF HARRIS

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 named  
RECORDS of Harris County, Texas, as stamped hereon by  
me, on

MAY 29 1967



*Robert Montoya*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

MAY 29 9 23 AM 1967

FILED  
*Robert Montoya*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

S316895

511-80-1369

*Handwritten initials*

02/10/97 300096265 S316895

\$17.00

WARRANTY DEED

THE STATE OF TEXAS )(  
COUNTIES OF HARRIS, )(  
LIVE OAK AND KARNES )(  
KNOW ALL MEN BY THESE PRESENTS:

Grantor is the former spouse of Melvin Max Mohnke Harris County Cause 1979-40003 DWOP. Must have been divorced in Howell County, Missouri

That I, KATHRYN ANN KELLEY, a single person, of the County of Howell, State of Missouri, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto MEL MOHNKE, Trustee, or his successors in trust, under the MOHNKE LIVING TRUST, dated 12/7/96, and any amendments thereto, of the County of Howell, State of Missouri, all of my undivided interest in the following described real property Harris, Karnes and Live Oak Counties, Texas, to-wit:

*Handwritten "17 W"*

*Handwritten initials*

Being five (5) parcels of land described more particularly in Exhibit "A" attached hereto and made a part hereof.

This conveyance is made and accepted subject to any and all liens, encumbrances, restrictions, restrictive covenants, conditions, rights-of-way, leases, oil, gas and mineral rights, or other instruments of record among the county records where the real property is located, including but not limited to the following:

1. Visible or apparent or unrecorded easement on or across the property herein described.
2. Any and all easements, rights-of-way, encroachments, conflicts or matters of a similar nature, the existence of which would be reflected by a current and accurate survey of subject property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his

*Handwritten signature*

511-80-1370

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 11<sup>th</sup> day of December, 1996.

Kathryn Ann Kelley  
KATHRYN ANN KELLEY

THE STATE OF Missouri )(  
COUNTY OF Oregon )(  
)

This instrument was acknowledged before me on the 11<sup>th</sup> day of December, 1996, by KATHRYN ANN KELLEY.



Sharon A Parks  
Notary Public, State of Missouri  
Notary's printed name:  
Sharon A. Parks  
My Commission Expires:  
10-8-2000

Mailing address of each grantee:

Mohnke Living Trust



511-80-1371

EXHIBIT "A"

PARCEL ONE: 2,285.73 acres of land, more or less, situated in Karnes and Live Oak Counties, Texas, commonly known as the "San Christoval Ranch", and more particularly described as follows:

TRACT ONE: A survey of 1,744.69 acres of land in the name of Mack Buckaloo, 1423.20 acres of which are in the Ed. Garner Survey 251: 18.3 acres of which are on the Tax Records of Live Oak County, under Ed. Garner Survey, Abstract 1054 and 1404.9 acres, in Karnes County, under Ed. Garner Survey 251, Abstract 129; and 321.49 acres of which are in the C. F. Franklin Survey, Abstract 116, all being in Karnes County, Texas.

TRACT TWO: A survey of 400.59 acres of land in the name of Mack Buckaloo, 378.36 of which are in the J. D. DuBose Survey, Abstract 91: 363.36 acres in Karnes County and 15.08 acres in Live Oak County, Tax Records; and 22.23 acres of which are in the E. L. Garrett Survey, Abstract 130, Karnes County, Texas.

TRACT THREE: A survey of 140.37 acres of land in the name of Mack Buckaloo, also being known as Tract 7, as recorded in Volume 428, Pages 459-463, Deed Records, Karnes County, Texas, also recorded in Volume 246, Page 452, Deed Records, Live Oak County, Texas, 32.5 acres of which are in Live Oak County, and 107.87 acres of which are in Karnes County, Texas.

PARCEL TWO: 99.67 acres of land, more or less, in the John H. Edwards Survey, Abstract 20, Harris County, Texas, commonly known as the "Nuttty Farm", being the same land described in deed from Mrs. Bertha Bayer, et al, to R. E. Powell and wife, dated July 8, 1927, and recorded in Volume 722, Page 452, of the Harris County Deed Records; said 99.67 acres being more particularly described as follows:

BEGINNING at an iron rod at a fence corner in the east line of Cypress-Rosehill County Road, said iron rod being the southwest corner of the "Second Tract" described in Volume 722, Page 452, Harris County Deed Records;

THENCE S. 89 deg. 17 min. E, 1476.26 feet along a fence to an iron rod at a fence corner located North 2163 feet from a fence corner in the north line of Waller-Tomball Road;

THENCE N. 0 deg. 56 min. E., 1587.14 feet along a fence to an iron rod at a fence corner marking the northeast corner of said "First Tract";

THENCE N. 89 deg. 40 min. W., 2065.17 feet along a fence to an iron rod at a fence corner marking the northwest corner of said "First Tract";

THENCE S. 0 deg. 14 min. W., 733.25 feet along a fence on the west line of said "First Tract" to an iron rod at a fence corner marking the northeast corner of the "Second Tract", described in Volume 722, Page 452, Harris County Deed Records;

THENCE West 1255.75 feet along a fence on the north

line of said "Second Tract" to an iron rod at a fence corner in the east line of Cypress-Rosehill Church Road marking the northwest corner of said "Second Tract";

THENCE S. 2 deg. 56 min. E., 854.57 feet along a fence on the east line of Cypress-Rose hill County Road to the PLACE OF BEGINNING, together with all improvements thereon situated.

Said property being the same property described in Deed dated May 26, 1967, wherein M.A. Quilter and Lydia Quilter, husband and wife, are the Grantors and Max E. Mohnke is the Grantee, recorded in Volume 6778, Page 300, Film Code No. 073-39-0373, Real Property Records of Harris County, Texas.

