

Larry D. Kokel
TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Cell: 512-924-5717
Email: info@texag.com
www.texag.com



Beck Gipson
Gipson Real Estate Services, LLC
PO Box 291754
Kerrville, Texas 78029
Phone: 830-896-4106
Cell: 830-739-2961
Email: beck@gipsonenterprises.com
www.gipsonrealestateservices.com

PROPERTY FOR SALE

1,649.71 ACRES KERR COUNTY

LOCATION:

Tract is located along the east side of U.S. Highway 83 about 1.9 miles north of U.S. Highway 41 (Garvin Store). Property is 25 miles west of Mountain Home. 26 miles south of I-10 near Junction. 30 miles north of Leakey.

LEGAL:

1,649.71 acres out of the G.C. & S.F. RY. Co. Survey No. 1809, A-1570, Pablo Baldepena Survey No. 1810, A-1943, E.L. & R.R. R.Y. Co. S½ Survey No. 1099, A-523, A. E. Burge N½ Survey No. 1078, A-1980, George Metcalf E½ Survey No. 1100, A-1747, George Metcalf S½ Survey No. 1078, A-1748 in Kerr County. (See Exhibit A – Survey Sketch & Fieldnotes)

FRONTAGE:

The subject contains 8,391 feet of frontage along the east side of U.S. Highway 83

IMPROVEMENTS:

Recently constructed 40' x 40' metal building with spray foam insulation with 12'x40' rear covered porch with ceiling fans and front 4' overhang. 15'X30' finished living area with full bath with HVAC. 15' x10' game processing area with restroom. There is 25'x40' open storage accessed by 12' wide overhead door and access door from covered porch. Property has new net-barb fencing on two sides with south line partially rebuilt. Game fence on east side of ranch.

UTILITIES:

Two water wells are located on the property. Both wells recently drilled with well near camp house having 1 ½ h.p. submersible pump and well with solar pump feeding rock dam. Electricity installed to center of ranch with all-weather caliche-based road from US 83 with recessed pipe gated entry at highway. Interior pasture roads bladed to allow full use of ranch.

SCHOOL DISTRICT:

Divide ISD

TAXES:

2021 taxes – Approximately \$1,725.56 based on Kerr Central Appraisal District. The subject property was under Agriculture Use in 2021 and prior years. Current owner in process of preparing wildlife exemption for 2022.

MINERALS:

All minerals owned to convey. Prior Mineral Deed impacting 1,649.71 acres in Volume 16, Page 62. (See Attached – Exhibit B).

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Kerr County, Texas, the tract contains 22 acres (1%) within FEMA 100-year floodplain area (Note attached map).

COMMENTS:

