



April 2, 2026

Victoria County Groundwater Conservation District
2805 N. Navarro St.
Suite 210
Victoria, Texas 77901

Attention: Tim Andruss

Re: VCND – Application for Deep-Saline Production Permit

Dear Tim,

The Port of Victoria is seeking a production permit for a deep saline well in the Goliad Saline Groundwater Zone. Per your guidance, we are submitting the required application information needed for a production permit related to a Deep Saline Groundwater Management Zone.

Attached for your review, you will find application forms Application to Request a Non-Historic – Use Production Permit for a well, (ANHUPPW) and Application related to Deep-Saline Non-Historic Use Production Permit, (ADSPP). In addition, we hope the information listed below will satisfy the individual requirements listed under RULE 6.4.2 of the rules of the district.

The geographic coordinate of the subject well is:

Latitude: 28° 39' 26.9" N, Longitude: 96° 55' 55.2" W

Rule 6.4.2: Application Requirements related to Deep-Saline Production Permit Requests of the rules of the district.

1. 1. The name and address of the applicant:

***Sean Stibich
1934 FM 1432
Victoria, Tx 77905***

1. 2. The description of the production zones of the subject wells including:

The Port of Victoria is seeking a production permit for a deep saline well in the Goliad Saline Groundwater Zone

1. 2.1. The depths to the top and bottom of the production zones:

For the Goliad Saline Groundwater Zone, the upper elevation (top) of the zone is 1300 feet below the ground surface and the lower elevation (bottom) of the zone is at 1825 ft

- 1.2.2 The thickness of the production zones:

The thickness of the production zone is 525 ft

- 1.3 The identification of the specific deep-saline special groundwater management zone from which the subject wells would produce groundwater resources;
The Port of Victoria is seeking a production permit for the deep saline well in the Goliad Saline Groundwater Zone.
- 1.4 The cumulative production volume from the subject wells proposed for the first five-year period of the production permit for deep-saline non-historic use;
The Port of Victoria is seeking to produce a cumulative volume of groundwater from the proposed deep saline well equal to 140,000 acre-feet over the first 5-year period of the project.
- 1.5 The maximum proposed production rate of the subject wells in gallons per minute and acre-foot per year;
The Port of Victoria is seeking to produce groundwater from the proposed deep saline well at a rate not exceeding 17,361 gallons per minute and 28,000 acre-feet per year.
- 1.6 The distance between the nearest registered water well and each of the subject wells;
Please reference Exhibit C, this map identifies the closest registered well, VCGCD-NW-000996, and is approximately 5720 feet from the proposed well.
- 1.7 The identification of any wells with 1) a total depth of eight hundred feet (800 feet) or 2) a screen below eight hundred feet (800 feet) located within two thousand six hundred and forty feet (2,640 feet) of any of the subject wells; and
Please reference Exhibit D, this map shows that there are no existing wells within 2640 feet and at least 800 feet in depth to the proposed well site. The closest well is approximately 10,692 feet away from the proposed well site, VCGCD-GW-000315.
- 1.8 The dated signature of the applicant:
See attached signed forms ANHUPPW and ADSPP

If you have any questions, comments or need additional information, please let me know

Thank you for your assistance

Sincerely,



Ben Galvan, P.E.
Officer – CivilCorp, LLC

CC: Sean Stibich
Rene Soto, P.E.



Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

APPLICATION TO REQUEST A NON-HISTORIC- USE PRODUCTION PERMIT FOR A WELL

Submit this application to request a production permit authorizing the production of groundwater for a non-exempt use from a well.

Item 1: Specify the name and address of the applicant:

Sean Stibich
1934 FM 1432
Victoria, Tx 77905

Item 2: Specify the name and address of the person that owns the subject well:

Victoria County Port Facilities Corp
1934 FM 1432
Victoria, Tx 77905

Item 3: Specify the geographic coordinate of the subject well:

Latitude: 28° 39' 26.9" N, Longitude: 96° 55' 55.2" W

Item 4: Specify the name and address of the landowners of the subject tracts of contiguous ownership of land:

Victoria County Port Facilities Corp
1934 FM 1432
Victoria, Tx 77905

Item 5: Specify the name and address of the owners of groundwater resources of subject tracts of contiguous ownership of groundwater resources:

Victoria County Port Facilities Corp
1934 FM 1432
Victoria, TX 77905

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

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Item 6: Specify the requested authorized groundwater production amount for the subject well in gallons per minute:

17,361 gpm

Item 7: Specify the requested authorized groundwater production amount for the subject well in acre-foot per year (note: 1 acre-foot = 325,851 gallons):

28,000 Ac-Ft/Yr

Item 8: Specify the requested authorized groundwater production purpose for the subject well:

For Port of Victoria Developers

Item 9: Required Statements and Signature of the Applicant:

I certify, under penalty of law, that the well owner possesses the legal authority to produce groundwater from the subject tracts of contiguous ownership of groundwater resources; and

I certify, under penalty of law, that the information reported on and attached to the application was prepared under the direction or supervision of the applicant and is, to the best of the knowledge and belief of the applicant, true, accurate and complete; and

I certify, under penalty of law, that the subject well shall be operated in accordance with the rules of the district and regulations of the State of Texas.


Signature of Applicant

4/1/2022
Date of Signature

Note 1: The district may request additional information not requested in this application in order to evaluate the request relative to the rules of the district.

Note 2: The applicant is required to submit documentation demonstrating ownership of the subject tracts of contiguous ownership of land.

Corbin Karl
Received 04-02-2026

Application For A Non-Historic-Use Production Permit For A Well
Revision: 20241216

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

Note 3: The applicant is required to submit documentation demonstrating ownership of the subject tracts of contiguous ownership of groundwater resources.

Note 4: The applicant is required to submit documentation specifying the spatial extent including the total acreage of the boundary of the subject tracts of contiguous ownership of land.

Note 5: The applicant is required to submit documentation specifying the spatial extent including the total acreage of the boundary of the subject tracts of contiguous ownership of groundwater resources intersecting the subject tracts of contiguous ownership of land.

Note 6: The applicant is required to submit the documentation of any waiver being requested in association with the application.

Note 7: The applicant is required to submit a scaled map of

- 1.) the subject well;
- 2.) the boundary of the subject tracts of contiguous ownership of land;
- 3.) the boundary of the subject tracts of contiguous ownership of groundwater resources;
- 4.) the boundaries of any production areas associated with other valid production permits overlapping the boundary of the subject tracts of contiguous ownership of groundwater resources;
- 5.) the nearest public roads; and
- 6.) the locations of any existing water wells within the boundary of the subject tracts of contiguous ownership of groundwater resources.

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

APPLICATION RELATED TO DEEP-SALINE NON-HISTORIC-USE PRODUCTION PERMIT

Submit this application to supplement a request for a production permit for a well or well field that qualifies as deep-saline non-historic use.

Item 1: Specify the name and address of the applicant:

Sean Stibich
1934 FM 1432
Victoria, Tx 77905

Item 2: Specify the name and address of the person that owns the subject well, subject well field, or subject well system:

Victoria County Port Facilities Corp.
1934 FM 1432
Victoria, Tx 7705

Item 3: Specify the geographic coordinate of the subject wells:

Latitude: 28° 39' 26.9"

Longitude: 96° 55' 55.2"

Item 4: Required Statements and Signature of the Applicant:

I certify, under penalty of law, that the information reported on and attached to the application was prepared under the direction or supervision of the applicant and is, to the best of the knowledge and belief of the applicant, true, accurate and complete; and

I certify, under penalty of law, that the subject well, subject well field, or subject well system shall be operated in accordance with the rules of the district and regulations of the State of Texas.



Signature of Applicant



Date of Signature

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

Note 1: The district may request additional information not requested in this application in order to evaluate the request relative to the rules of the district.

Note 2: The applicant is required to submit a certain technical information with this application as described under RULE 6.4.2: APPLICATION REQUIREMENTS RELATED TO DEEP-SALINE PRODUCTION PERMIT REQUESTS of the rules of the district.



Victoria County Groundwater Conservation District
2805 N. Navarro St., Ste 210, Victoria, Texas 77901
Phone: (361)579-6863 | FAX: (361)579-0041
www.vcgcd.org | admin@vcgcd.org

EXHIBIT A-1 Vicinity Map

Printed Date: November 7, 2022

LEGEND

Victoria County GCD
Groundwater Management

✚ Water Wells - VCGCD

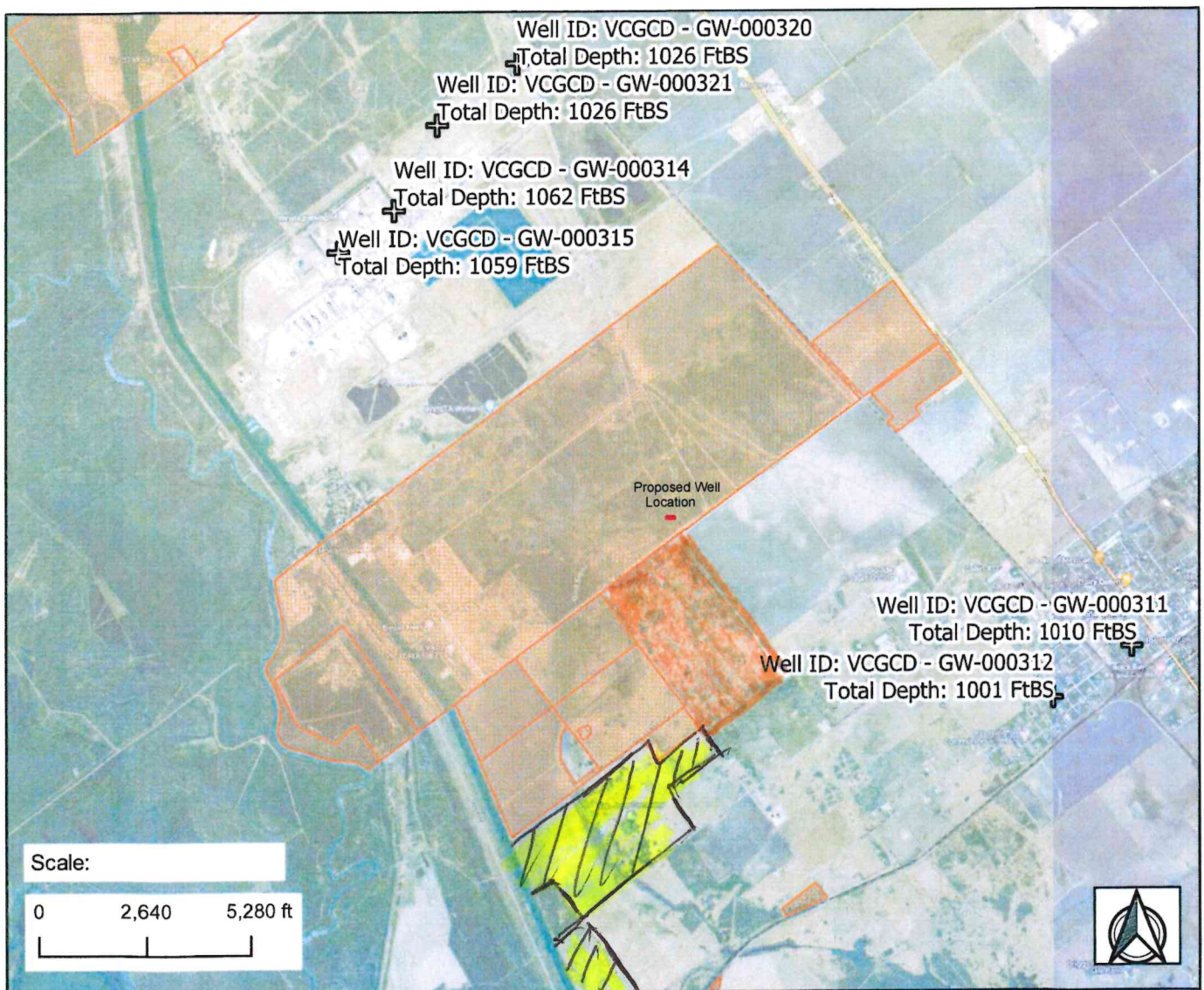
Appraisal District Data

Tax Parcels - Victoria County

Parcel Boundaries

Reference
OpenStreetMap

Google



Disclaimer: The records, files, and documents maintained by the Victoria County Groundwater Conservation District (District) contain data and information from many sources. The District cannot guarantee the accuracy or validity of such data and information. The District specifically disclaims any warranty or guarantee relating to the accuracy or validity of any such data and information. All users of such data and information should conduct such investigation and review as necessary to independently determine the accuracy or validity of such data and information.