PARCEL THREE: Lot Eight (8), in Block Three (3), of CRESTWOOD, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 16, Page 2, Map Records of Harris County, Texas.

PARCEL FOUR: A part of that certain 3.4343 acre tract out of the Northeast corner of the L. Gladitch Survey, Harris County, Texas, said part being in the 3500 Block of Old Spanish Trail, and containing 22,490 square feet, more or less, and being described more particularly by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof.

PARCEL FIVE: Lots Five (5), Six (6), and Seven (7), Block Five (5), CASTANIA, Harris County, Texas.

511-80-1373

METES AND BOUNDS

DESCRIPTION

OF

0.367 ACRE

IN THE

LOUIS GLADITCH SURVEY, ABSTRACT 304

HARRIS COUNTY, TEXAS

Being all that certain tract or parcel of land containing 0.367 acre, more or less, in the Louis Gladitch Survey, Abstract 304, Harris County, Texas, same being the residue of that certain called 3.4343 acre parcel as described by deed recorded in Volume 2757, Page 540 of the Deed Records of Harris County, Texas, said 0.367 acre parcel being, more particularly described by metes and bounds as follows, to wit:

Beginning at an iron spike found for corner, same being the common southwest corner of that certain called 1.5904 acre parcel as recorded in Clerk's File No. R777745 of the Deed Records of Harris County, Texas, same being in the common northeasterly right-of-way line of Southland Avenue (60 feet in width), and same being the POINT OF BEGINNING and southeast corner of the tract herein described, from which an iron spike found for reference bears South: 70 degrees 17 minutes 00 seconds East, a distance of 368.62 feet (called South 70 degrees 17 minutes 00 seconds East, 368.60 feet) (Basis of Bearings), same being the southeast corner of said called 1.5904 acre parcel;

THENCE, with said common northeasterly right-of-way line, North 70 degrees 17 minutes 00 seconds West, a distance of 166.00 feet (called North 70 degrees 17 minutes 00 seconds West, 166.00 feet) to a 3/8 inch iron rod set for corner, same being the common southeast corner of that certain called 0.103 acre parcel as described by deed recorded in Volume 4358, Page 31 of the Deed Records of Harris County, Texas, and same being the southwest corner of the tract herein described;

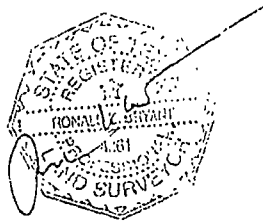
THENCE, leaving said common northeasterly right-of-way line and with said common line, North 19 degrees 43 minutes 00 seconds East, a distance of 61.46 feet (called North 19 degrees 43 minutes 00 seconds East, 61.10 feet) to a 3/8 inch iron rod set for corner, same being the common northeast corner of said called 0.103 acre parcel, same being in the common southerly right-of-way line of Old Spanish Trail (100 feet in width), and same being the northwest corner of the tract herein described;

THENCE, with said common southerly right-of-way line, North 86 degrees 50 minutes 00 seconds East, a distance of 179.97 feet (called North 86 degrees 50 minutes 00 seconds East) to a 1/2 inch iron rod set for corner, same being the common northwest corner of said called 1.5904 acre parcel, and same being the northeast corner of the tract herein described, from which an iron spike found for reference bears North 86 degrees 50 minutes 00 seconds East, a distance of 341.10 feet (called North 86 degrees 50 minutes 00 seconds East, 341.32 feet), same being the northeast corner of said called 1.5904 acre parcel;

THENCE, leaving said common southerly right-of-way line and with said common line, South 19 degrees 38 minutes 00 seconds West, a distance of 131.44 feet (called South 19 degrees 38 minutes 00 seconds West, 131.19 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.367 acre of land, more or less.

COMPILED BY:

A-SURVEY, INC.  
P. O. Drawer 129  
Bellville, Texas 77418  
1-409-865-8111  
June 6, 1996  
PROJECT NO. 96-268A



*Mel. M. Mantice*  
HERB Rouse Rt Box 119  
West Plains, Mo  
65775

RECORDED  
INDEXED  
MAY 10 1996  
HARRIS COUNTY CLERK  
HARRIS COUNTY, TEXAS

511-80-1374

FILED

97 FEB 10 PM 3:41

*Beverly R. Ziegler*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

FEB 10 1997



*Beverly R. Ziegler*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

11/10

514-31-1291

5587661

WARRANTY DEED

THE STATE OF TEXAS )  
COUNTIES OF HARRIS, )  
LIVE OAK AND KARNES )

KNOW ALL MEN BY THESE PRESENTS:

08/12/97 100539087 5587661 \$17.00

That I, MELVIN MAX MOHNKE, a single person, of the County of Howell, State of Missouri, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto MEL MOHNKE, Trustee, or his successors in trust, under the MOHNKE LIVING TRUST, dated 12/7/96, and any amendments thereto, of the County of Howell, State of Missouri, all of my undivided interest in the following described real property Harris, Karnes and Live Oak Counties, Texas, to-wit:

(2)  
100  
100

Being five (5) parcels of land described more particularly in Exhibit "A" attached hereto and made a part hereof.

This conveyance is made and accepted subject to any and all liens, encumbrances, restrictions, restrictive covenants, conditions, rights-of-way, leases, oil, gas and mineral rights, or other instruments of record among the county records where the real property is located, including but not limited to the following:

17  
g

1. Visible or apparent or unrecorded easement on or across the property herein described.
2. Any and all easements, rights-of-way, encroachments, conflicts or matters of a similar nature, the existence of which would be reflected by a current and accurate survey of subject property.


TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his

FILED  
97 AUG 12 AM 9:15  
County Clerk  
HARRIS COUNTY, TEXAS

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF KARNES

The above is a full true and correct photographic copy of the original record now in my lawful custody, and possession, as the same is recorded in the Official Public Records in my office, and I hereby certify on

Aug 5, 1997  
ELIZABETH SWITZ,  
COUNTY CLERK  
KARNES COUNTY, TEXAS  
By *Marilyn Bedson*  
Deputy



514-31-1292

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 6<sup>th</sup> day of FEBRUARY, 1996.

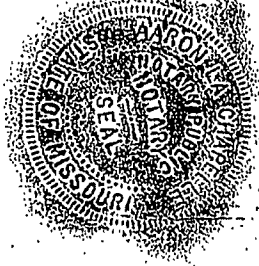
Melvin Max Mohnke  
MELVIN MAX MOHNKE

105

THE STATE OF Missouri )  
COUNTY OF Howell )

Aaron La Chapelle  
Notary Public, State of Missouri  
County of Howell  
My Commission Exp. 10/24/2000

This instrument was acknowledged before me on the 6<sup>th</sup> day of February, 1996, by MELVIN MAX MOHNKE.



Aaron La Chapelle  
Notary Public, State of Missouri  
Notary's printed name: Aaron La Chapelle  
My Commission Expires: 10/24/2000

Mailing address of each grantee:

Mohnke Living Trust  
HCR 61 Box 149  
West Plains, Missouri 65775

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF KARNES  
The above is a full true and correct photographic copy of the original record now in my lawful custody, and possession, as the same is recorded in the Official Public Records in my office, and I hereby certify on  
Aug. 7, 1999  
ELIZABETH SWIZE,  
COUNTY CLERK  
KARNES COUNTY, TEXAS  
By Mauldin Bedrosian  
Deputy

514-31-1293

EXHIBIT "A"

PARCEL ONE: 2,285.73 acres of land, more or less, situated in Karnes and Live Oak Counties, Texas, commonly known as the "San Christoval Ranch", and more particularly described as follows:

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TRACT THREE: A survey of 140.37 acres of land in the name of Mack Buckaloo, also being known as Tract 7, as recorded in Volume 428, Pages 459-463, Deed Records, Karnes County, Texas, also recorded in Volume 246, Page 452, Deed Records, Live Oak County, Texas, 32.5 acres of which are in Live Oak County, and 107.87 acres of which are in Karnes County, Texas.

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BEGINNING at an iron rod at a fence corner in the east line of Cypress-Rosehill County Road, said iron rod being the southwest corner of the "Second Tract" described in Volume 722, Page 452, Harris County Deed Records;

THENCE S. 89 deg. 17 min. E, 1476.26 feet along a fence to an iron rod at a fence corner located North 2163 feet from a fence corner in the north line of Waller-Tomball Road;

THENCE N. 0 deg. 56 min. E., 1587.14 feet along a fence to an iron rod at a fence corner marking the northeast corner of said "First Tract";

THENCE N. 89 deg. 40 min. W., 2065.17 feet along a fence to an iron rod at a fence corner marking the northwest corner of said "First Tract";


THENCE S. 0 deg. 14 min. W., 733.25 feet along a fence on the west line of said "First Tract" to an iron rod at a fence corner marking the northeast corner of the "Second Tract", described in Volume 722, Page 452, Harris County Deed Records;

THENCE West 1255.75 feet along a fence on the north

CERTIFIED COPY CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF KARNES

The above is a full true and correct photographic copy of the original record now in my lawful custody, and possession, as the same is recorded in the Official Public Records in my office, and I hereby certify on

Aug 7, 1999  
 ELIZABETH SWIZE,  
 COUNTY CLERK  
 KARNES COUNTY, TEXAS  
 By *Maudlin Redmon*  
 Deputy



514-31-1294

line of said "Second Tract" to an iron rod at a fence corner in the east line of Cypress-Rosehill Church Road marking the northwest corner of said "Second Tract";

THENCE S. 2 deg. 56 min. E., 854.57 feet along a fence on the east line of Cypress-Rose hill County Road to the PLACE OF BEGINNING, together with all improvements thereon situated.

Said property being the same property described in Deed dated May 26, 1967, wherein M.A. Quilter and Lydia Quilter, husband and wife, are the Grantors and Max E. Mohnke is the Grantee, recorded in Volume 6778, Page 300, Film Code No. 073-39-0373, Real Property Records of Harris County, Texas.

PARCEL THREE: Lot Eight (8), in Block Three (3), of CRESTWOOD, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 16, Page 2, Map Records of Harris County, Texas.


PARCEL FOUR: A part of that certain 3.4343 acre tract out of the Northeast corner of the L. Gladitch Survey, Harris County, Texas, said part being in the 3500 Block of Old Spanish Trail, and containing 22,490 square feet, more or less, and being described more particularly by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof.

PARCEL FIVE: Lots Five (5), Six (6), and Seven (7), Block Five (5), CASTANIA, Harris County, Texas.

