

206492

STATE OF TEXAS I
COUNTY OF WEBB I

KNOW ALL MEN BY THESE PRESENTS:

That we, L. A. WRIGHT and wife, SALLY WALKER WRIGHT, both of the County of Webb and State of Texas, for the purpose of making an exchange and partition of properties herein described belonging to L. A. Wright and his two (2) daughters, namely, Myrlee Wright McNary and Elaine Wright Calk, and for a good and sufficient consideration moving to us from Myrlee Wright McNary and Elaine Wright Calk, the receipt and sufficiency of which is hereby acknowledged, EXCEPT AS BELOW STATED, and subject to the provisions herein contained, HAVE GRANTED, SOLD AND CONVEYED, and by these presents DO GRANT, SELL AND CONVEY, jointly and equally, unto MYRLEE WRIGHT McNARY, of the County of San Mateo, State of California, and ELAINE WRIGHT CALK, of the County of Santa Clara, State of California, properties and interest in properties situated in the County of Webb and State of Texas described as follows, to-wit:

FIRST:

1,057.6556 acres described as being all of the 1,059.20 acres, more or less, out of Porciones No. Thirty-six (36) and Thirty-seven (37) forming that part of the Myrlane Ranch that lies East of the center of U. S. Highway 83 in accordance with a survey made on the ground under supervision of C. V. Howland, Jr. in accordance with field notes prepared by C. V. Howland, Jr. attached hereto as Exhibit "A," and in accordance with survey plat of the Myrlane Ranch owned by Myrlee Wright McNary, Elaine Wright Calk and L. A. Wright out of the Mariano Salinas Porcion No. 36 and the Jose Bartolo Mapa Porcion No. 37, Webb County, certified to by C. V. Howland, Jr., Registered Public Surveyor, under date of August 27, 1974, a copy of which C. V. Howland, Jr. survey plat of the Myrlane Ranch has been filed in the office of the County Clerk of Webb County. Reference is here made to said field notes contained in Exhibit "A" and to said August 27, 1974 survey plat of the Myrlane Ranch for a more particular description of said 1,059.20 acres, of which in accordance with said survey plat 5.17 acres form a part of the highway right-of-way, leaving 1,054.03 acres located East of said U. S. Highway 83, of which 458.03 acres are

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located in Porcion No. 36 East of the center of U. S. Highway 83 and 601.17 acres are located in Porcion No. 37 East of the center of U.S. Highway 83;

LESS AND EXCEPT, however, a tract containing 1.5444 acres upon which is located the ranch residence now occupied by L. A. Wright and wife, Sally Walker Wright, as their residential homestead, which residential homestead is owned one-half by L. A. Wright and one-half by Myrlee Wright McNary and Elaine Wright Calk, and is described by metes and bounds as follows:

BEGINNING at the point of intersection of the North line of the S. N. Johnson Subdivision with the center of U. S. Highway 83, the Northwest corner of the herein described 40.59-acre tract and the Northwest corner of this tract;

THENCE N. $89^{\circ}22'29''$ E. at 51.65 feet pass 0.86 feet North of the Northwest corner of a brick and ornamental iron fence and continuing same course with the South line of a 10-vara strip which generally forms a part of the La Pita-Mangana Road and North line of said 40.59-acre tract 343.25 feet in all to a point for the Northeast corner of this tract;

THENCE S. $01^{\circ}30'17''$ W. at 2.22 feet pass the Northeast corner of cyclone fence around main house and continuing same course with said fence 196.83 feet in all to the Southeast corner of said fence for the Southeast corner of this tract;

THENCE S. $89^{\circ}42'36''$ W. with cyclone fence at 292.40 feet pass the Southwest corner of said fence and continuing same course 344.73 feet in all to point in center of U. S. Highway 83 and West line of said 40.59-acre tract for the Southwest corner of this tract;

THENCE along a curve to the left having a radius of 11,459.16 feet, a length of 149.85 feet, a central angle of $0^{\circ}44'57''$ and a long chord of N. $02^{\circ}02'45''$ E. 149.85 feet to a point of tangency;

THENCE N. $01^{\circ}40'16''$ E. 45.03 feet with the center of U. S. Highway 83 to the place of beginning, and containing 1.5444 acres, of which .2237 acre is within the right-of-way of U. S. Highway 83.