LINEAR DATA

LINE NO.	BEARING	LENGTH
L-1	N42°44'36"W	364.18'
L-2	N53°47'33"E	164.38'
L-3	N42°44'27"W	909.55'
L-4	S53°13'33"W	20.04'
L-5	S36°49'10"E	660.03'
L-6	S53°10'31"W	10.19'
L-7	S36°52'22"E	660.10'
L-8	N52°52'46"E	394.50'
L-9	S37°06'42"E	109.79'
L-10	N52°52'20"E	67.68'
L-11	S38°22'49"E	328.09'
L-12	S52°22'25"W	462.95'
L-13	N38°14'39"W	331.79'
L-14	N37°05'01"W	110.16'

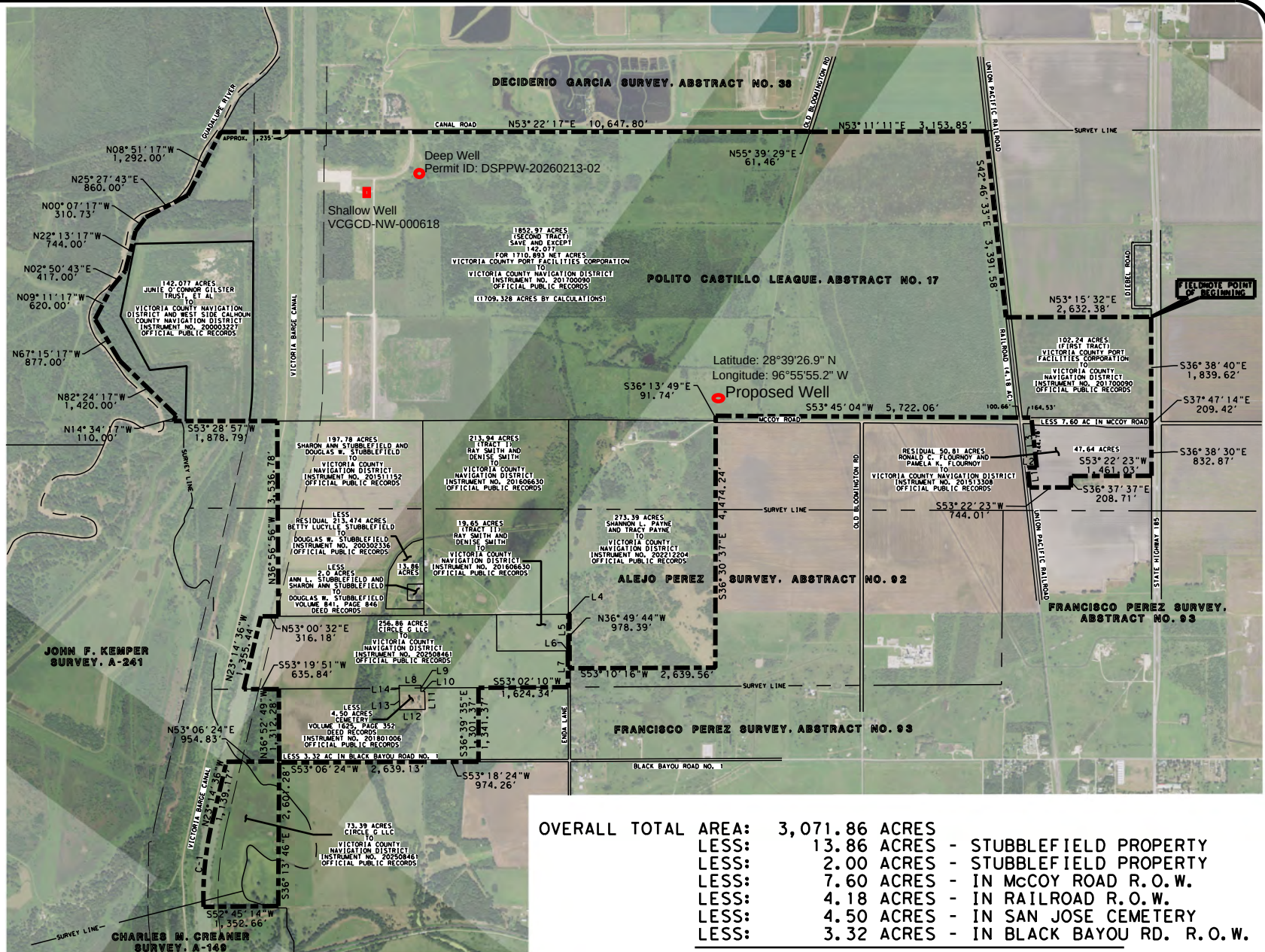
CURVE DATA

C-1	A = 15°20'57" RADIUS = 5,731.19' LENGTH = 1,536.75' CHORD = 1,536.75' Δ = 30°55'08"
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NOTE:

THIS DOCUMENT, PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF ANY ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SCALE IN FEET
0 1200 2400 3600



OVERALL TOTAL AREA: 3,071.86 ACRES
 LESS: 13.86 ACRES - STUBBLEFIELD PROPERTY
 LESS: 2.00 ACRES - STUBBLEFIELD PROPERTY
 LESS: 7.60 ACRES - IN MCCOY ROAD R.O.W.
 LESS: 4.18 ACRES - IN RAILROAD R.O.W.
 LESS: 4.50 ACRES - IN SAN JOSE CEMETERY
 LESS: 3.32 ACRES - IN BLACK BAYOU RD. R.O.W.
 NET: 3,036.40 ACRES



an ESP COMPANY
 4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904 TEL: (361)570-7500
 FAX: (361)570-7501 TXSURV FIRM #100576-00 TXENG FIRM #10283

VICTORIA COUNTY NAVIGATION DISTRICT
 SOUTH PROPERTIES

REVISIONS	DRAWN BY: MPH
	JOB NO.: 13-105-03
	FLD. BK. NO.: N/A
	DATE: 03/27/26
	SCALE: 1" = 1200'
	SHEET 1 OF 1

EXHIBIT B

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF VICTORIA §

THAT THE JONIE O'CONNOR GILSTER TRUST, the KATHRYN CARLISLE GILSTER TRUST, the GILSTER 1998 DESCENDANTS TRUSTS and the VIRGINIA DRAKE LEBERMAN TRUST, each acting herein by its respective Trustee or Co-Trustees, and THE ESTATE OF THOMAS DONALD O'CONNOR ("Grantors"), in consideration of the sum of Ten Dollars (\$10.00), together with other good, valuable and sufficient consideration, cash paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD, TRANSFERRED and CONVEYED, and by these presents do GRANT, BARGAIN, SELL, TRANSFER and CONVEY unto VICTORIA COUNTY PORT FACILITIES CORPORATION, ("Grantee"), a local government corporation created by the Victoria County Navigation District under the laws of the State of Texas, whose address is 1934 FM 1432, Victoria, Victoria County, Texas 77905, its successors and assigns, the following described tract or parcel of land (the subject property) situated in Victoria County, Texas:

1,813.133 acres of land, more or less, a portion of the Polito Castillo League, Abstract 17, in Victoria County, Texas, and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Real Property"), together with (a) all improvements located on the Real Property, if any, (b) **all rights in and to groundwater on, under or pertaining to the Real Property and Grantors' rights, titles and interests in and to any permits, rights and appurtenances associated therewith**, (c) any and all appurtenances to the Real Property, (d) any rights of ingress and egress to and from the Real Property and adjacent public roads and the Grantors' rights to use the same, (e) Water Permit Number 3606 issued by the State of Texas, and (f) all rights, titles and interests of Grantor, if any, in and to (i) any and all public roads and streets affecting, crossing, fronting or bounding the Real Property, (ii) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Real Property and that are located between the Real Property and any right-of-way or located between the Real Property and any adjoining parcels of property owned by Grantors, and (iii) all reversionary interests, if any, in and to the Real Property. The Real Property, together with the rights and interests set forth in (a) through (f), inclusive, are herein collectively referred to as the "Property."

It is the intention of Grantors to convey to Grantee hereby the full fee simple title to the Property, (subject only to the matters enumerated below) together with all present right, title and interest of Grantor in any lands adjacent thereto and conveyed to Gulf Oil

*Exhibit "B" was inadvertently left off the original filing. This Deed is being refiled to incorporate Exhibit "B".

DGC\VCND\O'Connor Tract\Purchase Documents\Special Warranty Deed from O'Connor to PGC 05-12-07 Final.doc

CROSS REFERENCE TO TITLE

GF # 35122

201203914

17 PGS

D

Corporation in anyone or more of the following deeds of record in the Victoria County Deed Records and to which reference is here made for all purposes.

	Date of Deed	Grantor	Volume/Page
1.	6/18/1980	Ernestine Ackermann et al	1068/473
2.	9/19/1977	Lexina K. Miguez et al	942/655
3.	9/7/1977	William Dean Garrett et ux	943/319
4.	12/19/1977	Rose Ella Giles et vir	955/679
5.	12/9/1977	William Garrett et al	955/421
6.	9/19/1977	Elizabeth Stubblefield	942/619
7.	8/19/1977	Joseph B. Bumgardner et al.	943/315
8.	6/4/1979	County of Victoria, Texas	1017/668

* This conveyance is made by Grantors and accepted by Grantee subject to those matters (the "Permitted Encumbrances") particularly described upon Exhibit B attached hereto and incorporated herein;

There is excepted from this conveyance and reserved unto the Grantors herein, their successors and assigns, forever, a royalty of one-twelfth (1/12) of all the oil, gas and other minerals in, under and that may be produced from the subject property. "Royalty" as used herein means that type of expense free mineral interest which does not have leasing power or the right of ingress or egress upon the herein described land for the purpose of exploring for, producing or removing such minerals therefrom and exists whether or not the lands are subject to lease. The royalty herein reserved to Grantors shall be shared by Grantors in the proportions set opposite their names below.

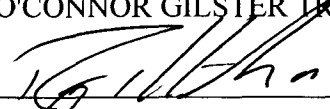
Junie O'Connor Gilster Trust	1/7
Kathryn Carlisle Gilster Trust	1/7
Gilster 1998 Descendants Trusts	1/7
Virginia Drake Lebermann Trust	4/21
The Estate of Thomas Donald O'Connor	8/21

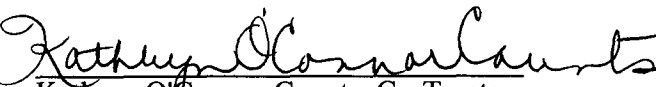
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, GRANTEE'S successors and assigns forever; and each of the GRANTORS, severally and not jointly and only to the extent of each such Grantor's undivided interest in the Property, do hereby bind GRANTORS, GRANTORS' successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto the said GRANTEE, GRANTEE'S successors and assigns, against the claim or claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through and under Grantors but not otherwise subject in all events to the Permitted Encumbrances.

EXECUTED effective the 15th day of March, 2007.

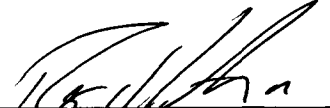
GRANTORS:

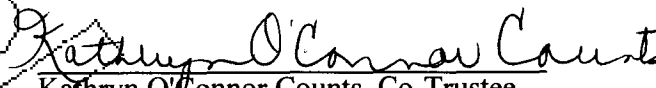
JUNIE O'CONNOR GILSTER TRUST

By: 
Ralph R. Gilster, III, Co-Trustee

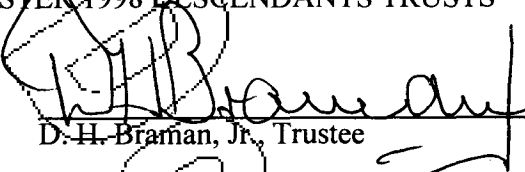
By: 
Kathryn O'Connor Counts, Co-Trustee

KATHRYN CARLISLE GILSTER TRUST

By: 
Ralph R. Gilster, III, Co-Trustee

By: 
Kathryn O'Connor Counts, Co-Trustee

GILSTER 1998 DESCENDANTS TRUSTS

By: 
D. H. Braman, Jr., Trustee

VIRGINIA DRAKE LEBERMANN TRUST

By: 
Lowell Lebermann, Trustee

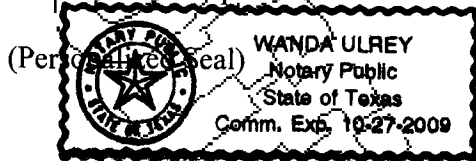
ESTATE OF THOMAS DONALD O'CONNOR

By: 
Ralph R. Gilster, III, Independent Executor

State of Texas §

County of Victoria §

This instrument was acknowledged before me on March 15, 2007 by Ralph R. Gilster, III, as Co-Trustee of the Junie O'Connor Gilster Trust and the Kathryn Carlisle Gilster Trust and as Independent Executor of the Estate of Thomas Donald O'Connor.