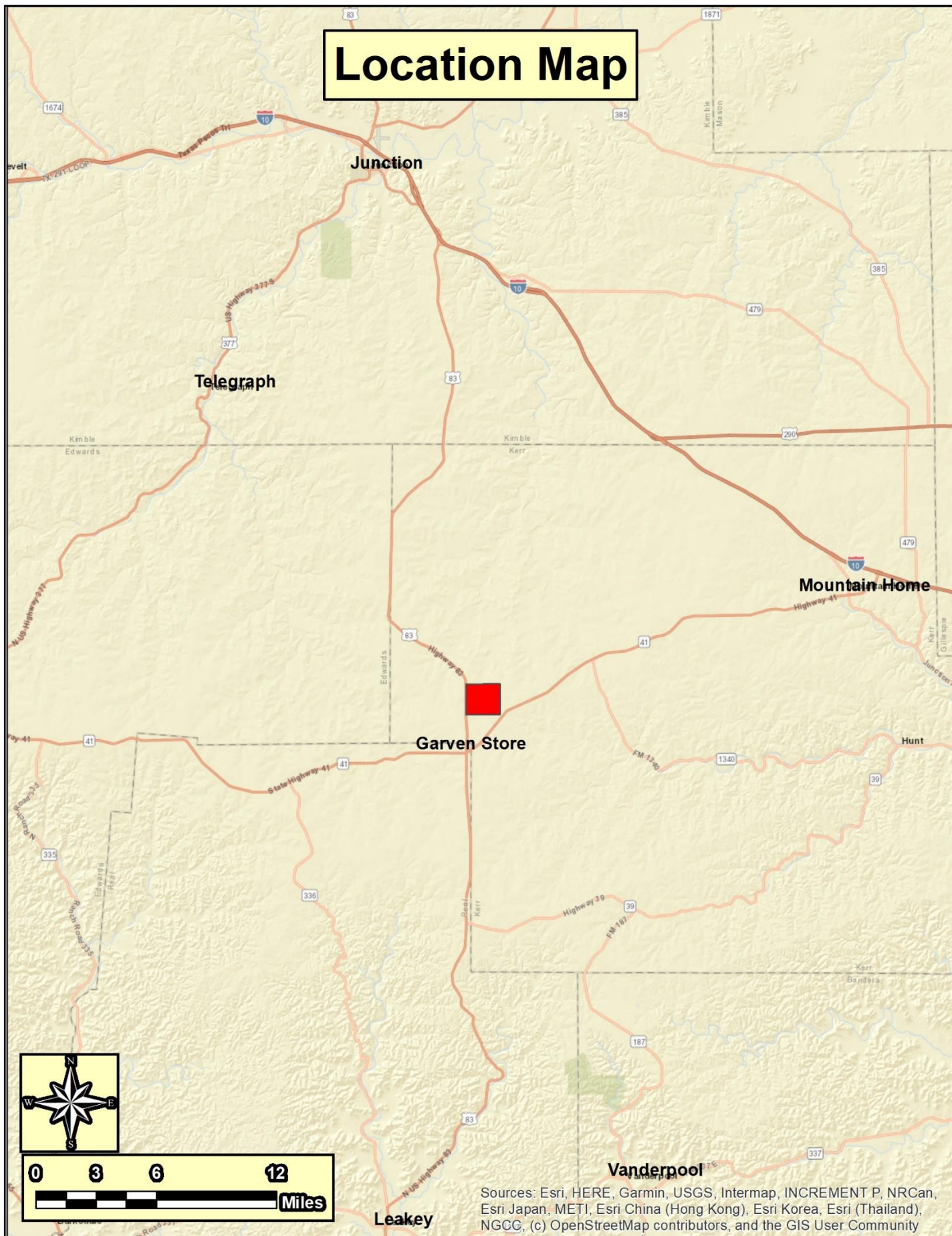
Property in area of historic YO Ranch in western Kerr County. The live oak covered divide hill country range offers diversified rolling terrain with excellent tree cover with moderate to low cedar cover. Excellent wildlife habitat supports native whitetail deer, turkey, quail, and dove. Ranch has free ranging exotics including axis, sika and blackbuck. Turnkey ranch for holding for long term family ranch, investment for preservation and growth of wealth and/or future division. Site visit by appointment call Larry Kokel at (512)924-5717 or Beck Gipson at (830)739-2961.

PRICE: \$6,186,412.00 (3,750/ACRE)

**Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717
Gipson Real Estate Services, LLC www.gipsonrealestateservices.com Beck Gipson Ph: 830-896-4106 Cell# 830-739-2961**

