

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

Date: April 10, 2007

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. Danny Valdez  
County Judge  
1000 Houston  
Laredo, Webb County, 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 30' wide strip of land containing 6.92 acres in Webb County, Texas, 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 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.

By:

  
JOSE EDMUNDO RAMIREZ

General Partner

THE STATE OF TEXAS  
COUNTY OF WEBB

§  
§

THIS instrument was acknowledged before me on April 10, 2007, by the said JOSE EDMUNDO RAMIREZ, General Partner of 4R MINERALS, LTD., a Texas Limited Partnership, on behalf of said limited partnership.



*George A. Juarez*  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING PLEASE RETURN TO:**

Robert A. Saldaña  
Law Offices of Francisco J. Saldaña, Jr.  
217 W. Village Blvd., Suite No. 3  
Laredo, Texas 78041

**LEGAL DESCRIPTION**  
**30' WIDE STRIP OF LAND**  
CONTAINING 6.92 ACRES

A 30 FOOT WIDE STRIP OF LAND CONTAINING 6.92 ACRES, situated in Survey 575, Abstract 910, Survey 1988, Rafael Trejo, Abstract 2475, Survey 1989, T.M.R.R. Co., Abstract 1810, Survey 1990, Margarito Herrera, Abstract 2292. Being out of a 57.4574 acre tract known as Tract "K" owned by 4R Minerals, LTD., as per Vol. 1013, Pages 522-525, Webb County Deed Records, Texas. This 6.92 acre strip of land being more particularly described as follows:

**COMMENCING** at a found concrete monument being on the intersection of the southeast right of way line of U.S. Highway 59 and the north line of Survey 575, Abstract 910, Thence, S 89°43'39" W, across said Highway 59, a distance of 201.72 feet to a set 1/4" iron rod being on the northwest right of way line of said Highway 59, for an exterior corner hereof and the **TRUE POINT OF BEGINNING**;

**THENCE**, S 41°07'52" W, along said northwest right of way line of U.S. Highway 59, a distance of 41.49 FEET to a 8" fence corner post, for an exterior corner hereof;

**THENCE**, the following calls along existing fence line:

S 89°32'58" W	1322.52 FEET to a set 1/4" iron rod under fence
S 89° 14'09" W	143.46 FEET to a set 1/4" iron rod under fence
S 83°28'31" W	65.86 FEET to a set 1/4" iron rod under fence
S 81°48'09" W	121.04 FEET to a set 1/4" iron rod under fence
N 06°52'14" E	181.17 FEET to a 12" fence post
N 00°04'47" E	7978.53 FEET to a 5" pipe found
N 36°08'05" W	100.53 FEET to a set 1/4" iron rod under fence

Thence, N 88°54'58" E, a distance of 89.41 FEET to a set 1/4" iron rod under fence, being on the said 57.4571 acre boundary, for an exterior corner hereof;

Thence, S 00°04'47" W, along said fence line, also being said 57.4571 acre boundary line, a distance of 8187.35 FEET to a set 1/4" iron rod for an interior corner hereof;

**THENCE**, N 89°29'37" E, continuing along said fence line, also being said 57.4571 acre boundary line, a distance of 1627.02 FEET to the point of beginning for this 6.92 acre tract of land, more or less.

Basis of Bearing according to triangular monument "GOLD":

Latitude: 27 26 05.12633,  
Longitude: 99 03 35.61873,  
NAD 83

*Blair*  
1-12-07

**SHEET 3 OF 3**

*Ex A*

**SURVEY 1990**  
**MARGARITO HERRERA**  
**A-2292**

4R MINERALS, LTD.  
 2000 ACRES  
 VOL. 581, PAGE 360-363 W.C.D.R.

TRACT "H"  
 154.2428 ACRES

TRACT II  
 Santiago A Garzo  
 35 ACRES  
 VOL. 1377, PAGE 431-434 W.C.D.R.

**SURVEY 578**  
**E.E. BROCK**  
**A-2158**

Santiago A Garzo  
 35 ACRES  
 VOL. 661, PAGE 391-392 W.C.D.R.

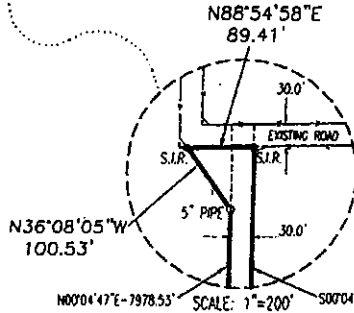
EXISTING 30' ROADWAY  
 EASEMENT "LAS PILAS"  
 Vol. 581, Pg. 434-439 W.C.D.R.



SCALE: 1"=500'

SEE DETAIL

EXISTING 30' ROADWAY  
 EASEMENT "LAS PILAS"  
 Vol. 581, Pg. 434-439 W.C.D.R.



4R MINERALS, LTD.  
 2000 ACRES  
 VOL. 581, PAGE 360-363 W.C.D.R.

Property line of 2000 Acre tract  
 Property line of 57,927 Acre tract  
 N00°04'47\"/>

PATENTED TO WEBB COUNTY SCHOOL  
 2292.42 ACRES  
 VOL. 13, PAGE 284-285 W.C.D.R.