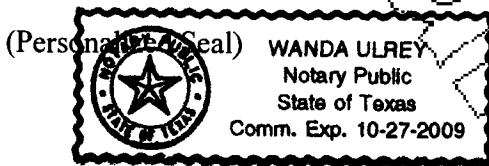


Wanda Ulrey
Notary Public's Signature

State of Texas §

County of Victoria §

This instrument was acknowledged before me on March 15, 2007, by Kathryn O'Connor Counts, as Co-Trustee of the Junie O'Connor Gilster Trust and the Kathryn Carlisle Gilster Trust.

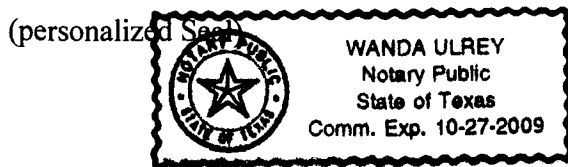


Wanda Ulrey
Notary Public's Signature

State of Texas §

County of Victoria §

This instrument was acknowledged before me on March 16, 2007, by D. H. Braman, Jr., as Trustee of the Gilster 1998 Descendants Trusts.



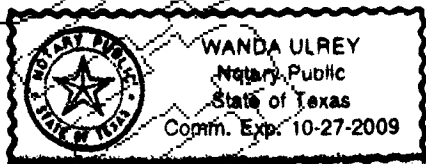
Wanda Ulrey
Notary Public's Signature

State of Texas §

County of Victoria §

This instrument was acknowledged before me on March 19, 2007 by Lowell Lebermann as Trustee of the Virginia Drake Lebermann Trust.

(Personalized Seal)



Wanda Ulrey
Notary Public's Signature

EXHIBIT "A"

THE STATE OF TEXAS)

COUNTY OF VICTORIA)

Being a 102.24 acre tract of land, more or less, and a 1710.893 acre tract of land, more or less, both situated in Polito Castillo League Grant, Abstract 17, in Victoria County, Texas. Said two tracts being more fully described by metes and bounds as follows:

FIRST TRACT

Being 102.24 acres of land, more or less, out of the Polito Castillo League Grant, Abstract 17, Victoria County, Texas, and being a portion of that certain 429.44 acre tract conveyed from Ross Ella Giles et vir to Gulf Oil Corporation, a Pennsylvania Corporation, by Warranty Deed dated December 19, 1977, and recorded in Volume 955, Page 679, of the Deed Records of Victoria County, Texas. Said 102.24 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, in concrete, found in the southwest right-of-way line of State Highway No. 185 (180 foot right-of-way), same point being the north corner of that certain 13.269 acre tract conveyed from Gulf Oil Corporation to Victoria County, Texas, for additional right-of-way on McCoy Road, by Right Of Way Deed dated January 26, 1979, and recorded in Volume 1014, Page 371, of the Deed Records of Victoria County, Texas. Said 1/2 inch iron rod bears North 35 deg. 22' 23" West a distance of 90.80 feet from a railroad spike found marking the original east corner of the aforementioned Giles tract;

THENCE South 55 deg. 01' 20" West along the present northwest right-of-way line of McCoy Road, a distance of 2,337.52 feet to a 5/8 inch iron rod, set in the northeast right-of-way line of the Missouri Pacific Railroad. Said rod bears North 41 deg. 01' 00" West a distance of 70.52 feet from a 1/2 inch iron rod, in concrete, found marking the intersection of the said northeast right-of-way line of the Missouri Pacific Railroad and the original northwest right-of-way line of McCoy Road;

THENCE North 41 deg. 30' 16" West along the said northeast railroad right-of-way line a distance of 1829.43 feet to a 1/8 inch iron rod set for corner, same being the west corner of Farm Lot 15 in the L. F. Haller Subdivision recorded in Volume 76, Page 504 of the Map Records of Victoria County, Texas, and the west corner of the herein described tract;

THENCE North 54 deg. 31' 48" East along the northwest line of said Haller Subdivision a distance of 2532.86 feet to a 1/2 inch iron rod, in concrete, found in the southwest right-of-way line of the aforementioned State Highway No. 185;

THENCE South 35 deg. 22' 23" East along the southwest right-of-way line of said State Highway No. 185, a distance of 1839.38 feet to the POINT OF BEGINNING of this tract, containing within these metes and bounds 102.24 acres of land, more or less.

SECOND TRACT

Being 1852.97 acres of land, more or less, out of the Polito Castillo League Grant, Abstract 17, Victoria County, Texas, and being all of that certain 134.53 acre tract conveyed from Lexina K. Miguez and Lissette Trip Wilson to Gulf Oil Corporation, by Warranty Deed dated September 19, 1977, and recorded in Volume 942, Page 655, of the Deed Records of Victoria County, Texas, and all of that certain 200 acre tract conveyed from Elizabeth Scubblefield to Gulf Oil Corporation by deed dated September 19, 1977, recorded in Volume 942, Page 629, of the Deed Records of Victoria County, Texas, and all of that certain 259.19 acre tract conveyed from William Garrett et al to Gulf Oil Corporation by deed dated December 9, 1977, recorded in Volume 955, Page 421, of the Deed Records of Victoria County, Texas, and all of that certain 20.94 acre tract conveyed from William Dean Garrett et ux to Gulf Oil Corp. by deed dated September 7, 1977, recorded in Volume 943, Page 319, of the Deed Records of Victoria County, Texas, and all of that certain 423.3 acre tract conveyed from Ernestine Ackermann, Individually and as Executrix of the Estate of Teresa Promme, and Elizabeth Ackerman, to Gulf Oil Corporation, by Warranty Deed dated June 18, 1980, recorded in Volume 1068, Page 473, of the Deed Records of Victoria County, Texas, and a portion of that certain 489.51 acre tract conveyed from Joseph B. Bumgardner et al to Gulf Oil Corporation by deed dated August 19, 1977, recorded in Volume 943, Page 315, of the Deed Records of Victoria County, Texas, and a portion of that certain 7.157 acre tract and all of that certain 7.744 acre tract as conveyed from the County of Victoria, Texas, to Gulf Oil Corporation and referred to as Tract I and Tract II, respectively, in the Corrected Warranty Deed dated June 4, 1979, recorded in Volume 1017, Page 668, of the Deed Records of Victoria County, Texas, and a portion of the aforementioned 429.44 acre Giles tract. Said 1852.97 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 2 inch iron rod, in concrete, found marking the intersection of the original west right-of-way line of Old Bloomington Road and the original southeast right-of-way line of Canal Road;

THENCE North 56 deg. 55' 46" East a distance of 61.46 feet to a 1/2 inch iron rod, in concrete, found in the original east right-of-way line of Old Bloomington Road, and marking the west corner of the aforementioned Miguez tract;

THENCE North 54 deg. 27' 28" East along the northwest line of the aforementioned Miguez tract, a distance of 3153.86 feet to the center of a damaged concrete monument found in the southwest right-of-way line of the Missouri Pacific Railroad;

THENCE South 41 deg. 30' 16" East, along said Railroad right-of-way line, passing a 1/2 inch iron rod, in concrete, marking the common corner between said Miguez tract and the aforementioned Giles tract, at 3390.80 feet, and continuing for a total distance of 5,220.40 feet to a 1/2 inch iron rod, in concrete, found for corner at the intersection of the southwest right-of-way line of the Missouri Pacific Railroad and the northwest line of the aforementioned 13,269 acre tract, same line being the present northwest right-of-way line of McCoy Road. Said rod bears North 41 deg. 30' 16" West a distance of 70.86 feet from a 1/2 inch iron rod, in concrete, found marking the intersection of the said southwest right-of-way line of the Missouri Pacific Railroad and the currently fenced, original, northwest right-of-way line of McCoy Road;

THENCE South 55 deg. 01' 20" West, along said northwest right-of-way line, passing at 4,631.07 feet and 53.74 feet to the right of a 1/2 inch iron rod found in concrete marking the currently fenced, original, west right-of-way line of Old Bloomington Road and the currently fenced, original, northwest right-of-way line of McCoy Road, and passing at 4,692.82 feet and 69.25 feet to the right of a 1/2 inch iron rod found in concrete marking the currently fenced, original, east right-of-way line of Old Bloomington Road and the currently fenced, original, northwest right-of-way line of McCoy Road, and continuing for a total distance of 5455.44 feet to a 5/8 inch iron rod set for an interior corner of the herein described tract;

THENCE South 34 deg. 58' 40" East, along the southwest line of the said 13.269 acre tract, a distance of 92.79 feet to a 10 inch diameter fence post for corner;

THENCE South 54 deg. 40' 00" West along the southeast line of the aforementioned Bungardner tract, crossing the Victoria County Navigation Canal (1275 Foot easement) and continuing for a total distance of 9825.91 feet to a point on the west high bank of the Guadalupe River;

THENCE upstream along the meanders of the Guadalupe River as follows:

North 13 deg. 18' West a distance of 110.00 feet;
 North 81 deg. 08' West a distance of 1420.00 feet;
 North 65 deg. 59' West a distance of 877.00 feet;
 North 07 deg. 55' West a distance of 620.00 feet;
 North 04 deg. 07' East a distance of 417.00 feet;
 North 20 deg. 57' West a distance of 744.00 feet;
 North 01 deg. 09' East a distance of 310.73 feet;
 North 26 deg. 44' East a distance of 860.00 feet;
 North 07 deg. 35' West a distance of 1292.00 feet;
 to a point for corner;

THENCE North 54 deg. 38' 34" East along the northwest line of the aforementioned Fromme Tract, entering the aforementioned Navigation Canal Easement, passing at 1,812.62 feet, the west corner of a 10 foot wide easement (2.04 acres) conveyed from Gulf Oil Corporation to Victoria County, Texas, for additional right-of-way along Canal road, by Right-of-Way Deed dated September 5, 1980, recorded in Volume 1086, Page 683, of the Deed Records of Victoria County, Texas, and continuing along the northwest line of said 10 foot wide easement for an overall distance of 1,912.23 feet to a concrete monument found marking the intersection of the northeast line of the said Navigation Canal Easement and the original southeast right-of-way line of said Canal Road;

THENCE continuing North 54 deg. 38' 34" East along the northwest line of said 10 foot wide easement, a distance of 8,735.59 feet to the POINT OF BEGINNING of this tract, containing within these metes and bounds 1,852.97 acres of land, more or less.

THENCE South 55 deg. 01' 20" West, along said northwest right-of-way line, passing at 4,631.07 feet and 53.74 feet to the right of a 1/2 inch iron rod found in concrete marking the currently fenced, original, west right-of-way line of Old Bloomington Road and the currently fenced, original, northwest right-of-way line of McCoy Road, and passing at 4,692.82 feet and 69.25 feet to the right of a 1/2 inch iron rod found in concrete marking the currently fenced, original, east right-of-way line of Old Bloomington Road and the currently fenced, original, northwest right-of-way line of McCoy Road, and continuing for a total distance of 5455.44 feet to a 5/8 inch iron rod set for an interior corner of the herein described tract;

THENCE South 34 deg. 58' 40" East, along the southwest line of the said 13.269 acre tract, a distance of 92.79 feet to a 10 inch diameter fence post for corner;

THENCE South 54 deg. 40' 00" West along the southeast line of the aforementioned Bumgardner tract, crossing the Victoria County Navigation Canal (1275 foot easement) and continuing for a total distance of 9825.91 feet to a point on the west high bank of the Guadalupe River;

THENCE upstream along the meanders of the Guadalupe River as follows:

North 13 deg. 18' West a distance of 110.00 feet;
 North 81 deg. 08' West a distance of 1420.00 feet;
 North 65 deg. 59' West a distance of 877.00 feet;
 North 07 deg. 55' West a distance of 620.00 feet;
 North 04 deg. 07' East a distance of 417.00 feet;
 North 20 deg. 57' West a distance of 744.00 feet;
 North 01 deg. 09' East a distance of 310.73 feet;
 North 26 deg. 44' East a distance of 860.00 feet;
 North 07 deg. 35' West a distance of 1292.00 feet;

to a point for corner;

THENCE North 54 deg. 38' 34" East along the northwest line of the aforementioned Fromme Tract, entering the aforementioned Navigation Canal Easement, passing at 1,812.62 feet, the west corner of a 10 foot wide easement (2.04 acres) conveyed from Gulf Oil Corporation to Victoria County, Texas, for additional right-of-way along Canal road, by Right-of-Way Deed dated September 5, 1980, recorded in Volume 1086, Page 683, of the Deed Records of Victoria County, Texas, and continuing along the northwest line of said 10 foot wide easement for an overall distance of 1,912.23 feet to a concrete monument found marking the intersection of the northeast line of the said Navigation Canal Easement and the original southeast right-of-way line of said Canal Road;

THENCE continuing North 54 deg. 38' 34" East along the northwest line of said 10 foot wide easement, a distance of 8,735.59 feet to the POINT OF BEGINNING of this tract, containing within these metes and bounds 1,852.97 acres of land, more or less.