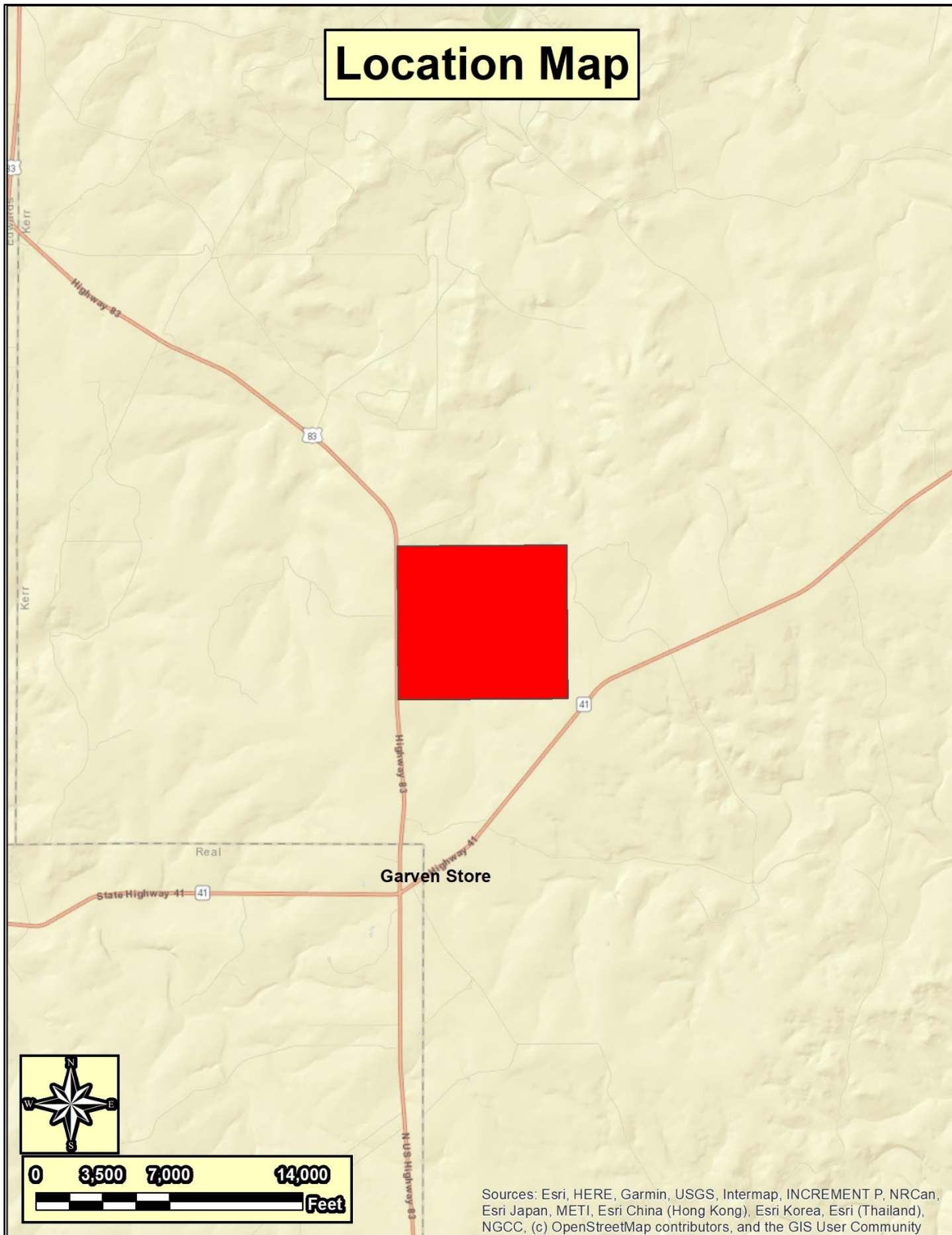
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TREL), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc., & Gipson Real Estate Services, LLC represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Aerial Map