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF KARNES

The above is a full true and correct photographic copy of the original record now in my lawful custody, and possession, as the same is recorded in the Official Public Records in my office, and I hereby certify on

Aug 5, 1999  
ELIZABETH SWIZE,  
COUNTY CLERK  
KARNES COUNTY, TEXAS  
By *Maureen Beddy*  
Deputy





514-31-1295

48833

Med Mohr  
ACR 61 Box 149  
West Plains, Missouri  
65775

Filed For Record the 7th  
day of Aug A.D. 1997  
At 2:10 o'clock P M  
ELIZABETH SWIZE  
Clerk, County Court, Karnes County, Texas  
By Marilyn Bedard Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS  
I hereby certify that this instrument was FILED in File Number \_\_\_\_\_ Sequenced on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

AUG 12 1997



*Beverly B. Hoffman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF KARNES  
The above is a full true and correct photographic copy of the original record now in my lawful custody, and possession, as the same is recorded in the Official Public Records in my office, and I hereby certify on



*Aug. 7, 1997*  
ELIZABETH SWIZE,  
COUNTY CLERK  
KARNES COUNTY, TEXAS  
By *Marilyn Bedard*  
Deputy

S330391

511-92-1033

*W.D.*

02/21/97 300097995 S330391

\$15.00

WARRANTY DEED

THE STATE OF TEXAS ) ( KNOW ALL MEN BY THESE PRESENTS:  
COUNTIES OF HARRIS, ) (  
LIVE OAK AND KARNES ) (

*15*  
*A*

That I, MELVIN MAX MOHNKE, a single person, of the County of Howell, State of Missouri, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto MEL MOHNKE, Trustee, or his successors in trust, under the MOHNKE LIVING TRUST, dated *12/7/96*, and any amendments thereto, of the County of Howell, State of Missouri, all of my undivided interest in the following described real property Harris, Karnes and Live Oak Counties, Texas, to-wit:

*(2)*  
*per*  
*per*

Being five (5) parcels of land described more particularly in Exhibit "A" attached hereto and made a part hereof.

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2. Any and all easements, rights-of-way, encroachments, conflicts or matters of a similar nature, the existence of which would be reflected by a current and accurate survey of subject property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his

*Held for Pickup*

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 6<sup>th</sup> day of FEBRUARY, 1997.

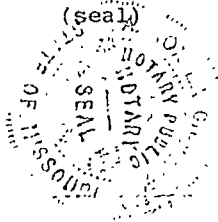
*Melvin Max Mohnke*  
MELVIN MAX MOHNKE

THE STATE OF *Missouri* )  
COUNTY OF *Howell* )

Aaron La Chapelle  
Notary Public, State of Missouri  
County of Howell  
My Commission Exp. 10/24/2000

This instrument was acknowledged before me on the day of *February*, 1996, by MELVIN MAX MOHNKE.

*6th*



*[Signature]*  
Notary Public, State of *Missouri*  
Notary's printed name:  
*Aaron La Chapelle*  
My Commission Expires:  
*10/24/2000*

Mailing address of each grantee:

Mohnke Living Trust

*Melvin Max Mohnke*  
*HER 61 Rural Rt Box 149*  
*West Plains, Mo*  
*65775*

511-92-1035

EXHIBIT "A"

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THENCE S. 0 deg. 14 min. W., 733.25 feet along a fence on the west line of said "First Tract" to an iron rod at a fence corner marking the northeast corner of the "Second Tract", described in Volume 722, Page 452, Harris County Deed Records;

THENCE West 1255.75 feet along a fence on the north

511-92-1036

line of said "Second Tract" to an iron rod at a fence corner in the east line of Cypress-Rosehill Church Road marking the northwest corner of said "Second Tract";

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PARCEL FIVE: Lots Five (5), Six (6), and Seven (7), Block Five (5), CASTANIA, Harris County, Texas.

FILED  
97 FEB 21 AM 11:10  
*Bailey R. Hoffman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW (THE STATE OF TEXAS, COUNTY OF HARRIS)  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

FEB 21 1997

RECORDER'S MEMORANDUM  
ALL CLERKS, ADDITIONS AND CHANGES  
WERE PRESENT AT THE TIME THE INSTRUMENT  
WAS FILED AND RECORDED.



*Bailey R. Hoffman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

WD  
M

20150005674  
01/06/2015 ER \$24.00

14631-14-00407

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY; IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE YOUR SOCIAL SECURITY NUMBER AND YOUR DRIVER'S LICENSE NUMBER FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS.

Date: December 10, 2014

Grantor: PAULINE H. MOHNKE

Grantor's Mailing Address:

1100 Grand Blvd #310  
Boerne, TX 78006

Grantee:

RODNEY IRL MOHNKE, STEPHEN  
LEE MOHNKE, MELVIN MAX  
MOHNKE a/k/a MAX MOHNKE,  
KENNETH WAYNE MOHNKE, and  
KATHLEEN ANN MOHNKE a/k/a  
KATHLEEN ANN MOHNKE BLAKELY

7EE

Grantee's Mailing Address:

111 Greystone Circle Boerne, TX 78

Consideration:

The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged.

Property:

All of my undivided interest in and to a tract of land containing 99.2669 acres in the John H. Edwards Survey, Abstract No. 20, Harris County, Texas, and being all of that (called 99.67 acres) as described in deed from Mrs. Bertha Bayer et al, to R. E. Powell and wife, dated July 8, 1927, and recorded in Volume 722, Page 452 of the Harris County Deed Records, said 99.2669 acres being more particularly described on Exhibit "A" attached hereto.

Reservations from and exceptions to Conveyance and Warranty:

ER 064 - 90 - 0670

ER 064 - 90 - 0671

This conveyance is made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not, all presently recorded documents, other than liens and conveyances that affect the herein described property, taxes for the year 2015, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes, and to all zoning laws, regulations and ordinance of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

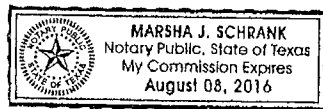
*Pauline H. Mohnke*  
PAULINE H. MOHNKE

10R

STATE OF TEXAS

COUNTY OF *Kendall*

This instrument was acknowledged before me on this 10<sup>th</sup> day of December, 2014 by PAULINE H. MOHNKE.