SAVE AND EXCEPT from said 1852.97 acre tract of land, a tract of 142.077 acres of land described by metes and bounds as follows:

FIELDNOTE DESCRIPTION for a 142.077 acre tract of land lying, situate, and being out of the Pojito Casilla Survey, A-17, in Victoria County, Texas and being out of a 1955.21 acre tract conveyed by Gulf Oil Corporation to the Kate S. O'Connor Trust and recorded in Volume 1248, Page 772 Deed Records of Victoria County, Texas and being described by metes and bounds as follows using State Plane Coordinates:

BEGINNING at the westernmost corner of this 142.077 acre tract and said corner having a State Plane Coordinate position of $X = 2,657,132.28$, $Y = 299,865.94$ and at a $5/8"$ steel rebar found at the north corner of 1103.37 acres tract conveyed to Floyd R. Jaster and wife, Trudy R. Jaster and recorded in Volume 1481, Page 262 Deed Records of Victoria County, Texas;

THENCE, along said common line with the Floyd Jaster tract, $S53^{\circ}27'36''W$, 1154.15 feet to a corner;

THENCE, $N35^{\circ}10'05''W$, 1002.51 feet to a corner;

THENCE, $S47^{\circ}41'55''W$, 674.39 feet to a corner;

THENCE, $N64^{\circ}49'17''W$, 1113.97 feet to a corner;

THENCE, $N25^{\circ}00'00''W$, 1333.25 feet to a corner;

THENCE, $N52^{\circ}24'45''E$, 2146.21 feet to corner on the southwest right-of-way line of the Victoria County Navigation Canal easement;

THENCE, along the said southwest right-of-way line of the canal, $S36^{\circ}00'24''E$, 2554.49 feet to the beginning of a curve;

THENCE, continuing along the said right-of-way and along a curve to the right; said curve having delta of $8^{\circ}37'04''$ and a radius of 4719.65 feet and an arc length of 709.87 feet and whose chord bears $S31^{\circ}41'32''W$, 709.21 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 142.077 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

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VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED BY & RETURNED TO:

CROSSROADS ABSTRACT &
TITLE COMPANY INC

Unofficial Document

Exhibit "B"
Permitted Encumbrances

- a. Easement and/or right-of-way as set forth and granted to Central Power & Light Company, from Pete Rydolph and wife, Gertrude Rydolph, by instrument dated September 14, 1949, and recorded in Volume 260, page 170 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- b. Easement and/or right-of-way as set forth and granted to Central Power & Light Company, from Gertrude Rydolph, by instrument dated February 10, 1962, and recorded in Volume 563, page 371 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- c. Easement and/or right-of-way as set forth and granted to Tennessee Gas Transmission Company, from Pete Rydolph and wife, Gertrude Rydolph, by instrument dated December 16, 1948, and recorded in Volume 245, page 137 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- d. Easement and/or right-of-way as set forth and granted to United Gas Pipe Line Company, from Pete Rydolph, by instrument dated July 25, 1950, and recorded in Volume 278, page 264 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- e. Easement and/or right-of-way as set forth and granted to Suntide Pipe Line Company, from Gertrude Rydolph, by instrument dated December 7, 1956, and recorded in Volume 458, page 336 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- f. Easement and/or right-of-way as set forth and granted to Texas Illinois Natural Gas Pipeline Company, from Gertrude Rydolph, by instrument dated May 20, 1953, and recorded in Volume 342, page 1 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- g. Easement and/or right-of-way as set forth and granted to Seadrift Pipeline Corporation, from Gertrude Rydolph, by instrument acknowledged February 14, 1961, and recorded in Volume 564, page 345 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- h. Easement and/or right-of-way as set forth and granted to Tennessee Gas Pipeline Company, from Mrs. Gertrude Rydolph, by instrument dated April 15, 1971, and recorded in Volume 767, page 555 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- i. Easement and/or right-of-way as set forth and granted to Big Three Industries, Inc., from Gulf Oil Corporation, by instrument dated October 28, 1980, and recorded in Volume 1088, page 894 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- j. Easement and/or right-of-way as set forth and granted to Victoria County, Texas, from Gulf Oil Corporation, by instrument dated September 5, 1980, and recorded in Volume 1086, page 683 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- k. Easement and/or right-of-way as set forth and granted to Victoria County Navigation District, from Teresa Fromme, by instrument dated January 19, 1960, and recorded in Volume 521, page 342 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.

1. Easement and/or right-of-way as set forth and granted to United States of America, from Victoria County Navigation District, by instrument dated January 29, 1960, and recorded in Volume 521, page 369 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- m. Easement and/or right-of-way as set forth and granted to Victoria County Navigation District, from Victoria Bank & Trust Company, by instrument dated December 5, 1960, and recorded in Volume 534, page 701 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- n. Easement and/or right-of-way as set forth and granted to United States of America, from Victoria County Navigation District, by instrument dated January 29, 1960, and recorded in Volume 521, page 366 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- o. Easement and/or right-of-way as set forth and granted to Seadrift Pipeline Corporation, from Victoria Bank & Trust Company, Trustee, by instrument dated February 28, 1961, and recorded in Volume 548, page 510 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- p. Easement and/or right-of-way as set forth and granted to Central Power & Light Company, from Victoria Bank & Trust Company, Trustee, et al, by instrument dated July 17, 1962, and recorded in Volume 574, page 422 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- q. Easement and/or right-of-way as set forth and granted to Natural Gas Pipeline Company of America from Teresa Fromme, by instrument dated August 3, 1961, and recorded in Volume 553, page 150 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. And as amended by instrument recorded at Volume 21, Page 49 of the Official Records of Victoria County, Texas. Title to said interest has not been investigated subsequent to the date of the aforementioned instruments.
- r. Easement and/or right-of-way as set forth and granted to Seadrift Pipeline Corporation, from Teresa Fromme, by instrument dated February 8, 1961, and recorded in Volume 548, page 498 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- s. Easement and/or right-of-way as set forth and granted to Central Power & Light Company, from Teresa Fromme, by instrument dated July 3, 1962, and recorded in Volume 574, page 416 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- t. Pipeline Right of Way Easement set out in Final Judgment dated November 10, 1970, in Cause No. 4215 in County Court of Victoria County, Texas, styled: Houston Pipeline Company vs. Teresa Fromme, a certified copy of which is of record in Volume 759, Page 212 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- u. Easement and/or right-of-way as set forth and granted to Texas Illinois Natural Gas Pipeline Company, from H. M. Cooley, Trustee, by instrument dated June 11, 1953, and recorded in Volume 343, page 201 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- v. Easement and/or right-of-way as set forth and granted to Texas Illinois Natural Gas Pipeline Company, from Teresa Fromme, by instrument dated May 15, 1953, and recorded in Volume 340, page 598 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.

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- w. Easement and/or right-of-way as set forth and granted to United Brine Pipeline Corporation, from Gulf Oil Corporation, by instrument dated May 6, 1982, and recorded in Volume 1179, page 608 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. And as amended by instrument recorded at Volume 1553, Page 338 of the Deed Records of Victoria County, Texas. Title to said interest has not been investigated subsequent to the date of the aforementioned instruments.
- x. Easement and/or right-of-way as set forth and granted to United Gas Pipeline Company, from Alfred Tondre et al, by instrument dated July 27, 1950, and recorded in Volume 278, page 262 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- y. Easement and/or right-of-way as set forth and granted to Suntide Pipe Line Company, from Viola Beckmeyer et al, by instrument dated November 28, 1956, and recorded in Volume 458, page 331 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- z. Easement and/or right-of-way as set forth and granted to Victoria County Navigation District, from Elizabeth Stubblefield and Alma Stubblefield, by instrument dated January 29, 1960, and recorded in Volume 521, page 335 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- aa. Easement and/or right-of-way as set forth and granted to United States of America, from Victoria County Navigation District, by instrument dated January 29, 1960, and recorded in Volume 521, page 363 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- bb. Easement and/or right-of-way as set forth and granted to Texas Illinois Natural Gas Pipeline Company, from William Garrett et ux, by instrument dated April 14, 1953, and recorded in Volume 340, page 425 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- cc. Easement and/or right-of-way as set forth and granted to Seadrift Pipeline Corporation, from William Garrett et ux, by instrument dated February 7, 1961, and recorded in Volume 548, page 500 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- dd. Easement and/or right-of-way as set forth and granted to Central Power & Light Company, from William Garrett et ux, by instrument dated February 22, 1962, and recorded in Volume 563, page 373 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- ee. Easement and/or right-of-way as set forth and granted to Houston Pipe Line Company, from William Garrett et ux, by instrument dated September 30, 1970, and recorded in Volume 757, page 463 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- ff. Easement and/or right-of-way as set forth and granted to Victoria County Navigation District, from D. D. Spenser et al, by instrument dated February 4, 1960, and recorded in Volume 521, page 338 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- gg. Easement and/or right-of-way as set forth and granted to United States of America, from Victoria County Navigation District, by instrument dated January 29, 1960, and recorded in Volume 521, page 361 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
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- hh. Easement and/or right-of-way as set forth and granted to Central Power & Light Company, from Albert Dick et al, by instrument dated July 13, 1962, and recorded in Volume 574, page 412 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- ii. Easement and/or right-of-way as set forth and granted to Houston Pipe Line Company, from Joseph B. Bumgardner, Trustee, by instrument dated October 20, 1970, and recorded in Volume 754, page 588 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- jj. Easement and/or right-of-way as set forth and granted to Delhi Gas Pipe Line Company, from County of Victoria, Texas, by Order of the Commissioner's Court of Victoria County, Texas, dated August 12, 1963, and recorded in Volume 20, page 429 of the Commissioner's Court Minutes of said County, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- kk. Easement and/or right-of-way as set forth and granted to Gulf Oil Corporation, from Elizabeth Stubblefield, by instrument dated September 19, 1977, and recorded in Volume 942, page 629 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- ll. That certain mineral and/or royalty interest conveyed by that certain instrument dated June 5, 1930, recorded in Volume 129, page 486 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- mm. That certain mineral and/or royalty reservation set out in that certain instrument dated December 19, 1977, recorded in Volume 955, page 679 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- nn. That certain mineral and/or royalty reservation set out in that certain instrument dated June 18, 1980, recorded in Volume 1068, page 473 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- oo. That certain mineral and/or royalty reservation set out in that certain instrument dated September 19, 1977, recorded in Volume 942, page 655 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- pp. That certain mineral and/or royalty reservation set out in that certain instrument dated September 17, 1977, recorded in Volume 942, page 629 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- qq. That certain mineral and/or royalty reservation set out in that certain instrument dated September 7, 1977, recorded in Volume 943, page 319 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- rr. That certain mineral and/or royalty reservation set out in that certain instrument dated December 9, 1977, recorded in Volume 955, page 421 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.

- ss. That certain mineral and/or royalty reservation set out in that certain instrument dated August 19, 1977, recorded in Volume 943, page 315 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- tt. Easement and/or right-of-way as set forth and granted to Exxon Gas Systems, Inc., from Kate O'Connor Trust et al, by instrument dated March 19, 1985, and recorded in Volume 1315, page 268 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- uu. Easement and/or right-of-way as set forth and granted to Natural Gas Pipeline Company of America, from Kate S. O'Connor Trust et al, by instrument dated March 12, 1986, and recorded in Volume 1377, page 415 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- vv. Easement and/or right-of-way as set forth and granted to CCPC Chemical, Inc., from Kate S. O'Connor Trust et al, by instrument dated July 15, 1988, and recorded in Volume 1489, page 402 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- ww. Easement and/or right-of-way as set forth and granted to Gulf Coast Natural Gas Co., from Kate S. O'Connor Trust et al, by instrument dated December 4, 1992, and recorded in Volume 44, page 35 of the Official Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- xx. Easement and/or right-of-way as set forth and granted to Exxon Pipeline Company, from Virginia Drake Lebermann et al, by instrument dated November 16, 1998, and recorded in Volume 374, page 521 of the Official Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- yy. All oil, gas and other minerals of every character in and under 142.07 acres, reserved by JUNIE O'CONNOR GILSTER TRUST ET AL, in instrument recorded at Official Records Instrument No. 200003227 in the Office of the Victoria County Clerk, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
- zz. That certain mineral and/or royalty reservation as set out in that certain proposed Special Warranty Deed to be recorded in the Official Records, in the Office of the Victoria County Clerk, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- aaa. Easement and/or right-of-way as set forth and granted to Central Power and Light Company, from Myrtle Trip, et al, by instrument dated September 7, 1949, and recorded in Volume 262, page 113 of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to the date of the aforementioned instrument.
- bbb. Any and all rights or privileges existing or which may later exist by virtue of a portion of the property containing a private cemetery, together with rights of sepulcher and interment and rights of ingress and egress to and from the cemetery.
- ccc. That certain mineral and/or royalty reservation set out in that certain instrument dated March 15, 2007, recorded at Official Records Instrument No. 200703644 in the office of the Victoria County Clerk, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
- ddd. Terms, conditions and stipulations contained in deed, dated 3-22-2007, executed by VICTORIA COUNTY PORT FACILITIES CORPORATION to VICTORIA COUNTY NAVIGATION DISTRICT and recorded at Official Records Instrument No. 200703645 in the office of the Victoria County, Texas.

eee. Terms, conditions and stipulations contained in deed, dated 3-22-2007, executed by VICTORIA COUNTY NAVIGATION DISTRICT to CITY OF VICTORIA and recorded at Official Records Instrument No. 200703646 in the office of the Victoria County Clerk.