L. A. Wright ~~RESERVES~~ all homestead rights in above 1.5444-ac. homestead tract.

Four (4) tracts are excluded from this conveyance, being the above described 1.5444-acre main residence tract, and three (3) tracts that belong to third persons shown on the survey plat of the Myrlane Ranch located on the East side of said U. S. Highway 83 and designated on said plat as the "Louis Link," "Moon Tract" and "King Estate" tracts.

This conveyance of said 1,057.6556 acres of land on

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the East side of the center line of U. S. Highway 83 is made subject to the following:

1. An undivided one-half (1/2) interest inherited by Myrlee Wright McNary and Elaine Wright Calk from their mother, Emmie Gale Wright, as reflected by records in the Office of the County Clerk of Webb County.
2. Rights acquired by Myrlee Wright McNary and Elaine Wright Calk under four (4) deeds of gift executed by L. A. Wright and wife, Sally Walker Wright, described as follows:
 - a. One deed dated December 30, 1971, conveying an undivided one-fourth (1/4) interest in the most easterly 846 acres of the Myrlane Ranch to Myrlee Wright McNary by deed of record in Vol. 415, pp. 66-70, Deed Records of Webb County, as amended by correction deed dated December 12, 1974, as recorded in Vol. 475, pp. 93-5, Deed Records of Webb County, but effective as of December 30, 1971.
 - b. Deed dated December 30, 1971, conveying to Elaine Wright Calk an undivided one-fourth (1/4) interest in the most easterly 846 acres of the Myrlane Ranch by deed of record in Vol. 415, pp. 71-5, Deed Records of Webb County, as amended by correction deed dated December 12, 1974, as recorded in Vol. 475, pp. 84-6, Deed Records of Webb County, but effective as of December 30, 1971.
 - c. Deed dated December 4, 1972, conveying an undivided one-fourth (1/4) interest to Myrlee Wright McNary to that part of the Myrlane Ranch which lies East of U. S. Highway 83, save and except two (2) tracts, with First Tract excluded being the most Easterly 846 acres, and Second Tract excluded being the homestead tract in Porcion No. 36, with the recital that said homestead tract would be surveyed by a registered engineer, with sketch and field notes to be filed in the office of the County Clerk of Webb County and recorded in Vol. 429, pp. 286-9, Deed Records of Webb County, as amended by correction deed dated December 12, 1974, as recorded in Vol. 475, pp. 87-89, Deed Records of Webb County, but effective as of December 4, 1972.
 - d. Deed dated December 4, 1972, conveying to Elaine Wright Calk an undivided one-fourth (1/4) interest in and to that part of the Myrlane Ranch which lies East of U. S. Highway 83, save and except two (2) tracts therein excluded, with First Tract excluded being the most Easterly 846 acres, and with Second Tract excluded being the homestead tract. Said deed is recorded in Vol. 429, pp. 290-3, Deed Records of Webb County, as amended by correction deed dated December 12, 1974, recorded in Vol. 475, pp. 90-2, Deed Records of Webb County, but effective as of December 4, 1972.
3. Leasehold estate granted under an oil, gas and mineral lease executed by L. A. Wright and wife, Sally Walker

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Wright, Myrlee Wright McNary and Elaine Wright Calk, as lessors, to Ted C. Becker, as Lessee, covering the Myrlane Ranch containing 1,435.48 acres in Porciones No. 36 and 37, as more fully described in said lease as recorded in Vol. 425, pp. 618-21, Deed Records of Webb County, and the 5/32nds royalties payable under and in accordance with paragraph 'j' of said lease shall be owned as to production of all oil, gas and other minerals from that part of the Myrlane Ranch located on the East side of U. S. Highway 83 in proportions of 2/32nds to Myrlee Wright McNary, 2/32nds to Elaine Wright Calk and 1/32nd to L. A. Wright, as L. A. Wright EXCEPTS AND RESERVES from the conveyance herein made by L. A. Wright and wife, Sally Walker Wright, One-fifth (1/5) of all royalties payable under above mentioned lease insofar as same covers production of oil, gas and other minerals from that part of the Myrlane Ranch located East of U. S. Highway 83, being a perpetual royalty.