*Marsha J. Schrank*  
NOTARY PUBLIC STATE OF TEXAS

After recording return to:

## "Exhibit A"

Being 99.2669 acre tract out of the John H. Edwards Survey, Abstract 20, Harris County, Texas, and being all of that (called 99.67 acres) all of that certain 99.67 acre tract as described in a Deed from Mrs. Bertha Bayer, et. al. To R. E. Powell and wife, dated July 8, 1927, and recorded in Volume 722, Page 452 of the Deed Records of Harris County, Texas (DRHCT) and being more particularly described by metes and bounds as follows, with the bearings being based on the northerly northwesterly line of said 99.67 acre tract;

BEGINNING at a found 5/8 inch iron rod at the most westerly northwest corner of the herein described tract and the southwest corner of that certain remainder of 50 acres conveyed to Wilbert Hirsch and Leona Hirsch by Deed recorded under the County Clerk's File Number (CCF NO.) C935333 in the Official Public Records of Real Property of Harris County, Texas (OPRRPHCT) and being in the east line of Decker Prairie-Rosehill Road;

THENCE South 90°00'00" East, (called North 90°00'00" West), leaving said east line of Decker Prairie-Rosehill Road a distance of 1255.64 feet, (called 1255.75 feet) to found 5/8 inch iron rod at all corner of the herein described tract and the southeast corner of said remainder of 50 acres;

THENCE North 00°17'33" East, (called South 00°14'00" West), along the common line of said remainder of 50 acres and the said 99.2669 acre tract, a distance of 733.56 feet (called 733.25 feet) to a found 5/8 inch iron rod at the most northerly-northwest corner of the herein described tract and the southwest corner of that certain 4.455 acre tract conveyed to Thomas W. McBride and Cynthia L. McBride under CCF NO. U435841, OPRRHCT;

THENCE South 89°34'56" East, (called North 89°40'00" West), along the northerly line of the herein described tract at a distance of 462.26 feet, passing a found 5/8 inch iron rod at the southeast corner of said 4.455 acres and the southwest corner of that called instead of certain 2.049 acre tract conveyed to David C. Meyers and Barbara A. Meyers under CCF NO. U481053, OPRRHCT, that bears 0.3 feet south of said north line; continuing for a distance of 425.43 feet, passing a found 1/2 inch iron rod at the southeast corner of said 2.049 acre tract and the southwest corner of that certain 4.690 acre tract conveyed to Steven R. Gibson and wife, Lisa U. Gibson, recorded under CCF NO. T017568, OPRRHCT, that bears 1.3 feet north of said north line; continuing for a distance of 400.97 feet passing a found 5/8 inch iron rod at the southeast corner of said 4.690 acre tract and the southwest corner of that certain 5.321 acre tract conveyed to Jerry L. Hamaker and Joy G. Hamaker, Trustees, under CCF NO. T871523, OPRRHCT, that bears 2.8 feet north of said north line; continuing for a total distance of 2047.64 feet (called 2065.17 feet), to a found 5/8 inch iron rod at the northwest corner of the herein described tract and the southeast corner of that (called 3.000 acre tract) conveyed to Donald H. Zwemmann recorded under CCF NO. J389037, OPRRHCT, and the southwest corner of that certain 7.376 acre tract conveyed to Douglas Young and wife, Vivian Young recorded under CCF NO. L016207, OPRRHCT, and the northwest corner of that certain 4.010 acre tract conveyed to K. Scott Van Meter and wife, Sharilyn Durdin recorded under CCF NO. U822038, OPRRHCT;

THENCE South 00°19'24" West, (called North 00°56'00" East), along the east line of the herein described tract, at a distance of 349.71 feet passing a found 1/2 inch iron rod at the southwest corner of said 4.010 acre tract the northwest corner of that certain 7.500 acre tract conveyed to Charles E. Steel and Anna A. Steel recorded under CCF NO. N185002, OPRRHCT, that bears 0.3 feet east of said east line; continuing a distance of 365.80 feet passing a found 1/2 inch iron rod at the southwest corner of said 7.500 acre tract and the northwest corner of that certain 5.5003 acre tract conveyed to Michael Harding recorded under CCF NO. V153178, OPRRHCT, that bears 1.2 feet east of said east line; continuing for a distance of 311.52 feet passing a found 1/2 inch iron rod at the southwest corner of said 5.5003 acre tract and the northwest corner of that certain 4.000 acre tract conveyed to Charles D. Hayes and Gerald W. Hayes, that bears 1.0 feet east of said east line; continuing a distance of 283.80 feet passing a found 1/2 inch iron rod at the southwest corner of said 4.000 acre tract and the northwest corner of that certain 4.000 acre tract conveyed to Harry J. Smith and Kyle E. Smith recorded under CCF NO. P426859, OPRRHCT, that bears 1.0 feet east of the said east line; in all a total distance of 1584.03 feet (called 1587.14 feet) to a found 5/8 inch iron rod at the southeast corner of the herein described tract and the northeast corner of that certain 1.845 acre tract conveyed to Richard S. Langdon and wife Kathleen M. Langdon recorded under CCF NO. T663118 OPRRHCT;