Ret. TD -
Jan Scott
Anderson Sixth Null
& Stoper L.L.P.
P.O. Box 1969
Victoria TX 77902

Re -

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Robert S. Cortez

Robert S. Cortez, County Clerk
Victoria County Texas

April 13, 2012 03:25:36 PM

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FEE: \$72.50

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Heidi Easley

11/9/2022 12:24 PM FEE: \$28.00

Heidi Easley, County Clerk

Victoria County, Texas

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GF 22-701575-VC

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 OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

That Shannon L. Payne and Tracy Payne, hereinafter called "Grantor", for the consideration hereinafter stated, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Victoria County Navigation District, a Navigation District established under the Laws of the State of Texas, whose address is 1934 FM 1432, Victoria, Texas 77905, hereinafter called "Grantee", the following-described real estate, to-wit:

Being a 273.39 acre tract of land situated partially in the Polito Castillo Survey, Abstract No. 17 and partially in the Alejo Perez Survey, Abstract No. 92, Victoria County, Texas, and as more particularly described by metes and bounds as set forth on Exhibit "A" attached hereto and made a part hereof.

The warranty herein contained is expressly MADE SUBJECT to the following matters (but only to the extent such matters are valid and subsisting, without ratifying or waiving rights relating to such matters, and with the intention that the doctrine of revivor will not apply hereto): any and all easements, rights-of-way, and prescriptive rights, whether of record or not; restrictions; ordinances; mineral or royalty reservations or conveyances; leases of every kind and character; and any and all other matters other than liens or conveyances affecting the above-described property and appearing of record in the office of the County Clerk of Victoria County, Texas; and taxes for the current year, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to the vendor's lien hereinafter retained. And Grantor does hereby bind themselves and their heirs and assigns to WARRANT and FOREVER DEFEND all and singular the said premises unto Grantee, its 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.

The consideration for this conveyance is as follows:

(1) The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged by Grantor.

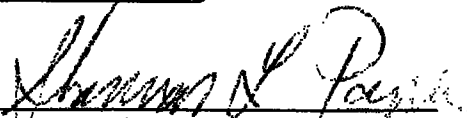
(2) The sum \$1,000,000.00, to Grantor in hand paid by Prosperity Bank, hereinafter called "Lender", at the special instance and request of Grantee, the receipt of which is hereby acknowledged by Grantor, said sum to be repaid by Grantee to Lender in accordance with the terms of a Promissory Note of even date herewith, executed by Grantee, payable to the order of Lender, in the principal amount of \$1,000,000.00, bearing interest at the rate and being due and payable all as therein provided for; said Note containing the usual acceleration of maturity and attorneys' fee clauses; and said Note showing on its face that the payment thereof is secured by the vendor's lien hereinafter retained, and is further secured by the lien of a Deed of Trust of even date herewith, executed by Grantee to David Zalman, as Trustee for the holder of said Note, covering the above-described property.

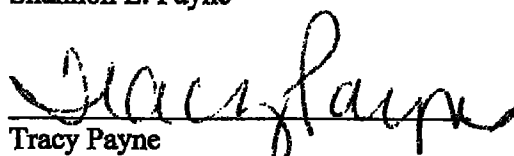
The vendor's lien is retained upon and against the above described property until the full and final payment of said Note, and Grantor, in consideration of the payment to Grantor of the principal amount of said Note, does hereby transfer and assign to Lender, its successors and assigns, said vendor's lien, together with Grantor superior right, equities and title in and to the above-described property, as security for the payment of said Note, the Lender, its successors and assigns, being authorized to release said lien and superior title, either partially or completely, in such manner and at such times as they see fit; and upon full and final payment of said Note, this Deed, insofar as said lien and superior title are concerned, shall become absolute.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to the condition of the property. To the extent that the Contract provides for any such limitations to survive the closing and this conveyance, then such limitations as to the property condition are hereby deemed incorporated by reference.

The terms "Grantor", "Grantee" and "Lender" and the pronouns used herein in referring to Grantor, Grantee and Lender shall always mean and include the proper gender and the applicable singular or plural for the party or parties herein named.

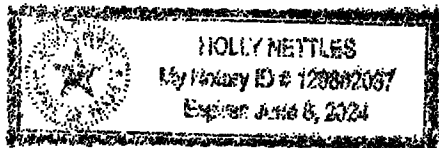
EFFECTIVE the 7th day of November, 2022.


Shannon L. Payne


Tracy Payne

THE STATE OF TEXAS §
COUNTY OF Fort Bend §
VICTORIA §

This instrument was acknowledged before me on this 7th day of November, 2022,
by Shannon L. Payne and Tracy Payne.



Shannon L. Payne
NOTARY PUBLIC, STATE OF TEXAS

RETURN TO:

Capital Title of Texas
104 S. Main St.
Victoria, Texas 77901

EXHIBIT "A"

Being a 273.39 acre tract of land situated partially in the Polito Castillo Survey, Abstract No. 17 and partially in the Alejo Perez Survey, Abstract No. 92, Victoria County, Texas, said 273.39 acres being comprised of a 5.00 acre tract of land, described as Tract I, and a 268.44 acre tract of land, described as Tract III, conveyed from Coastal Bend Ranch, LLC to Shannon L. Payne, et ux by deed dated October 9, 2013 as recorded in Instrument No. 201312642 of the Official Public Records of Victoria County, Texas, same being a portion of Lot 1 and all of Lots 2-20, Block 25 and Lots 1-6, Block 26 of the George W. Dunah Resubdivision of Blocks 25, 26, and 27 of the Burton, Wharton & Wilson Subdivision as recorded in Volume 60, Page 29 of the Deed Records of Victoria County, Texas, said 273.39 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for the North corner of the herein described tract, said iron rod being an exterior corner of a 1,813.133 acre tract of land conveyed from Junie O'Connor Gilster Trust, et al to Victoria County Port Facilities Corporation as recorded in Instrument No. 201203914 of the Official Public Records of said county, and in the southwest right-of-way line of McCoy Road (120' R.O.W.);

THENCE, South 36°30'37" East (deed call, South 37°05'57" East), with the southwest right-of-way line of McCoy Road, passing at an approximate distance of 30 feet the South corner of McCoy Road and the West corner of a 226.21 acre tract of land conveyed to Mid-Coastal Farms (per Victoria County Appraisal District Tax ID No. 31916), passing at an approximate distance of 3,443 feet the South corner of the 226.21 acre Mid-Coastal Farms tract and the West corner of a 49.42 acre tract of land conveyed from Elizabeth Ann Tagliabue to James O. Burns, Jr. and Sherry Christine Burns as recorded in Volume 1511, Page 783 of the Deed Records of said county, and continuing for an overall distance of 4,474.24 feet (deed call, 4,474.07 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "GANEM & KELLY" found for the East corner of the herein described tract, said iron rod also being the North corner of a 48.0 acre tract of land, described as Tract 5, conveyed from Patricia Ross Houck and Jeremy Jackson to Alton Douglas Ross as recorded in Instrument No. 201809125 of the Official Public Records of said county;

THENCE, South 53°10'16" West (deed call, South 53°10'12" West), with the common line of the 48.0 acre Ross tract, passing at an approximate distance of 1,334 feet the West corner of the 48.0 acre Ross tract and the North corner of a 20.0 acre tract of land, described as Tract 4, conveyed from Patricia Ross Houck and Jeremy Jackson to Alton Douglas Ross as recorded in Instrument No. 201809125 of the Official Public Records of said county, and continuing for an overall distance of 2,639.56 feet (deed call, 2,640.00 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "GANEM & KELLY" found for the South corner of the herein described tract, said iron rod also being the West corner of the 20.0 acre Ross tract and in the northeast right-of-way line of Edna Lane (20' R.O.W.);

THENCE, North 36°49'44" West (deed call, North 36°49'48" West), with the northeast right-of-way line of Edna Lane, passing at a distance of 978.39 feet a 5/8 inch diameter iron rod found for the North corner of Edna Lane and the East corner of a 213.94 acre tract of land, described as Tract I, conveyed from Ray Smith, et ux to The Victoria County Navigation District, a Navigation District established under the Laws of the State of Texas (VCND) as recorded in Instrument no. 201606630 of the Official Public Records of said county, and continuing for an overall distance of 4,506.59 feet (deed call, 4,506.32 feet) to a 5/8 inch diameter iron rod found for the West corner of the herein described tract, said iron rod also being the North corner of the 213.94 acre VCND tract and in the southeast line of the 1,813.133 acre Victoria County Port Facilities Corporation tract;

THENCE, North 53°52'05" East (deed call, North 53°16'39" East), with the common line of the 1,813.133 acre Victoria County Port Facilities Corporation tract, passing at a distance of 911.07 feet a 5/8 inch diameter iron rod found for an exterior corner of the 268.44 acre Payne tract and the West corner of the 5.00 acre Payne tract, passing at a distance of 1,320.49 feet a 5/8 inch diameter iron rod found for the North corner of the 5.00 acre Payne tract and an exterior corner of the 268.44 acre Payne tract, and continuing for an overall distance of 2,664.65 feet (deed call, 2,666.31 feet) to the POINT OF BEGINNING, CONTAINING within these metes and bounds 273.39 acres of land, more or less, of which approximately 92.36 acres are located in the Polito Castillo Survey, Abstract No. 17 and approximately 181.03 acres are located in the Alejo Perez Survey, Abstract No. 92.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN – Page 1

- (2) shall never conduct any mining, drilling or mineral production activities on or under the surface of the Land above a depth of 500 feet;
- (3) shall not place pipelines or otherwise transport minerals or otherwise enter under the surface of the Land above a depth of 500 feet;
- (4) shall not conduct any seismic operations on the Land; and
- (5) shall not store any material, mineral or equipment on the Land for any mineral operation.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all matters of record, to the extent the same are validly existing and applicable to the Property; all matters that a current survey of the Property would disclose (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

But it is expressly agreed that the Vendor's Lien, as well as the superior title in and to the above-described Property, is retained against the above-described Property until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Special Warranty Deed shall become absolute. The payment of the Note is further secured by the Deed of Trust covering the Property. The Note represents a portion of the purchase price hereof and is payable directly to Lender, who has advanced money to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER and ASSIGN, unto Lender, its successors and assigns, the Vendor's Lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without warranty or recourse. The full release of the lien of the Deed of Trust and the recordation of such releases shall constitute a full, final and complete release of the Vendor's Lien as well as superior title retained herein.

[Signature Page Follows]

EXECUTED to be effective as of 10-2, 2025.

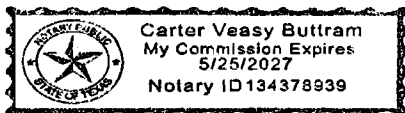
CIRCLE G, LLC

By: Micki E. Flowers
Name: Micki E. Flowers
Title: Manager and Member

THE STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on 10-6-25, 2025, by Micki E. Flowers, Manager and Member of Circle G, LLC, a Washington limited liability company, on behalf of the same.

Notary Public, State of Texas
My commission expires: 5/25/27



CIRCLE G, LLC

By: *Vicki G. Fabre*
Name: Vicki Giles Fabre
Title: Manager and Member

THE STATE OF WA
COUNTY OF KING

This instrument was acknowledged before me on October 2, 2025, by Vicki Giles Fabre, Manager and Member of Circle G, LLC, a Washington limited liability company, on behalf of the same.