E Ranch Rd NW



State Hwy 83

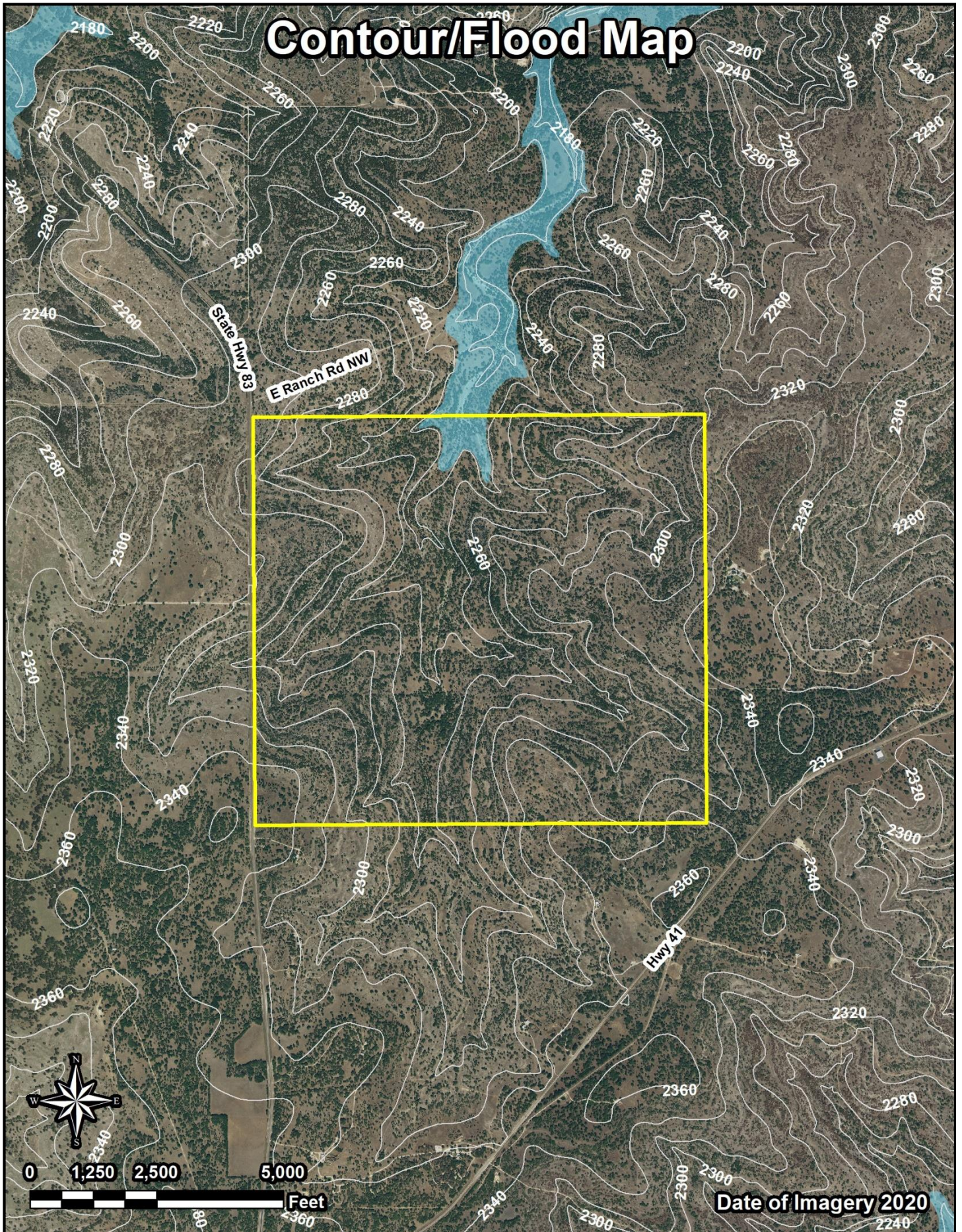
Hwy 41



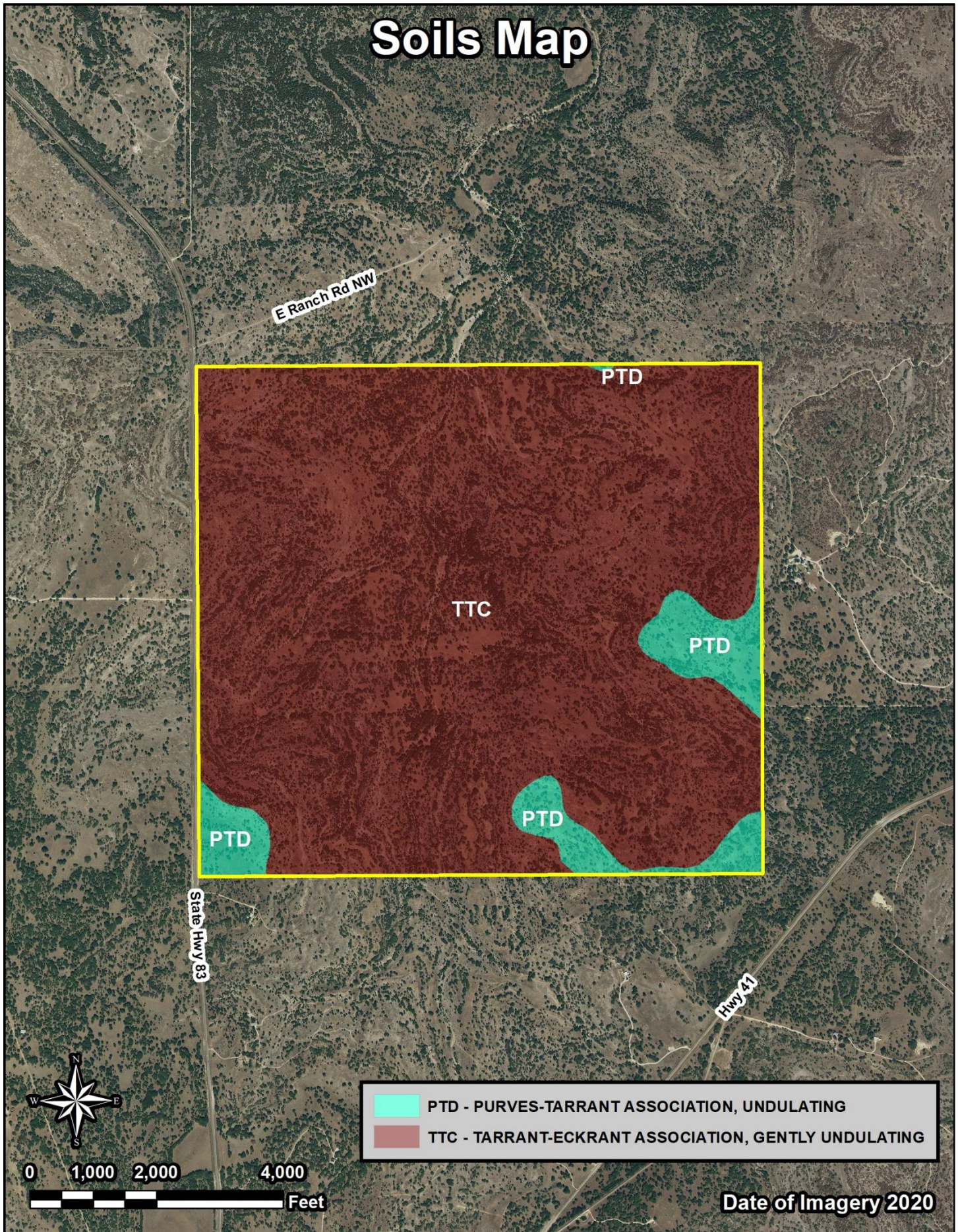
0 875 1,750 3,500 Feet

Date of Imagery 2020

Contour/Flood Map



Soils Map



Topography Map

This topographic map displays a hilly landscape with numerous contour lines indicating elevation. A red rectangular box highlights a specific area of interest in the center of the map. The map includes various geographical features such as roads, water bodies, and landmarks. A scale bar at the bottom left shows distances from 0 to 7,000 feet. A compass rose is also present in the bottom left corner. The map is titled "Topography Map" at the top.

0 1,750 3,500 7,000 Feet

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Tax Plat