SECOND:

All of our undivided one-half (1/2) interest, being all of our right, title and interest in and to the larger irrigation system located on the Myrlane Ranch, which consists principally of and includes but is not limited to the following:

- (1) One (1) 16-inch intake pipe, as well as a 125-horse power electric motor and pump located in the North pit on the banks of the Rio Grande River West of U. S. Highway 83.
- (2) Approximately 5,000 feet of steel pipe having a diameter of 18 inches which commences and is connected with the pump and motors in the North pit, and which proceeds in an Easterly direction across that part of the Myrlane Ranch located between the Rio Grande River and U. S. Highway No. 83 connecting with a steel pipe having a diameter of 20 inches.
- (3) A steel pipe line having a diameter of 20 inches that connected with above mentioned 18-in. steel pipe line on the East side of U. S. Highway 83 and proceeds in an Easterly direction across that part of the Myrlane Ranch located East of the highway a distance of approximately 9,000 feet. Said pipe line includes several earthen reservoir tanks used for storing water pumped from the Rio Grande River for irrigation purposes, as well as for domestic use.
- (4) All valves, attachments, appurtenances and other properties used in connection with the operation of the above mentioned larger irrigation system.
- (5) Easement for the above mentioned larger irrigation system, including the North pump pit and the 18-in. pipe line located between U. S. Highway 83 and the Rio Grande River. Such easement is to continue so long as such larger irrigation system continues in use and operation, and is to have a sufficient width permitting the inspection, repair and replacement of all parts of said irrigation

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system located West of U. S. Highway 83, including the 18-in. pipe line. Right of ingress and egress for inspection, repair, removal and replacement of said irrigation system located West of U. S. Highway 83 contemplates the continued use of the present road located adjacent to such pipe line as a means of ingress and egress.

L. A. Wright, in connection with the use and enjoyment of the residential homestead on the 1.5444-acre tract as hereinabove described, reserves the right for the benefit of himself, his legal representatives, heirs and assigns, to periodically continue to use said larger irrigation system for the purpose of watering fruit trees, lawn, flower and vegetable garden and other domestic use, subject only to L. A. Wright paying an amount equal to the reasonable actual cost of pumping water from the Rio Grande River into the earthen reservoir heretofore used for supplying domestic water to such residential homestead.

It is mutually agreed that by virtue of this conveyance and rights heretofore acquired by Myrlee Wright McNary and Elaine Wright Calk the 1500-acre feet of water to which the Myrlane Ranch is entitled under rulings of the Texas Water Rights Commission are to be shared justly and equitably, and it is mutually agreed that Myrlee Wright McNary and Elaine Wright Calk, their legal representatives, heirs and assigns, are to be entitled to use annually 1,000-acre feet of water on the East side of the highway, and that Myrlee Wright McNary and Elaine Wright Calk under subsequent paragraphs are transferring their undivided one-half (1/2) interest in the water rights to that part of the Myrlane Ranch located West of the highway in order that L. A. Wright, his legal representatives, heirs and assigns, as owners of that part of the Myrlane Ranch located West of U. S. Highway 83, will be entitled to use annually an amount equal to 500-acre feet of water.

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There is attached hereto as Exhibit "B" field notes of a 40.59-acre tract out of Porcion No. 36, Webb County, as surveyed on the ground by C. V. Howland, Jr., Surveyor, and the field notes of which were prepared by C. V. Howland, Jr. in accordance with such survey, said 40.59-acre tract has heretofore been owned jointly by L. A. Wright and Myrlee Wright McNary and Elaine Wright Calk and proportions of 1/2 interest by L. A. Wright and the remaining 1/2 interest jointly and equally by Myrlee Wright McNary and Elaine Wright Calk. Said tract was referred to as the 40-acre homestead tract in the December 4, 1972 deed from L. A. Wright and wife, Sally Walker Wright, to Myrlee Wright McNary, as recorded in Vol. 429, pp. 286-9, Deed Records of Webb County, and also in the deed from L. A. Wright and wife to Elaine Wright Calk dated December 4, 1972, as recorded in Vol. 429, pp. 286-9, Deed Records of Webb County, but the C. V. Howland, Jr. survey reflects that said homestead tract contains 40.59 acres instead of 40 acres. Said Exhibit "B" is attached hereto, referred to and made a part of this Deed of Exchange for the reason that the Northwest corner of said 40.59-acre tract was called for in the field notes to the above described 1.5444-acre tract as hereinabove described by metes and bounds as being the Northwest corner of said 1.5444-acre tract.