SUSAN DAAGA
Notary Public
State of Washington
Commission # 183334
My Comm. Expires Apr 4, 2028

Susan Daaga
Notary Public, State of WA
My commission expires: 4/4/2028

Exhibit “A”

73.39 ACRES

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 73.39 acre tract of land situated partially in the John F. Kemper Survey, Abstract No. 241, partially in the Francisco Perez Survey, Abstract No. 93, and partially in the Charles M. Creaner Survey, Abstract No. 149, Victoria County, Texas, said 73.39 acres being a portion of a 330 acre tract of land conveyed from Micki Flowers and Vicki Fabre to Circle G Partnership by deed dated September 28, 1995 as recorded in Volume 205, Page 716 of the Official Records of Victoria County, Texas, same being a portion of Section 38, of the of the Burton, Wharton & Wilson Subdivision as recorded in Volume 54, Page 358 of the Deed Records of Victoria County, Texas, said 73.39 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the South corner of a 158.35 acre tract of land conveyed from Joyce A. Studer to Joyce A. Studer, Trustee of the Joyce A. Studer Revocable Trust as recorded in Instrument No. 202007429 of the Official Public Records of said county, and described in Instrument No. 200512271 of the Official Public Records of said county, the West corner of a 36 acre tract of land conveyed from La Nell H. Cogswell to Jana Lea Cogswell as recorded in Instrument No. 200503954 of the Official Public Records of said county, the North corner of a tract of land conveyed from Sarah E. Bellows, Successor Trustee of the Alice B. Bellows Trust to Sarah E. Bellows, et al as recorded in Instrument No. 202409142 of the Official Public Records of said county, and described as 78 acres in Volume 133, Page 413 of the Deed Records of said county, and being the common corner of Section 38, Section 35, Section 36, and Section 37;

THENCE, South 52°45'14" West, with the common line of the Bellows tract, Section 38, and Section 37, passing at a distance of 1,087.58 feet a 5/8 inch diameter iron rod with orange plastic cap stamped "CIVILCORP REFERENCE PT" set on line for reference at the Victoria Barge Canal easement, and continuing for an overall distance of 1,352.66 feet to a calculated point for the South corner of the herein described tract, said calculated point being an exterior corner of a residual 1103.37 acre tract of land conveyed from Marie Huff, et al to Floyd R. Jaster, et ux as recorded in Volume 1484, Page 262 of the Deed Records of said county, in the centerline of the barge canal, and being North 52°45'14" East, a distance of 1,032.23 feet from a 5/8 inch diameter iron rod with yellow plastic cap stamped "URBAN SURVEYING" found for an exterior corner of the residual 1103.37 acre Jaster tract and the East corner of an 11.79 acre tract of land conveyed from DTB Investments, LP to Floyd R. Jaster, et ux as recorded in Instrument No. 201711497 of the Official Public Records of said county, said calculated point also being the beginning of a curve to the right;

THENCE, with the northeast line of the residual 1103.37 acre Jaster tract, the centerline of said barge canal, and along said curve to the right with a radius of 5,731.19 feet, a central angle of 15°20'57", an arc length of 1,535.34 feet, and a chord which bears North 30°55'08" West, a distance of 1,530.75 feet to a calculated point for the end of said curve to the right;

THENCE, North 23°14'36" West, with the northeast line of the residual 1103.37 acre Jaster tract and the centerline of said barge canal, a distance of 1,139.17 feet to a calculated point for the West corner of the herein described tract, said calculated point being in the northwest line of the residual 1103.37 acre Jaster tract, in the southeast line of an 80 acre tract of land, described as the South 1/2 of Section 39, conveyed from Pascal Mumphord, Independent Executor of the Estate of Fletcher Nathaniel Williams to Velma Miller, et al as recorded in Volume 1064, Page 201 of the Deed Records of said county, and in the common line of Section 38 and Section 39;

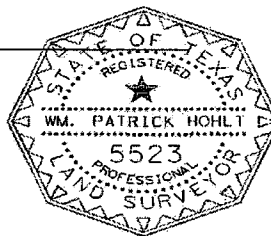
THENCE, North 53°06'24" East, with the common line of the 80 acre Miller tract, Section 38, and Section 39, passing at a distance of 272.70 feet a 5/8 inch diameter iron rod with orange plastic cap stamped "CIVILCORP REFERENCE PT" set on line for reference at the Victoria Barge Canal easement, and continuing for an overall distance of 954.83 feet to a railroad spike set for the North corner of the herein described tract, said railroad spike being the East corner of the 80 acre Miller tract, the common corner of Section 38, Section 39, Section 34, and Section 35, and being in the centerline of Black Bayou Road No. 1 (40' R.O.W.);

THENCE, South 36°13'46" East, with the common line of the 158.35 acre Studer tract, Section 38, and Section 35, passing at a distance of 20.00 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the 158.35 acre Studer tract, and continuing for an overall distance of 2,621.28 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 73.39 acres of land, more or less, of which approximately 52.01 acres are located in the John F. Kemper Survey, Abstract No. 241, 17.39 acres are located in the Francisca Perez Survey Abstract No. 93, and approximately 3.99 acres are located in the Charles M. Creaner Survey, Abstract No. 149 of Victoria County, Texas.

All bearings are based on the Texas Coordinates System, South Central Zone (4204) NAD83. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130

The foregoing Fieldnote Description is based on an actual survey made under my supervision in July 2025 and is true and correct to the best of my knowledge and belief.

Wm. Patrick Hohlt
 Wm. Patrick Hohlt 07/15/2025
 Registered Professional Land Surveyor
 Texas No. 5523
 TXSURV Firm #100576-00



2508200-73 AC

256.86 ACRES

**THE STATE OF TEXAS;
COUNTY OF VICTORIA**

Being a 256.86 acre tract of land situated partially in the Alejo Perez Survey, Abstract No. 92 and partially in the Francisco Perez Survey, Abstract No. 93, Victoria County, Texas, said 261.36 acres being a portion of a 330 acre tract of land conveyed from Micki Flowers and Vicki Fabre to Circle G Partnership by deed dated September 28, 1995 as recorded in Volume 205, Page 716 of the Official Records of Victoria County, Texas, same being a portion of Section 31, a portion of Section 34, and a portion of Section 39 of the of the Burton, Wharton & Wilson Subdivision as recorded in Volume 54, Page 358 of the Deed Records of Victoria County, Texas, said 261.36 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCOR" set for the East corner of the herein described tract, said iron rod being the North corner of a 30 acre tract of land, described as Tract 2, conveyed from John Koliba to Mark Koliba as recorded in Instrument No. 200912681 of the Official Public Records of said county, and in the southwest right-of-way line of Edna Lane (R.O.W. varies);

THENCE, South 53°02'10" West, with the common line of the 30 acre Koliba tract, passing at an approximate distance of 965 feet the West corner of the 30 acre Koliba tract and the North corner of a 20 acre tract of land, described as Tract 1, conveyed from John Koliba to Mark Koliba as recorded in Instrument No. 200912681 of the Official Public Records of said county, and continuing for an overall distance of 1,624.34 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract, said iron rod being the West corner of the 20 acre Koliba tract;

THENCE, South 36°39'35" East, with the common line of the 20 acre Koliba tract, a distance of 1,301.37 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract, said iron rod being the South corner of the 20 acre Koliba tract and in the northwest right-of-way line of Black Bayou Road No. 1 (40' R.O.W.);

THENCE, South 53°18'24" West, with the northwest right-of-way line of Black Bayou Road No. 1, a distance of 974.46 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an angle point of the herein described tract, said iron rod being the in the southwest line of Section 31 and in the northeast line of Section 34;

THENCE, South 53°06'24" West, with the northwest right-of-way line of Black Bayou Road No. 1, a distance of 2,638.86 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the South corner of the herein described tract, said iron rod being the in the southwest line of Section 34, in the northeast line of Section 39, and in the northeast line of an 80 acre tract of land, described as South 1/2 Section 39, conveyed from Pascal Mumphord, Independent Executor of the Estate of Fletcher Nathaniel Williams to Velma Miller, et al as recorded in Volume 1064, Page 201 of the Deed Records of said county;

THENCE, North $36^{\circ}52'49''$ West, with the common line of Section 34, Section 39, and the 80 acre Miller tract, a distance of 1,292.28 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract, said iron rod being the North corner of the 80 acre Miller tract;

THENCE, South $43^{\circ}19'51''$ West, with the common line of the 80 acre Miller tract, passing at a distance of 363.40 feet a 5/8 inch diameter iron rod with orange plastic cap stamped "CIVILCORP REFERENCE PT" set on line for reference at the Victoria Barge Canal easement, and continuing for an overall distance of 635.84 feet to a calculated point for an exterior corner of the herein described tract, said calculated point being an exterior corner of a residual 1103.37 acre tract of land conveyed from Marie Huff, et al to Floyd R. Jaster, et ux as recorded in Volume 1484, Page 262 of the Deed Records of said county, and in the centerline of the barge canal;

THENCE, North $23^{\circ}14'36''$ West, with the northeast line of the residual 1103.37 acre Jaster tract and the centerline of the barge canal, a distance of 1,355.44 feet to a calculated point for the West corner of the herein described tract, said calculated point being an interior corner of the residual 1103.37 acre Jaster tract and in the common line of Section 39 and Section 40;

THENCE, North $53^{\circ}00'40''$ East, with the common line of the residual 1103.37 acre Jaster tract, Section 39, and Section 40, passing at an approximate distance of 273 feet the Victoria Barge Canal easement, passing at a distance of 316.26 feet a 1/2 inch diameter iron pipe found for an exterior corner of the residual 1103.37 acre Jaster tract, the South corner of a 197.78 acre tract of land conveyed from Sharon Ann Stubblefield and Douglas W. Stubblefield to Victoria County Navigation District (VCND) as recorded in Instrument No. 201511152 of the Official Public Records of said county, and the common corner of Section 39, Section 40, Section 33, and Section 34, and continuing for an overall distance of 2,961.31 feet to a 1/2 inch diameter iron pipe found for an angle point of the herein described tract, said iron pipe being the East corner of the 197.78 acre VCND tract, the South corner of a 213.94 acre tract of land, described as Tract I, conveyed from Ray Smith, et ux to VCND as recorded in Instrument No. 201606630 of the Official Public Records of said county, and the common corner of Section 34, Section 33, Section 32, and Section 31;

THENCE, North $53^{\circ}02'10''$ East, with the common line of the 213.94 acre VCND tract, Section 32, and Section 31, a distance of 1,318.50 feet to a calculated point for an exterior corner of the herein described tract, said calculated point being the West corner of a 19.65 acre tract of land, described as Tract II, conveyed from Ray Smith to VCND as recorded in Instrument No. 201606630 of the Official Public Records of said county, and being South $36^{\circ}49'26''$ East, a distance of 0.96 feet from a 1/2 inch diameter iron pipe found for reference;

THENCE, South $36^{\circ}49'26''$ East, with the common line of the 19.65 acre VCND tract, a distance of 656.87 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod being the South corner of the 19.65 acre VCND tract;

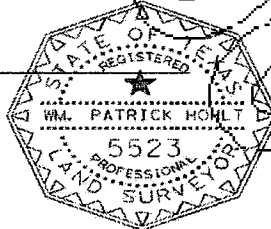
THENCE, North $53^{\circ}10'31''$ East, with the common line of the 19.65 acre VCND tract, a distance of 1,289.85 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the herein described tract, said iron rod being in the southwest right-of-way line of Edna Lane, and being South $53^{\circ}10'31''$ West, a distance of 10.19 feet from a 5/8 inch diameter iron rod found for the East corner of the 19.65 acre VCND tract;

THENCE, South $36^{\circ}52'22''$ West, with the southwest right-of-way line of Edna Lane, a distance of 660.10 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 261.36 acres of land, **LESS AND EXCEPT** a 4.50 acre tract of land comprised of a 2.0 acre tract of land conveyed to San Jose Cemetery, a 1.50 acre tract of land conveyed from Ross Ella Giles, et al to San Jose Cemetery Association as recorded in Volume 1625, Page 352 of the Deed Records of said county, and a 1.0 acre tract of land conveyed from Circle G LLC to San Jose Cemetery Association as recorded in Instrument No. 201801006 of the Official Public Records of said county, leaving a net acreage of 256.86 acres of land, more or less, of which approximately 172.84 acres are located in the Alejo Perez Survey, Abstract No. 92 and approximately 84.02 acres are located in the Francisca Perez Survey Abstract No. 93.

All bearings are based on the Texas Coordinates System, South Central Zone (4204) NAD83. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130

The foregoing Fieldnote Description is based on an actual survey made under my supervision in July 2025 and is true and correct to the best of my knowledge and belief.