State Hwy 83

E Ranch Rd NW

Hwy 41

0 1,250 2,500 5,000 Feet

Parcel 1: 21312 KANA, BARBARA T FAMILY LP 67.1 Ac.

Parcel 2: 21309 KANA, BARBARA T FAMILY LP 628.8 Ac.

Parcel 3: 14577 KANA, BARBARA T FAMILY LP 189.5 Ac.

Parcel 4: 14578 TWILLEY, JIMMY M 493.1 Ac.

Parcel 5: 529322 BRADLEY, EARL T YO RANCH HEADQUARTERS LLC 215.98 Ac.

Parcel 6: 21531 YO RANCH HEADQUARTERS LLC 144.69 Ac.

Parcel 7: 14565 YO RANCH HEADQUARTERS LLC 640.5 Ac.

Parcel 8: 14573 COWDEN, MARK THOMAS 290.76 Ac.

Parcel 9: 22115 COWDEN, MARK THOMAS 701.8 Ac.

Parcel 10: 22556 KANA, BARBARA T FAMILY LP 79.27 Ac.

Parcel 11: 529316 BRADLEY, EARL T 2.83 Ac.

Parcel 12: 529314 BRADLEY, EARL T 3.7 Ac.

Parcel 13: 21544 KANA, BARBARA T FAMILY LP 151.01 Ac.

