

**ROADWAY RIGHT-OF-WAY
AND PUBLIC UTILITY EASEMENT**

Date: August 25, 2016

Grantor: 4R MINERALS, LTD., a Texas Limited Partnership

Grantee: WEBB COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address:

Webb County
c/o Hon. Tano Tijerina
Webb County Judge
1000 Houston St.
Laredo, Texas 78040

Reservations from Conveyance: All oil, gas and other minerals in, on and under the Easement Property.

Exceptions to Warranty: Any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the Easement Property as now reflected by the records of the County Clerk of Webb County, Texas.

Easement Purpose: For public roadway right-of-way purposes, and for the construction, laying, installation and maintaining of drainage improvements and other public utilities (including, but not limited to, drainage structures of all types and sewer, telephone, gas, water, cable and electric lines).

Easement Property: A strip of land 30 foot wide containing 6.66 acres, parallel and with an existing 30 foot wide strip of land, 6.92 acres prepared by Howland Engineering and Surveying Company, recorded in Volume 2410, pages 329-333, said strip of land being more particularly described by metes and bounds and depicted on the attached Exhibit A.

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

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, conveys, and dedicates to Grantee, an easement over, on, under, and across the Easement Property for the Easement Purpose, in perpetuity, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee. Grantor binds Grantor's and Grantor's heirs, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Multiple Counterparts: This instrument may be executed in multiple counterparts, all of which when taken together shall constitute but a single original. This instrument shall be binding upon

each Grantor who actually executes same, irrespective of whether all of the named Grantors execute same.

GRANTOR:


4R MINERALS, LTD., A Texas Limited
Partnership
By: 4R HOLDINGS, LLC, A Texas Limited
Liability Company, General Partner

BY: 
JOSE EDMUNDO RAMIREZ
Member

THE STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on AUGUST 15, 2016, by the
said JOSE EDMUNDO RAMIREZ, Member of 4R Holdings, LLC, a Texas Limited Liability
Company, General Partner of 4R Minerals Ltd., a Texas Limited Partnership.




Notary Public, State of Texas