Wm. Patrick Hohlt
 Wm. Patrick Hohlt 07/15/2025
 Registered Professional Land Surveyor
 Texas No. 5523
 TXSURV Firm #100576-00



2508200-256 AC

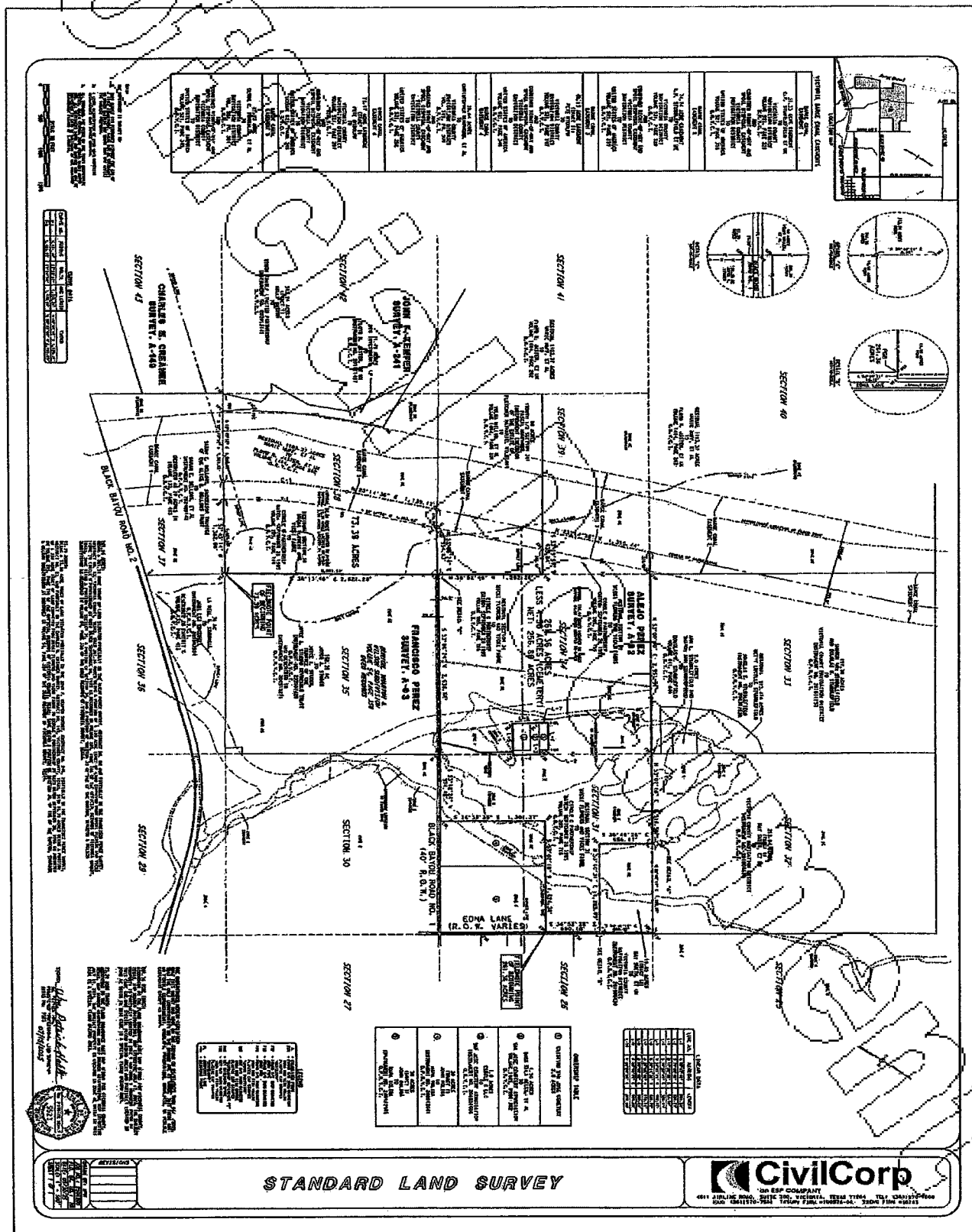
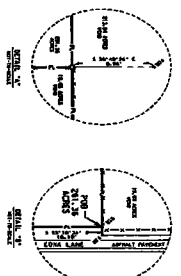
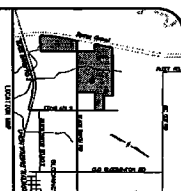
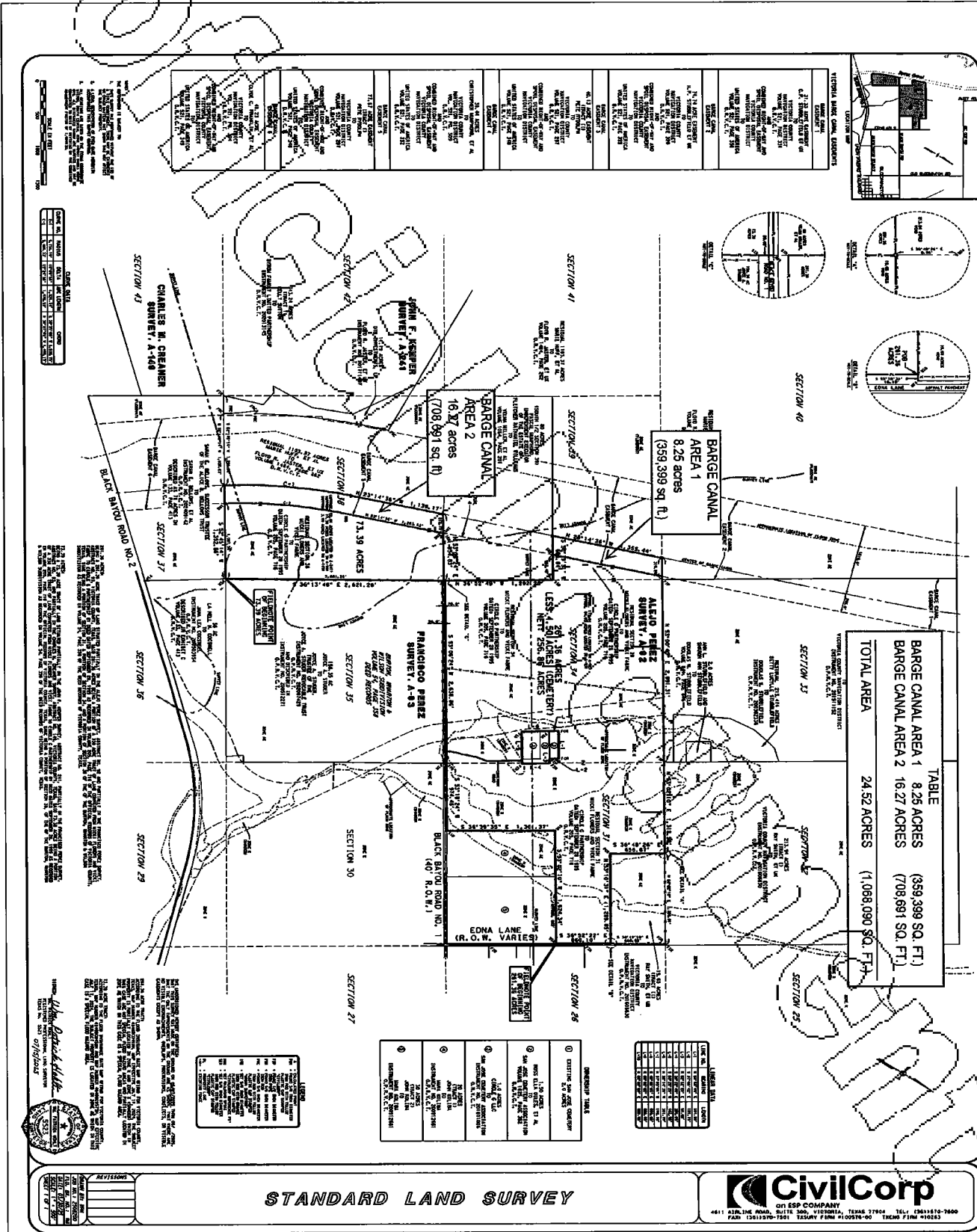


Exhibit “B”



TABLE

BARGE CANAL AREA 1	8.25 ACRES	(359,399 SQ. FT.)
BARGE CANAL AREA 2	16.27 ACRES	(708,691 SQ. FT.)
TOTAL AREA	24.52 ACRES	(1,068,090 SQ. FT.)

LEGEND

1	EXISTING AND PROPOSED
2	1/4 SECTION 31 & 32
3	1/4 SECTION 33 & 34
4	1/4 SECTION 35 & 36
5	1/4 SECTION 37 & 38
6	1/4 SECTION 39 & 40
7	1/4 SECTION 41 & 42
8	1/4 SECTION 43 & 44
9	1/4 SECTION 45 & 46
10	1/4 SECTION 47 & 48
11	1/4 SECTION 49 & 50
12	1/4 SECTION 51 & 52
13	1/4 SECTION 53 & 54
14	1/4 SECTION 55 & 56
15	1/4 SECTION 57 & 58
16	1/4 SECTION 59 & 60
17	1/4 SECTION 61 & 62
18	1/4 SECTION 63 & 64
19	1/4 SECTION 65 & 66
20	1/4 SECTION 67 & 68
21	1/4 SECTION 69 & 70
22	1/4 SECTION 71 & 72
23	1/4 SECTION 73 & 74
24	1/4 SECTION 75 & 76
25	1/4 SECTION 77 & 78
26	1/4 SECTION 79 & 80
27	1/4 SECTION 81 & 82
28	1/4 SECTION 83 & 84
29	1/4 SECTION 85 & 86
30	1/4 SECTION 87 & 88
31	1/4 SECTION 89 & 90
32	1/4 SECTION 91 & 92
33	1/4 SECTION 93 & 94
34	1/4 SECTION 95 & 96
35	1/4 SECTION 97 & 98
36	1/4 SECTION 99 & 100

NOTES:
1. THIS SURVEY WAS MADE BY THE CIVIL CORP. OF TEXAS, INC., A PROFESSIONAL ENGINEERING FIRM, LICENSED BY THE STATE OF TEXAS.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF TEXAS.
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2011	INITIAL SURVEY
2	10/1/2011	REVISION
3	10/1/2011	REVISION
4	10/1/2011	REVISION
5	10/1/2011	REVISION
6	10/1/2011	REVISION
7	10/1/2011	REVISION
8	10/1/2011	REVISION
9	10/1/2011	REVISION
10	10/1/2011	REVISION

LEGEND

1	EXISTING AND PROPOSED
2	1/4 SECTION 31 & 32
3	1/4 SECTION 33 & 34
4	1/4 SECTION 35 & 36
5	1/4 SECTION 37 & 38
6	1/4 SECTION 39 & 40
7	1/4 SECTION 41 & 42
8	1/4 SECTION 43 & 44
9	1/4 SECTION 45 & 46
10	1/4 SECTION 47 & 48
11	1/4 SECTION 49 & 50
12	1/4 SECTION 51 & 52
13	1/4 SECTION 53 & 54
14	1/4 SECTION 55 & 56
15	1/4 SECTION 57 & 58
16	1/4 SECTION 59 & 60
17	1/4 SECTION 61 & 62
18	1/4 SECTION 63 & 64
19	1/4 SECTION 65 & 66
20	1/4 SECTION 67 & 68
21	1/4 SECTION 69 & 70
22	1/4 SECTION 71 & 72
23	1/4 SECTION 73 & 74
24	1/4 SECTION 75 & 76
25	1/4 SECTION 77 & 78
26	1/4 SECTION 79 & 80
27	1/4 SECTION 81 & 82
28	1/4 SECTION 83 & 84
29	1/4 SECTION 85 & 86
30	1/4 SECTION 87 & 88
31	1/4 SECTION 89 & 90
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7	10/1/2011	REVISION
8	10/1/2011	REVISION
9	10/1/2011	REVISION
10	10/1/2011	REVISION



Victoria County Groundwater Conservation District
 2805 N. Navarro St., Ste 210, Victoria, Texas 77901
 Phone: (361)579-6863 | FAX: (361)579-0041
www.vcgcd.org | admin@vcgcd.org