This Deed of Exchange and rights of the parties hereunder are subject to rights of third persons under the following instruments:

1. Agricultural lease, if any, that may be in force and effect that covers that part of the Myrlane Ranch located East of U.S. Highway 83, less and except the homestead tract as described by metes and bounds in Exhibit "B" hereto attached as containing 40.59 acres, and also covers that part of the Myrlane Ranch located West of U.S. Highway 83.

2. The interest in land hereinabove conveyed located East of U.S. Highway 83, less and except the residential homestead tract of 1.5444-acre, contains improvements which include two (2) masonry rent houses that are leased on a month-to-month basis, and rights of Myrlee Wright McNary and Elaine Wright Calk are subject to rights under above mentioned leases, but Myrlee Wright McNary and Elaine Wright Calk shall be entitled to receive all the rents that may hereafter be paid under existing leases insofar as said leases cover land on the East side of U.S. Highway 83 that is conveyed to the said Myrlee Wright McNary and Elaine Wright Calk.

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TO HAVE AND TO HOLD the undivided right, title and interest heretofore belonging to L. A. WRIGHT in and to the above described property, unto MYRLEE WRIGHT McNARY and ELAINE WRIGHT CALK, their legal representatives, heirs and assigns, forever. And we, L. A. WRIGHT and wife, SALLY WALKER WRIGHT, do hereby bind ourselves, our legal representatives, devisees, heirs and assigns, to WARRANT and FOREVER DEFEND all and singular the above described property unto the said MYRLEE WRIGHT McNARY and ELAINE WRIGHT CALK, their legal representatives, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the undivided right, title and interest in and to all of the above described property heretofore belonging to the said Myrlee Wright McNary and Elaine Wright Calk.

We, MYRLEE WRIGHT McNARY and ELAINE WRIGHT CALK, in consideration of the property hereinabove conveyed to us, the receipt and sufficiency of which is hereby acknowledged, EXCEPT AS BELOW STATED, and subject to all the provisions herein contained, HAVE GRANTED, SOLD AND CONVEYED, and by these presents DO GRANT, SELL AND CONVEY unto our father, L. A. WRIGHT properties situated in the County of Webb and State of Texas, described as follows, to-wit:

FIRST:

All of our undivided one-half (1/2) interest, being all of our right, title and interest in and to all land located in Porciones No. 36 and 37 in which we have an interest that is located West of U. S. Highway 83, LESS AND EXCEPT a 26.01-acre tract out of Porcion No. 36 known as the "Tarver Tract" which is excluded from this conveyance and which is described as being that tract that Edward Rex Tarver, Jr. and others conveyed to Myrlee Wright McNary and Elaine Wright Calk under deed dated the 7th day of October, 1972, as recorded in Vol. 427, pp. 285-90, Deed Records of Webb County, to which reference is here made for all purposes. We are conveying our undivided one-half (1/2) interest in and to 370.91 acres bounded on the West by the Rio Grande River and on the East by the West boundary

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line of U. S. Highway 83, which 370.91 acres are described by metes and bounds in an oil, gas and mineral lease to George E. Neel of record in Vol. 223, pp. 339-45, Deed Records of Webb County, to which lease and the record thereof reference is here made for a more particular description of said 370.91 acres. Said land is further identified on the survey plat of the Myrlane Ranch prepared by C. V. Howland, Jr. on the 27th day of October- 1974, as filed for record in Vol. 2, p. 235, Plat Records of Webb County, excluding, however, the Tarver and Notzon Tracts shown on such survey plat as containing 30.63 acres, and which plat reflects gross acres West of the center of U. S. Highway 83 to be 407.62 acres, and excluding the Tarver Tract of 30.63 acres leaves a balance of 376.99 acres, and deducting the 5.18 acres in the highway leaves a net balance of 371.81 acres which are herein referred to as part of the old Myrlane Ranch located West of U. S. Highway 83, although this conveyance does convey whatever right, title and interest we have in the right-of-way of U. S. Highway 83 that is located West of the center-line.