THENCE South 89°44'58" West, (called South 89°48'00" East), along the south line of the herein described tract, at a distance of 617.94 feet passing a found 5/8 inch iron rod at the northwest corner of that certain 1.442 acre tract conveyed to Hanna Khalil recorded under CCF NO. T455423, OPRRHCT, that bears 0.1 feet south of said south line; continuing for a total distance of 1534.78 feet (called 1778.15 feet) to found fence corner post at an angle point in the said south line of the herein described tract and the northwest corner of that certain 2.151 acre tract conveyed to Brenda K. Harrison recorded under CCF NO. V382692, OPRRHCT, and the northeast corner of that certain 8.000 acre tract conveyed to Shari Doyle Roberts recorded under CCF NO. N639750, OPRRHCT;

THENCE North 89°22'28" West, (called South 89°97'00" East), continuing along the south line of herein described tract, a distance of 1719.34 feet, called 1476.28 to a found 5/8 inch iron rod at the southwest corner of the herein described tract and the northwest corner of that certain 1.1965 acre tract conveyed to Michelle Renee Doyle recorded under CCF NO. P949867, OPRRHCT, and in the said east line of Decker Prairie-Rosehill Road;

THENCE North 02°57'14" West, along said east line of Decker Prairie-Rosehill Road, a distance of 854.46 feet to the POINT OF BEGINNING and containing a computed 99.2669 acres (4,324,065 square feet) of land.

ER 064 - 90 - 0672



ER 064 - 90 - 0673

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# Pages 4  
01/06/2015 12:29:27 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

WD

T273564

521-14-0781

MINERAL DEED and ASSIGNMENT OF  
OIL, GAS & MINERAL INTERESTS

09/18/98 100856871 T273564 \$13.00

Date: Aug. 31, 1998

Grantor: IRENE KOVAR

Grantor's Mailing Address: 1606 Ronson  
Houston, Texas 77055

Grantee: MAXON KOVAR and IRENE KOVAR, Trustees, or their successors in trust,  
under the KOVAR FAMILY LOVING TRUST dated December 15, 1989, and  
any amendments

See

Grantee's Mailing Address: 1606 Ronson  
Houston, Texas 77055

100

Consideration:

The sum of TEN (\$10.00) AND NO/100 DOLLARS, and other valid, valuable, adequate and sufficient consideration, cash, paid by the Grantors, the receipt of which is hereby acknowledged.

Property:

All of Grantor's undivided interests in and to all oil, gas, and other minerals lying under the tract or parcel of land which is described in Exhibit "A" attached hereto and incorporated herein for all purposes. Together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom, together with any and all leasing rights which may exist.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance of mineral rights is made and accepted subject to all easements, rights-of-way, restrictions, conditions, covenants, and other instruments of record, if any, affecting the subject property that are valid, existing and properly of record.

521-14-0782

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee all of Grantor's undivided oil, gas, and other minerals, together with all and singular, the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the said mineral rights to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Further, for valuable consideration received, IRENE KOVAR, as "Assignor", has BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and does hereby BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY to MAXON KOVAR and IRENE KOVAR, Trustees, or their successors in trust, under the KOVAR FAMILY LOVING TRUST dated December 15, 1989, and any amendments, whose address is 1606 Ronson, Houston, Texas 77055, as "Assignee", all of her undivided oil, gas and mineral interests of any kind, including, but not limited to, oil, gas and mineral leases, in and to the tracts of land described in Exhibit "A" attached hereto and incorporated herein for all purposes.

It is the intention of this instrument to transfer and convey to Assignee all of Assignor's oil, gas and mineral interest (together with the right to receive all proceeds from the sale of future production, including oil, gas, condensate and plant products, attributable to said undivided interest).

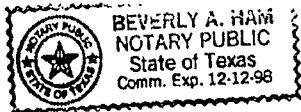
WITNESS MY HAND on Aug 21, 1998.

Irene Kovar  
IRENE KOVAR

pl

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on AUGUST 21, 1998, by IRENE KOVAR.



Beverly A. Ham  
Notary Public, State of Texas

521-14-0783

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Harris County, Texas, and described as follows, to-wit:

A retained 1/2 mineral interest in 99.67 acres of land in the John Edwards Survey, Abstract 20, Harris County, Texas.

D

Ret'd Law office of  
Robert E. Vack, Jr.  
11511 Katy Freeway, Ste 320  
Houston, TX 77079

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS }  
COUNTY OF HARRIS }  
I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stamped herein by me; and was  
duly RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas.

SEP 18 1998



*Beverly B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

FILED FOR RECORD  
8:00 AM

SEP 18 1998

*Beverly B. Kaufman*  
County Clerk, Harris County, Texas

(21)  
T273565

521-14-0784

MINERAL DEED and ASSIGNMENT OF  
OIL, GAS & MINERAL INTERESTS

09/18/98 100056672 T273565 \$13.00

Date: August 31, 1998

Grantor: EVELYN KUBIN, for the Estate of CHARLES E. KUBIN

Grantor's Mailing Address: 2336 Hoskins Dr.  
Houston, Texas 77080

*E*  
Grantee: EVELYN KUBIN, Trustee, or her successors in trust, of the CHARLES E. KUBIN DECEDENT'S TRUST, dated October 11, 1996, as established under the KUBIN FAMILY LOVING TRUST, dated January 18, 1990, and any amendments thereto. *Eu*

Grantee's Mailing Address: 2336 Hoskins  
Houston, Texas 77080

Consideration:

The sum of TEN (\$10.00) AND NO/100 DOLLARS, and other valid, valuable, adequate and sufficient consideration, cash, paid by the Grantors, the receipt of which is hereby acknowledged.

Property:

All of Grantor's undivided interests in and to all oil, gas, and other minerals lying under the tract or parcel of land which is described in Exhibit "A" attached hereto and incorporated herein for all purposes. Together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom, together with any and all leasing rights which may exist.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance of mineral rights is made and accepted subject to all easements, rights-of-way, restrictions, conditions, covenants, and other instruments of record, if any, affecting the subject property that are valid, existing and properly of record.