**SURVEY 1687**  
**WEBB COUNTY SCHOOL LAND**  
**A-1890**

**30' WIDE  
 STRIP OF LAND**

**SURVEY 1989**  
**T.M.R.R.Co.**  
**A-1810**

**MATCH LINE**

HATCH AREA  
 EXISTING ROADWAY  
 KNOWN AS "LAS PILAS"  
 ENCLOSED BY BARD WIRE FENCE

**SURVEY OF 30' WIDE STRIP OF LAND**

A 30 FOOT WIDE STRIP OF LAND CONTAINING 6.92 ACRES, situated in Survey 575, Abstract 910, Survey 1989, Rafael Trejo, Abstract 2485, Survey 1989, T.M.R.R. Co., Abstract 1810, Survey 1990, Margarito Herrera, Abstract 2292, Being out of a 57.4574 acre tract known as Tract "K" owned by 4R Minerals, LTD., as per Vol. 1013, Pages 522-525, Webb County Deed Records, Texas.

STATE OF TEXAS,  
 COUNTY OF WEBB

I, BERNAL F. SLIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING "PLAY OF SURVEY" AND ACCOMPANYING "FIELD NOTES" ARE A TRUE REPRESENTATION OF A SURVEY CONDUCTED ON THE GROUND UNDER MY SUPERVISION.

THIS THE 12th DAY OF JANUARY 2007

*[Signature]*  
 R.P.L.S. No. 5328-TEXAS

**HOWLAND**  
**ENGINEERING & SURVEYING COMPANY**  
 7516 N. BARTLETT AVE.  
 LAREDO, TEXAS 78045



**MATCH LINE**

HATCH AREA  
EXISTING ROADWAY  
KNOWN AS "LAS PILAS"  
ENCLOSED BY BARB WIRE FENCE

**SURVEY 1989**  
**T.M.R.R.Co.**  
**A-1810**

**30' WIDE STRIP OF LAND**  
30' OF EXISTING ROADWAY AND  
20' OUT OF WEBB COUNTY SCHOOL TRACT

PATENTED TO WEBB COUNTY SCHOOL  
2292.42 ACRES  
VOL. 13, PAGE 284-285 W.C.D.R.

**SURVEY 1687**  
**WEBB COUNTY SCHOOL LAND**  
**A-1890**



SCALE: 1"=500'

4R MINERALS, LTD.  
2000 ACRES  
VOL. 551, PAGE 352-353 W.C.D.R.

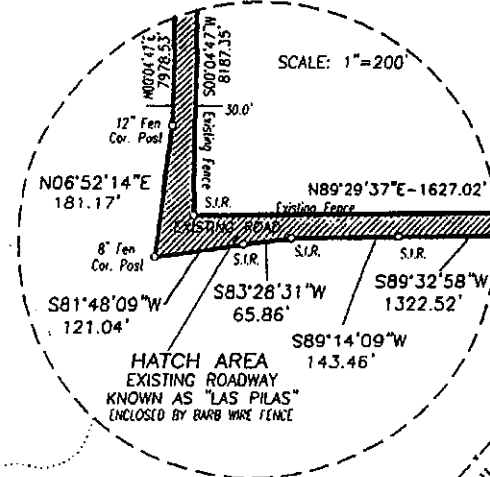
N00°04'47"E-7978.53'  
S00°04'47"W-8187.35'

HATCH AREA  
EXISTING ROADWAY  
KNOWN AS "LAS PILAS"  
ENCLOSED BY BARB WIRE FENCE

**SURVEY 1988**  
**RAFAEL TREJO**  
**A-2475**

4R MINERALS, LTD.  
2000 ACRES  
VOL. 551, PAGE 350-353 W.C.D.R.

Property line of 2860 acre tract  
Property line of 57,457.1 acre tract



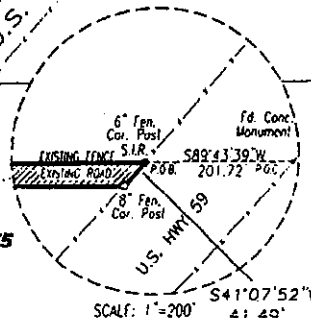
SCALE: 1"=200'

SEE DETAIL

N89°29'37"E-1627.02'  
S89°32'58"W-1322.52'

**SURVEY 1988**  
**RAFAEL TREJO**  
**A-2475**

U.S. HIGHWAY 59



SCALE: 1"=200'  
41.49'

TRACT "K"  
4R MINERALS, LTD.  
57.4571 ACRES  
VOL. 1013, PAGE 522-525 W.C.D.R.

**SURVEY 575**  
**A-910**

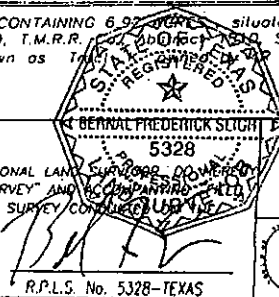
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THIS THE 12TH DAY OF JANUARY 2007



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LAREDO, TEXAS 78045

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SHEET 1 OF 3