SECOND:

A perpetual non-participating royalty interest in and to the oil, gas and other minerals in and under 1,059.20 acres of land out of Porciones No. 36 and 37, located East of U.S. Highway 83 in accordance with field notes prepared by C. V. Howland, Jr., Registered Public Surveyor, as shown on the C. V. Howland, Jr. survey plat dated the 27th day of August, 1974, as recorded in Vol. 2, p. 235, Plat Records of Webb County, to which reference is hereby made equal to an undivided one-thirty-second (1/32nd) interest in and to all the oil, gas and other minerals in and under said 1,059.20 acres, being a perpetual non-participating royalty herein conveyed and to be delivered to L. A. Wright, his legal representatives, heirs and assigns, free of all drilling and development costs.

However, the conveyance of such non-participating royalty interest is subject to all the terms, conditions and provisions of that certain oil, gas and mineral lease dated the 18th day of August, 1972, executed by L. A. Wright and wife, Sally Walker Wright, Myrlee Wright McNary and Elaine Wright Calk, as Lessors, to Ted G. Becker, as Lessee, covering the Myrlane Ranch of 1,435.48 acres, as more fully described in said lease as recorded in Vol. 425, pp. 618-21, Deed Records of Webb County, and so long as said oil, gas and mineral lease remains in force and

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effect L. A. Wright, his legal representatives, heirs and assigns, shall be entitled to receive 1/5th of the royalties payable under said lease from the oil, gas and other minerals produced from wells on the 1,059.20 acres lying East of U. S. Highway 83, and such 1/5th royalty shall be in substitution and satisfaction of the undivided 1/32nd interest herein conveyed to L. A. Wright as a non-participating royalty. Upon the expiration or termination of said August 18, 1972 oil, gas and mineral lease, Myrlee Wright McNary and Elaine Wright Calk, their legal representatives, heirs and assigns, may thereafter execute oil, gas and mineral leases on all or any part of the 1,059.20 acres out of Porciones No. 36 and 37 located East of U. S. Highway 83 without the joinder of L. A. Wright; and the said Myrlee Wright McNary and Elaine Wright Calk shall be entitled to receive all bonus and delay rentals that may be paid for or under future oil, gas and mineral leases, but all future oil, gas and mineral leases shall provide for royalty on oil, gas and other minerals in an amount sufficient for L. A. Wright, his legal representatives, heirs and assigns, to receive the 1/32nd perpetual non-participating royalty interest to which L. A. Wright may be entitled under this conveyance.

The conveyance of the above described 370.91 acres to L. A. Wright is subject to the following:

1. The August 18, 1972 oil, gas and mineral lease executed by L. A. Wright and wife, Sally Walker Wright, Myrlee Wright McNary and Elaine Wright Calk, as Lessors, to Ted G. Becker, as Lessee, covering the Myrlane Ranch containing 1,435.48 acres, as fully described in said lease of record in Vol. 425, pp. 618-21, Deed Records of Webb County, to which reference is here made for all purposes. L. A. Wright, his legal representatives, heirs and assigns, shall be entitled to receive all delay rentals payable under above lease insofar as same cover that part of the Myrlane Ranch located West of U. S. Highway 83 referred to in said lease as First Tract containing 370.91 acres; and L. A. Wright shall be entitled to receive 3/5ths of all the royalties payable under above lease insofar as same covers First Tract of 370.-1 acres out of Porciones No. 36 and 37, all of which are located West of Highway 83;

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however, Myrlee Wright McNary and Elaine Wright Calk EXCEPT AND RESERVE unto themselves, their legal representatives, heirs and assigns, jointly and equally, two-fifths (2/5ths) of the royalties payable under above August 18, 1972 oil, gas and mineral lease insofar as said lease covers oil, gas and other minerals produced from that part of the Myrlane Ranch located West of U. S. Highway 83 designated as First Tract of 370.91 acres in said lease.