521-14-0785

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee all of Grantor's undivided oil, gas, and other minerals, together with all and singular, the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the said mineral rights to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Further, for valuable consideration received, EVELYN KUBIN, as "Assignor", has BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and does hereby BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY to EVELYN KUBIN, Trustee, or her successors in trust, of the CHARLES E. KUBIN DECEDENT'S TRUST, dated October 11, 1996, as established under the KUBIN FAMILY LOVING TRUST, dated January 18, 1990, and any amendments thereto, whose address is 2336 Hoskins, Houston, Texas 77080, as "Assignee", all of her undivided oil, gas and mineral interests of any kind, including, but not limited to, oil, gas and mineral leases, in and to the tracts of land described in Exhibit "A" attached hereto and incorporated herein for all purposes.

It is the intention of this instrument to transfer and convey to Assignee all of Assignor's oil, gas and mineral interest (together with the right to receive all proceeds from the sale of future production, including oil, gas, condensate and plant products, attributable to said undivided interest).

WITNESS MY HAND on August 31, 1998.

Evelyn Kubin  
EVELYN KUBIN, for the Estate of  
Charles E. Kubin

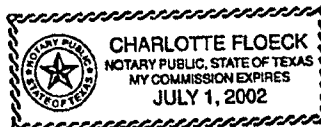
*Joc*

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on August 31, 1998, by EVELYN KUBIN.

Charlotte Floeck  
Notary Public, State of Texas

H:ASSVPM\KUBIN\MINERAL2.DED



521-14-0786

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Harris County, Texas, and described as follows, to-wit:

A retained 1/2 mineral interest in 99.67 acres of land in the John Edwards Survey, Abstract 20, Harris County, Texas. 1)

Ret. Law office of  
Albert E. Vacek, Jr.  
11511 Katy Frey Ste 520  
Houston, TX. 71079

FILED FOR RECORD  
8:00 AM

SEP 18 1998

*Beverly B. Ferguson*  
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH ATTEMPTS TO LIMIT, RESTRICT, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS }  
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED in the Public Records of Real Property of Harris County, Tex.

SEP 18 1998



*Beverly B. Ferguson*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

CORREC

15

X

12-19-03

12/19/03 X271667 100367132

\$15.00

CORRECTION  
MINERAL DEED and ASSIGNMENT OF  
OIL, GAS & MINERAL INTERESTS

Date: December 2, 2003

Grantor: EVELYN KUBIN, Trustee, or her successors in trust, under the KUBIN FAMILY LOVING TRUST dated January 18, 1990, and any amendments thereto.

Grantor's Mailing Address: 1606 Ronson  
Houston, Texas 77055

Grantee: EVELYN KUBIN, Trustee, or her successors in trust, of the CHARLES E. KUBIN DECEDENT'S TRUST dated October 11, 1996, as established under the KUBIN FAMILY LOVING TRUST dated January 18, 1990, and any amendments thereto. *nee*

Consideration:

The sum of TEN (\$10.00) AND NO/100 DOLLARS, and other valid, valuable, adequate and sufficient consideration, cash, paid by the Grantor, the receipt of which is hereby acknowledged.

RECITAL:

This Correction Mineral Deed and Assignment of Oil, Gas and Mineral Interests is executed to correct that certain Mineral Deed and Assignment dated August 31, 1998, (which was duly recorded in the Official Public Records of Real Property of Harris County, Texas, under File Number T273565) to the above-stated Grantee wherein the Grantor was incorrectly named as Evelyn Kubin, for the Estate of Charles E. Kubin, and wherein the interest being conveyed and assigned was incorrectly stated. The purpose of this Correction Mineral Deed and Assignment of Oil, Gas and Mineral Interests is to correctly identify the said Grantor as Evelyn Kubin, Trustee, or her successors in trust, under the Kubin Family Loving Trust dated January 18, 1990, and any amendments thereto. Reference is made to the said original Mineral Deed and Assignment dated August 31, 1998, for all purposes herein.



Property:

All of Grantor's undivided interests in and to all oil, gas, and other minerals lying under the tract or parcel of land which is described in Exhibit "A" attached hereto and incorporated herein for all purposes. Together with the right of ingress and egress owned or possessed by Grantor at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom, together with any and all leasing rights which may exist.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance of mineral rights is made and accepted subject to all easements, rights-of-way, restrictions, conditions, covenants, and other instruments of record, if any, affecting the subject property that are valid, existing and properly of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's undivided oil, gas, and other minerals in and to the subject property description in Exhibit "A" attached hereto, together with all and singular, the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the said mineral rights to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Further, for valuable consideration received, EVELYN KUBIN, Trustee, or her successors in trust, under the KUBIN FAMILY LOVING TRUST dated January 18, 1990, and any amendments thereto, as "Assignor," has BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and does hereby BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY to EVELYN KUBIN, Trustee, or her successors in trust, of the CHARLES E. KUBIN DECEDENT'S TRUST dated October 11, 1996, as established under the KUBIN FAMILY LOVING TRUST dated January 18, 1990, and any amendments thereto, as "Assignee," all of Grantor's undivided interests in and to the undivided oil, gas and mineral interests of any kind, including, but not limited to, oil, gas and mineral leases, pertaining to the tracts of land described in Exhibit "A" attached hereto and incorporated herein for all purposes.

It is the intention of this instrument to transfer and convey to Assignee all of Assignor's oil, gas and mineral interest (together with the right to receive all proceeds from the sale of future production, including oil, gas, condensate and plant products, attributable to said undivided interest).