EXHIBIT C

Vicinity Map

Printed Date: November 7, 2022

LEGEND

Victoria County GCD

Reference

Google

Groundwater Management

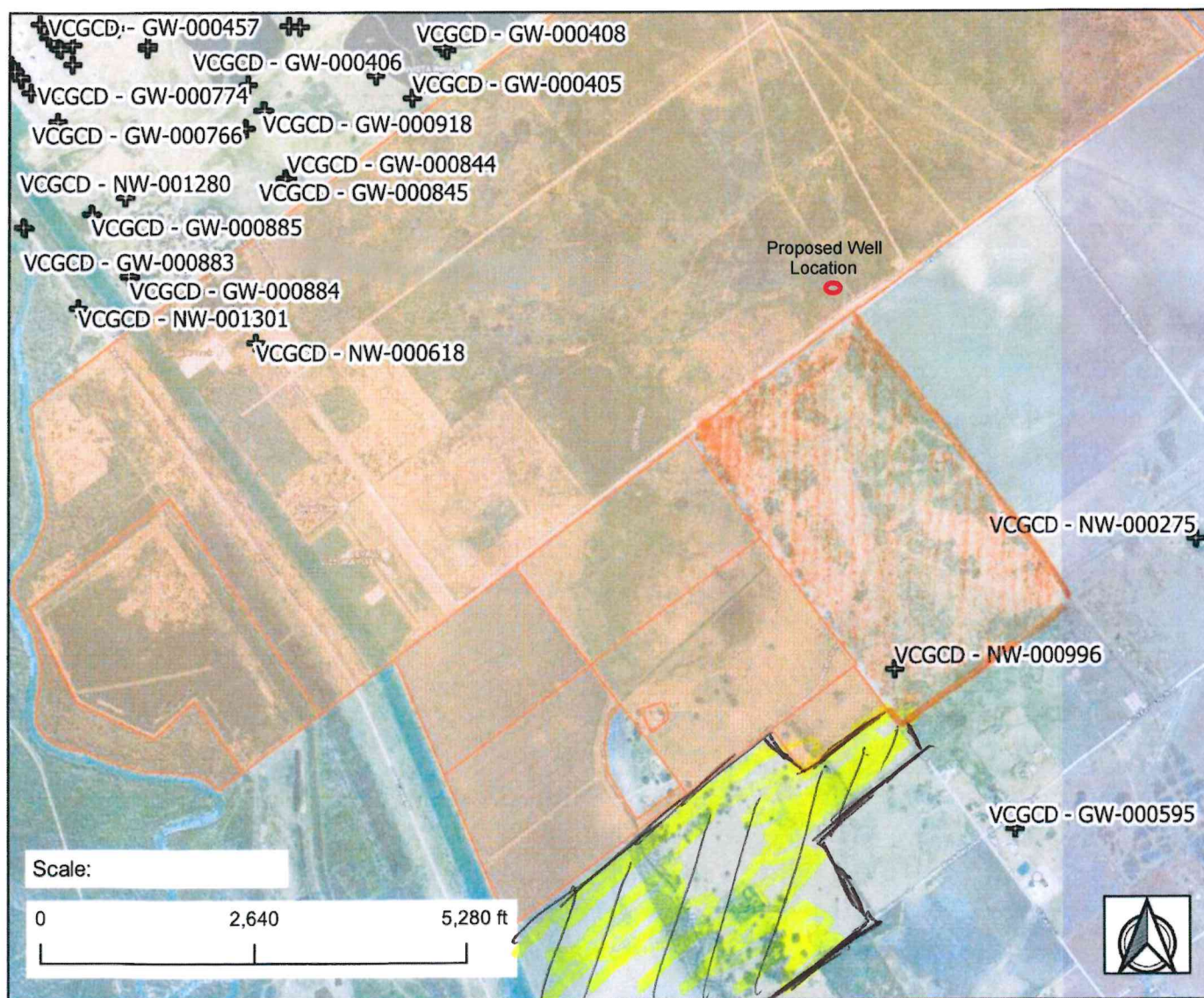
OpenStreetMap

✚ Water Wells

Appraisal District Data

Tax Parcels - Victoria County

Parcel Boundaries



Disclaimer: The records, files, and documents maintained by the Victoria County Groundwater Conservation District (District) contain data and information from many sources. The District cannot guarantee the accuracy or validity of such data and information. The District specifically disclaims any warranty or guarantee relating to the accuracy or validity of any such data and information. All users of such data and information should conduct such investigation and review as necessary to independently determine the accuracy or validity of such data and information.



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EXHIBIT D Vicinity Map

Printed Date: November 7, 2022

LEGEND

Victoria County GCD

Reference

Google

Groundwater Management

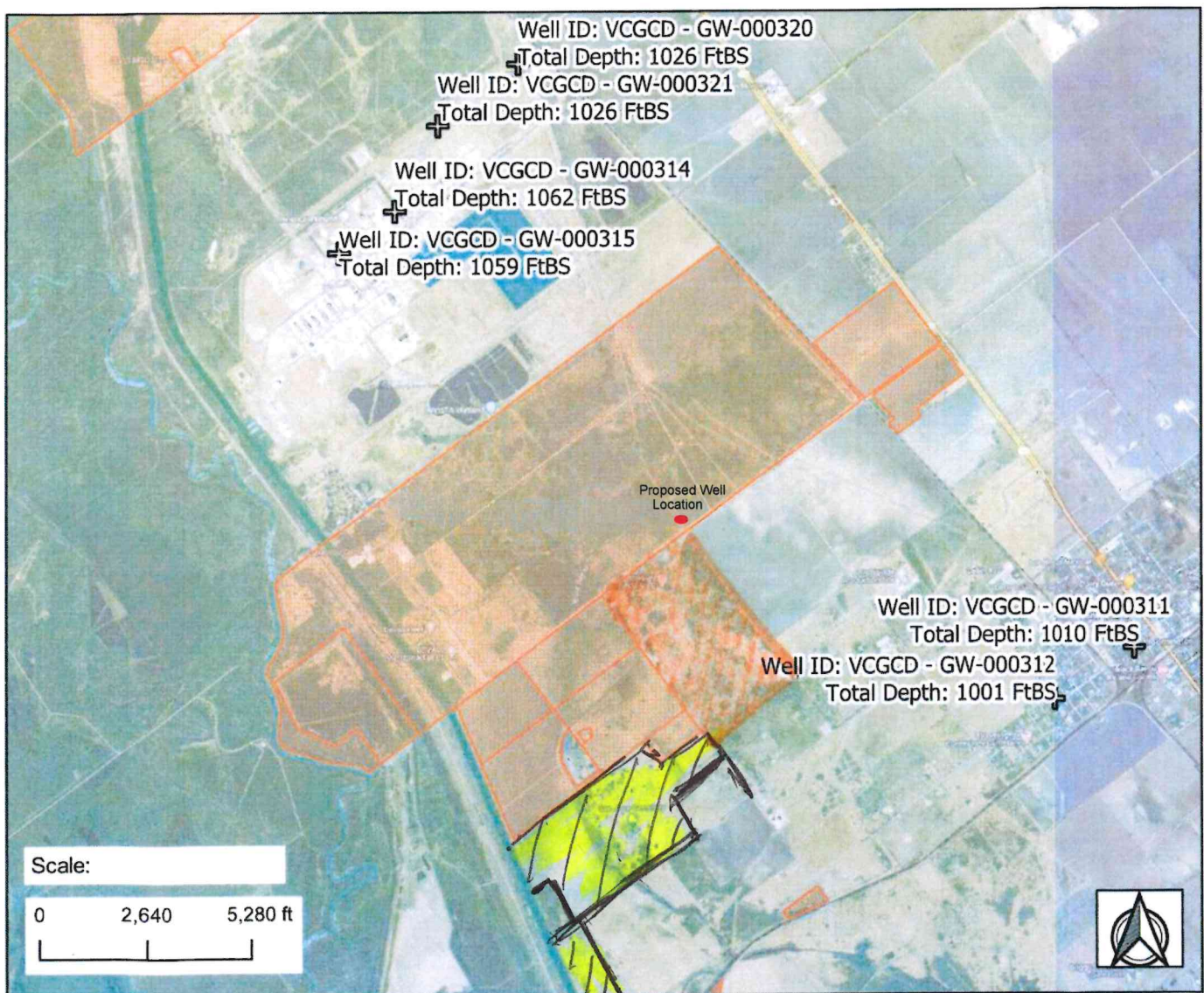
OpenStreetMap

✚ Water Wells - VCGCD

Appraisal District Data

Tax Parcels - Victoria County

Parcel Boundaries



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Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2026 1000 ft



28°39'26.9"N 96°55'55.2"W

28.657472, -96.932000



Directions



Save



Nearby



Send to
phone



Share



M349+X5Q Bloomington, Texas

Victoria Co Groundwater Conservation Dist

Date	Type	Reference	Original Amt.	Balance Due	4/8/2026 Discount	Payment
4/8/2026	Bill	RES-20260408A	6,500.00	6,500.00		6,500.00
					Check Amount	6,500.00



PORT OF VICTORIA
VICTORIA CO. NAVIGATION DIST.
1934 FM 1432
VICTORIA, TX 77905-1849

PROSPERITY BANK

16495

88-2265/1131-28



4/8/2026

PAY TO THE
ORDER OF Victoria Co Groundwater Conservation Dist

\$*6,500.00

Six Thousand Five Hundred and 00/100*****

DOLLARS

Victoria Co Groundwater Conservation Dist
PO Box 69
Victoria, TX 77902

MEMO

Application ID ADSPP-20251218-01



AUTHORIZED SIGNATURE

⑈016495⑈ ⑆113122655⑆ 7060022152⑈

Photo Safe Deposit®

Details on Back.
MP

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

**APPLICATION TO REQUEST A NON-HISTORIC-
USE PRODUCTION PERMIT FOR A WELL**

Submit this application to request a production permit authorizing the production of groundwater for a non-exempt use from a well.

Item 1: Specify the name and address of the applicant:

Sean Stibich
1934 FM 1432
Victoria, Tx 77905

Item 2: Specify the name and address of the person that owns the subject well:

Victoria County Port Facilities Corp
1934 FM 1432
Victoria, Tx 77905

Item 3: Specify the geographic coordinate of the subject well:

Latitude: 28° 39' 26.9" N, Longitude: 96° 55' 55.2" W

Item 4: Specify the name and address of the landowners of the subject tracts of contiguous ownership of land:

Victoria County Port Facilities Corp
1934 FM 1432
Victoria, Tx 77905

Item 5: Specify the name and address of the owners of groundwater resources of subject tracts of contiguous ownership of groundwater resources:

Victoria County Port Facilities Corp
1934 FM 1432
Victoria, TX 77905

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

Item 6: Specify the requested authorized groundwater production amount for the subject well in gallons per minute:

17,361 gpm

Item 7: Specify the requested authorized groundwater production amount for the subject well in acre-foot per year (note: 1 acre-foot = 325,851 gallons):

28,000 Ac-Ft/Yr

Item 8: Specify the requested authorized groundwater production purpose for the subject well:

Industrial Use

Item 9: Required Statements and Signature of the Applicant:

I certify, under penalty of law, that the well owner possesses the legal authority to produce groundwater from the subject tracts of contiguous ownership of groundwater resources; and

I certify, under penalty of law, that the information reported on and attached to the application was prepared under the direction or supervision of the applicant and is, to the best of the knowledge and belief of the applicant, true, accurate and complete; and

I certify, under penalty of law, that the subject well shall be operated in accordance with the rules of the district and regulations of the State of Texas.



Signature of Applicant

4/1/2028

Date of Signature

Note 1: The district may request additional information not requested in this application in order to evaluate the request relative to the rules of the district.

Note 2: The applicant is required to submit documentation demonstrating ownership of the subject tracts of contiguous ownership of land.

Victoria County Groundwater Conservation District

P.O. Box 69, Victoria, Texas 77902

Phone: (361)579-6863 | Email: admin@vcgcd.org | Website: www.vcgcd.org

Note 3: The applicant is required to submit documentation demonstrating ownership of the subject tracts of contiguous ownership of groundwater resources.

Note 4: The applicant is required to submit documentation specifying the spatial extent including the total acreage of the boundary of the subject tracts of contiguous ownership of land.

Note 5: The applicant is required to submit documentation specifying the spatial extent including the total acreage of the boundary of the subject tracts of contiguous ownership of groundwater resources intersecting the subject tracts of contiguous ownership of land.

Note 6: The applicant is required to submit the documentation of any waiver being requested in association with the application.

Note 7: The applicant is required to submit a scaled map of

- 1.) the subject well;
- 2.) the boundary of the subject tracts of contiguous ownership of land;
- 3.) the boundary of the subject tracts of contiguous ownership of groundwater resources;
- 4.) the boundaries of any production areas associated with other valid production permits overlapping the boundary of the subject tracts of contiguous ownership of groundwater resources;
- 5.) the nearest public roads; and
- 6.) the locations of any existing water wells within the boundary of the subject tracts of contiguous ownership of groundwater resources.