MYRLEE WRIGHT McNARY and ELAINE WRIGHT CALK EXCEPT from this conveyance and RESERVE unto themselves, their legal representatives, heirs and assigns, jointly and equally, a perpetual non-participating royalty in and to all of the oil, gas and other minerals in and under and that may be produced from all or any part of said 370.91 acres out of Porciones No. 36 and 37. The perpetual non-participating royalty excepted and reserved by the said Myrlee Wright McNary and Elaine Wright Calk is subject to the August 18, 1972 oil, gas and mineral lease insofar as same covers First Tract of 370.91 acres located West of U. S. Highway 83, and during the term of said lease the 2/5ths royalty excepted and reserved by Myrlee Wright McNary and Elaine Wright Calk in and under said lease insofar as same covers said First Tract of 370.91 acres is to be in lieu and substitution of the 2/32nds interest herein excepted and reserved in and under said First Tract, and it is understood that after the expiration of said August 18, 1972 lease to Ted G. Becker, that L. A. Wright, his legal representatives, heirs and assigns, may execute future oil, gas and mineral leases without the joinder of Myrlee Wright McNary and Elaine Wright Calk, and that L. A. Wright shall be entitled to receive all the bonus and delay rentals for future leases insofar as same cover said First Tract of 370.91 acres, but all such leases shall provide for royalties under which Myrlee Wright McNary and Elaine Wright Calk shall be entitled to receive their proportionate part of royalties herein excepted and reserved.

MYRLEE WRIGHT McNARY and ELAINE WRIGHT CALK EXCEPT

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from this conveyance of said 370.91 acres, the larger irrigation system conveyed and transferred to them under preceding paragraphs of this deed of exchange and partition, including not only the motors, pumps, intake pipes, pipeline and other accessories, but also easements for the larger irrigation system and pipelines, as well as right of ingress and egress for the purpose of inspecting, repairing, operating, replacing and/or removing such lines for as long thereafter as said larger irrigation system may be operated and used for the purpose of pumping water for the benefit of lands located and forming a part of the 1,059.20 acres out of Porciones No. 36 and 37, located East of U.S. Highway 83.

This deed of exchange and partition is to be construed as vesting in L. A. Wright, his legal representatives, heirs and assigns, and we, Myrlee Wright McNary and Elaine Wright Calk, do hereby CONVEY and TRANSFER unto L. A. Wright additional properties described as follows:

All right, title and interest of Myrlee Wright McNary and Elaine Wright Calk in and to water permit granted by the Texas Water Rights Commission insofar as same covers 500-acre feet per year which is to be used on land west of U.S. Highway 83 in Porciones No. 36 and 37, as well as all right, title and interest in and to a smaller irrigation system used for the purpose of watering that part of the Myrlane Ranch located West of U.S. Highway 83 and which consists of two 16-in. intake pipes, one 40-horse power and one 75-horse power motor and pump, all located in a pit on or near the banks of the Rio Grande River, designated as the South pit, together with all pipeline connected with said smaller irrigation system, consisting of one 12-in. pipeline extending to U.S. Highway 83 and one 12-in. steel pipeline about 2,000 feet long.

This deed of exchange and partition is to be construed as vesting in L. A. Wright, his legal representatives, heirs and assigns, the sole title to water permits granted by the Texas Water Rights Commission to the extent of 500-acre feet per year to be used on that part of the land out of Porciones 36 and 37

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located West of U.S. Highway 83, as well as title to all of the smaller irrigation system hereinabove referred to.

The conveyance of said 370.91 acres located West of U.S. Highway 83 is subject to any and all leases, including agricultural leases, affecting all or any part of said 370.91 acres, but L. A. Wright shall be entitled to receive rentals payable under such leases insofar as same affect land forming any part of said 370.91 acres.