WITNESS MY HAND on December 2, 2003.

Evelyn Kubin  
EVELYN KUBIN, Trustee, or her successors in trust, under the KUBIN FAMILY LOVING TRUST dated January 18, 1990

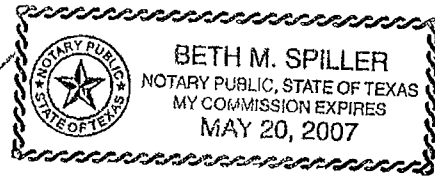
*OK*

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on December 2, 2003, by EVELYN KUBIN.

Beth M. Spiller  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
The Vacek Law Firm, PLLC  
11511 Katy Freeway, Suite 520  
Houston, Texas 77079



0279-04-615

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Harris County, Texas, and described as follows, to-wit:

A retained 1/2 mineral interest in 99.67 acres of land in the John Edwards Survey, Abstract 20, Harris County, Texas. D

ANY PROMISSON HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in the Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on

DEC 19 2003



*Courty B. Kayman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

FILE FOR RECORD  
8:00 AM

DEC 19 2003

*Courty B. Kayman*  
County Clerk, Harris County, Texas

CORREC

X271666  
12/19/03 100367131 \$15.00

15

CORRECTION  
MINERAL DEED and ASSIGNMENT OF  
OIL, GAS & MINERAL INTERESTS

Date: December 2, 2003

Grantor: IRENE KOVAR, Independent Executrix of the Will and Estate of LYDIA  
QUILTER, Deceased

Grantor's Mailing Address: 1606 Ronson  
Houston, Texas 77055

Grantee: MAXON KOVAR and IRENE KOVAR, Trustees, or their successors in trust,  
under the KOVAR FAMILY LOVING TRUST dated December 15, 1989, and  
any amendments thereto.

*True*

Grantee's Mailing Address: 1606 Ronson  
Houston, Texas 77055

**FILE FOR RECORD  
8:00 AM**

**DEC 19 2003**

Consideration:

*Shirley A. Highman*  
County Clerk, Harris County, Texas

The sum of TEN (\$10.00) AND NO/100 DOLLARS, and other valid, valuable, adequate and  
sufficient consideration, cash, paid by the Grantor, the receipt of which is hereby  
acknowledged.

RECITAL:

This Correction Mineral Deed and Assignment of Oil, Gas and Mineral Interests is executed  
to correct that certain Mineral Deed and Assignment dated August 21, 1998, (which was duly  
recorded in the Official Public Records of Real Property of Harris County, Texas, under File  
Number T273564) to the above-stated Grantee wherein the Grantor was incorrectly named  
as Irene Kovar, in her individual capacity, and wherein the interest being conveyed and  
assigned was incorrectly stated. The purpose of this Correction Mineral Deed and  
Assignment of Oil, Gas and Mineral Interests is to correctly identify the said Grantor as Irene  
Kovar, acting in her capacity as Independent Executrix of the Will and Estate of Lydia  
Quilter, Deceased. Reference is made to the said original Mineral Deed and Assignment  
dated August 21, 1998, for all purposes herein.

273564

Property:

All of Grantor's undivided interests in and to all oil, gas, and other minerals lying under the tract or parcel of land which is described in Exhibit "A" attached hereto and incorporated herein for all purposes. Together with the right of ingress and egress owned or possessed by Grantor at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom, together with any and all leasing rights which may exist.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance of mineral rights is made and accepted subject to all easements, rights-of-way, restrictions, conditions, covenants, and other instruments of record, if any, affecting the subject property that are valid, existing and properly of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's undivided oil, gas, and other minerals in and to the subject property description in Exhibit "A" attached hereto, together with all and singular, the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the said mineral rights to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Further, for valuable consideration received, IRENE KOVAR, Independent Executrix of the Will and Estate of LYDIA QUILTER, Deceased, as "Assignor," has BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and does hereby BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY to IRENE KOVAR and MAXON KOVAR, Trustees, or their successors in trust, under the KOVAR FAMILY LOVING TRUST dated December 15, 1989, and any amendments thereto, as "Assignee," all of Grantor's undivided interests in and to the undivided oil, gas and mineral interests of any kind, including, but not limited to, oil, gas and mineral leases, pertaining to the tracts of land described in Exhibit "A" attached hereto and incorporated herein for all purposes.

It is the intention of this instrument to transfer and convey to Assignee all of Assignor's oil, gas and mineral interest (together with the right to receive all proceeds from the sale of future production, including oil, gas, condensate and plant products, attributable to said undivided interest).

WITNESS MY HAND on December 2, 2003.

Irene Kovar  
IRENE KOVAR, Independent Executrix of the  
Will and Estate of LYDIA QUILTER, Deceased

20R

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on December 2, 2003, by IRENE KOVAR.

Beth M. Spiller  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
The Vacek Law Firm, PLLC  
11511 Katy Freeway, Suite 520  
Houston, Texas 77079

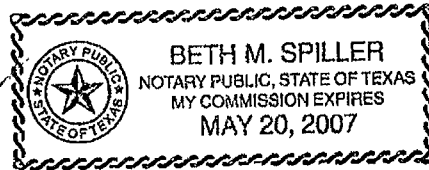


EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Harris County, Texas, and described as follows, to-wit:

A retained 1/2 mineral interest in 99.67 acres of land in the John Edwards Survey, Abstract 20, Harris County, Texas.

P

523-423

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

DEC 19 2003



*Dorely B. Kayman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**EXHIBIT D**

**COPY OF CERTIFIED MAIL RECEIPT**



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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Magnolia, TX 77355