TO HAVE AND TO HOLD all of the above described property to L. A. WRIGHT, his legal representatives, heirs and assigns, forever; and we, MYRLEE WRIGHT McNARY and ELAINE WRIGHT CALK, do bind ourselves, our legal representatives, heirs, devisees and assigns, to WARRANT and FOREVER DEFEND all and singular the above described property unto the said L. A. WRIGHT, his legal representatives, heirs, devisees and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the undivided interest heretofore belonging to L. A. WRIGHT in and to certain of above described properties.

IN WITNESS WHEREOF, we the undersigned have executed this instrument in multiple copies as of the 6th day of January, 1975.

L. A. Wright
L. A. WRIGHT

Sally Walker Wright
SALLY WALKER WRIGHT

Myrlee Wright McNary
MYRLEE WRIGHT McNARY

Elaine Wright Calk
ELAINE WRIGHT CALK

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STATE OF TEXAS)

COUNTY OF WEBB)

BEFORE ME, the undersigned authority, on this day personally appeared L. A. WRIGHT and SALLY WALKER WRIGHT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of January, 1975.

Bea Thayer
Notary Public, Webb County, Texas.



STATE OF CALIFORNIA)

COUNTY OF ~~SANTA CLARA~~)

BEFORE ME, the undersigned authority, on this day personally appeared MYRLEE WRIGHT McNARY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of January, 1975.

J. L. ...
Notary Public, ~~Santa Clara~~ County,
State of California

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STATE OF CALIFORNIA)

COUNTY OF SANTA CLARA)

BEFORE ME, the undersigned authority, on this day personally appeared ELAINE WRIGHT CALK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of January, 1975.

J. L. ...
Notary Public, Santa Clara County,
California

THENCE N. $05^{\circ}02'19''$ E. 700.99 feet with fence and east line of the Moon tract to a fence corner, the northeast corner of the Moon tract and an interior corner of this tract;

THENCE S. $89^{\circ}38'50''$ W. 1897.20 feet with fence and north line of the Moon tract to the southeast corner of aforesaid King tract for a corner of this tract;

THENCE N. $00^{\circ}11'09''$ W. 1271.30 feet with the east line of said King tract to its northeast corner on the south line of aforementioned 10 vara wide strip which forms a part of the La Pita-Mangana Road, being a corner of this tract;

THENCE N. $87^{\circ}22'29''$ E. 7110.13 feet with the south line of said 10 vara wide strip to a point in north-south fence in the center of the abandoned La Pita-Mangana road, said point bears $S.00^{\circ}27'10''$ E. from a fence corner on the south line of the Wormser tract and being the northeast corner of this tract;

THENCE S. $00^{\circ}27'10''$ E. 5250.22 feet with fence along center of abandoned La Pita-Mangana road and occupied west line of the Vidal Cantu tract to the place of beginning; 5.17 acres of this tract being in the right-of-way of U.S. Highway 83 and 1.3 acres being in the lane burdened with access easement from U.S. Highway 83 to the Moon tract.

1,059.20 acres of land in Webb County, Texas, out of Porcion 36, Laureano Salinas, Original Grantee and Porcion 37, Jose Bartolo Chapa, Original Grantee, being more particularly described as follows:

BEGINNING at a fence corner on the south line of Porcion 37 and north line Porcion 38 in the center of the north-south section of the abandoned La Pita-Mangana Road, the southwest corner of the Vidal Cantu Tract and the southeast corner of this tract;

THENCE S. $89^{\circ}10'52''$ W. 4963.79 feet with fence on the occupied south line of Porcion 37 and north line of Porcion 38 to a deflection in said fence;

THENCE S. $89^{\circ}48'59''$ W. 3694.25 feet with fence on the occupied south line of Porcion 37 and north line of Porcion 38 to a fence corner, the southeast corner of a tract described in deed from George T. McHary et ux to John T. Halsell dated November 9, 1950 and recorded in Volume 215, pp. 393-4, of the Webb County Deed Records, now owned by Louis Link; said fence corner being the southerly southwest corner of this tract;

THENCE N. $05^{\circ}16'41''$ E. 749.58 feet with fence and east line of the Louis Link Tract to a fence corner, the northeast corner of said Louis Link Tract and an interior corner of this tract;

THENCE S. $89^{\circ}49'16''$ W. with fence and north line of said Louis Link Tract at 941.51 feet pass fence corner on east right-of-way line of U.S. Highway 83 and continuing same course 992.94 feet in all to a point in the center of U.S. Highway 83 for the most westerly southwest corner of this tract;

THENCE N. $05^{\circ}16'04''$ E. 1837.58 feet with the center of U.S. Highway 83 to a deflection in said highway;

THENCE N. $05^{\circ}22'33''$ E. 1888.51 feet with the center of U.S. Highway 83 to a point of curvature in said highway;

THENCE along a curve to the left having a radius of 11,459.16 feet, a length of 736.16 feet, a central angle of $03^{\circ}40'51''$ and a long chord of $N.03^{\circ}27'32''$ E. 736.04 feet to a point of tangency;

THENCE N. $01^{\circ}40'16''$ E. 45.03 feet with the center of said highway to a point on the south line of a 10 vara wide strip which generally forms the south half of the old La Pita-Mangana Road, said point being the northwest corner of this tract;

THENCE N. $89^{\circ}22'29''$ E. 1353.83 feet with the south line of said 10 vara wide strip to the northwest corner of the Frank B. King Tract and a corner of this tract;

THENCE S. $00^{\circ}11'09''$ E. 1268.51 feet with the west line of the King tract to the southwest corner of the King Tract and an interior corner of this tract;

THENCE N. $89^{\circ}33'50''$ E. 280.60 feet with the south line of the King tract to a fence corner at gate, the occupied northwest corner of the Moon tract and a corner of this tract;

THENCE S. $05^{\circ}07'36''$ E. 36.22 feet with fence and occupied west line of the Moon tract to a deflection in said line;

THENCE S. $05^{\circ}01'06''$ W. 612.64 feet with fence and west line of the Moon tract to a fence corner, the southwest corner of the Moon tract and an interior corner of this tract;

THENCE N. $89^{\circ}42'38''$ E. 2303.74 feet with fence and south line of the Moon tract to a fence corner, the southeast corner of the Moon tract and an interior corner of this tract;

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Homestead Tract

40.59 acres, more or less, out of Laureano Salinas Porcion 36, Webb County, Texas, being generally described as all of Lots 1-2-3-4-5-6-7-8 of the S.N. Johnson Subdivision or all of said Lots situated east of the center of U.S. Highway 83; and being more particularly described as follows:

BEGINNING at the point of intersection of the north line of the S.N. Johnson Subdivision with the center of U.S. Highway 83 for the northwest corner of this tract;

THENCE N. $89^{\circ}22'29''$ E. 1353.83 feet with the south line of a 10 vara strip which generally forms a part of La Pita-Mangana Road and north line of the S.N. Johnson Subdivision and this tract to the northwest corner of the Frank B. King Tract and the northeast corner of this tract;

THENCE S. $00^{\circ}11'09''$ E. 1268.51 feet with the west line of the King Tract to the southwest corner of the King Tract and the southeast corner of this tract;

THENCE S. $89^{\circ}22'29''$ W. 1149.76 feet parallel to the north line of this tract and generally with fence along the north line of a lane leading to the Moon Tract to a point in the center of U.S. Highway 83 for the southwest corner of this tract;

THENCE N. $05^{\circ}22'33''$ E. 492.01 feet with the center of U.S. Highway 83 to a point of curvature;

THENCE along a curve to the left having a radius of 11,459.16 feet, a length of 736.16 feet, a central angle of $03^{\circ}40'51''$ and a long chord of N. $03^{\circ}27'32''$ E. 736.04 feet to a point of tangency;

THENCE N. $01^{\circ}40'16''$ E. 45.03 feet with the center of U.S. Highway 83 to the place of beginning, containing 40.59 acres gross, of which 1.46 acres are within the right-of-way of U.S. Highway 83.

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RECORDS & CLERK

COUNTY CLERK