Parcel 14: 22555 COWDEN, PAUL B TTEE 48.5 Ac.

Parcel 15: 22120 COWDEN, PAUL B TTEE 531.88 Ac.

Parcel 16: 14572 COWDEN, PAUL B TTEE 409.6 Ac.

Parcel 17: 21543 FRANKLYN X3 PROPERTIES, LC 402.05 Ac.

Parcel 18: 529315 BRADLEY, EARL T 19.99 Ac.

Parcel 19: 22118 COWDEN, SAMMY JON ETAL 170.05 Ac.

Parcel 20: 22554 COWDEN, SAMMY JON ETAL 28 Ac.

Parcel 21: 22559 COWDEN, SAMMY JON ETAL 27.30 Ac.

Parcel 22: 18061 COWDEN, SAMMY JON ETAL 87.47 Ac.

Parcel 23: 21593 COWDEN, SAMMY JON ETAL 24.01 Ac.

Parcel 24: 17792 BROWN, AMY JANE BUSHONG 475.83 Ac.

Parcel 25: 540141 HURD, STEPHEN 109.93 Ac.

Parcel 26: 540142 HURD, STEPHEN 107.60 Ac.

Parcel 27: 540140 HURD, STEPHEN 351.88 Ac.

Parcel 28: 22600 HURD, STEPHEN 333.8 Ac.

Parcel 29: 22622 HURD, STEPHEN 55.3 Ac.

Parcel 30: 22116 HURD, STEPHEN 357.4 Ac.

Parcel 31: 22117 HURD, STEPHEN 333.8 Ac.

Parcel 32: 22602 SQUARE H RANCH, LLC 408.65 Ac.

Parcel 33: 18087 SQUARE H RANCH, LLC 336.54 Ac.

Parcel 34: 18089 PW SMART RANCHES LLC 180.91 Ac.

Parcel 35: 65641 KINSEL RANCH, LP 128.77 Ac.

Parcel 36: 22316 ALS FAMILY LIMITED PARTNERSHIP 636.79 Ac.

Parcel 37: 502406 TWILLEY, JIMMY M 136.18 Ac.

Parcel 38: 18095 PW SMART RANCHES LLC 6.82 Ac.

Parcel 39: 22733 BOYLES, BOB L 59.53 Ac.

Parcel 40: 48918 BOYLES, BOB L 40.48 Ac.

Parcel 41: 48713 SOVA, EDWARD M & NANCY W 9.57 Ac.

Parcel 42: 48735 SOVA, EDWARD M & NANCY W 90.43 Ac.

Parcel 43: 48970 LONG, PAUL DAVID & TAUNYA M 88.83 Ac.

Parcel 44: 48178 LONG, PAUL DAVID & TAUNYA M 24.17 Ac.

Parcel 45: 48953 JONES, MARK STEVEN 100 Ac.

Parcel 46: 48712 YOUNG, PAULA & 55.55 Ac.

Parcel 47: 46967 ALS FAMILY LIMITED PARTNERSHIP 5.62 Ac.

Parcel 48: 48711 YOUNG, PAULA & 44.81 Ac.

Parcel 49: 502495 REINBACH, MAX JR & SUSAN 13.09 Ac.

Parcel 50: 502405 REINBACH, MAX JR & SUSAN 67.18 Ac.

Parcel 51: 48921 REINBACH, MAX JR & SUSAN 100.97 Ac.

Parcel 52: 48919 REINBACH, MAX JR & SUSAN 60.51 Ac.

Parcel 53: 48706 MATONE, ANTHONY 8.98 Ac.

Parcel 54: 48707 MATONE, ANTHONY 153.28 Ac.

Parcel 55: 48942 DIVIDE RIVER RANCH, LLC 318.22 Ac.

Parcel 56: 48937 DIVIDE RIVER RANCH, LLC 252.01 Ac.

Parcel 57: 48169 BOQUILLAS HOLDINGS, INC 554.1 Ac.

Parcel 58: 17787 ALS FAMILY LIMITED PARTNERSHIP 640 Ac.

Parcel 59: 46966 ALS FAMILY LIMITED PARTNERSHIP 21.51 Ac.

Parcel 60: 17785 DOWDY, WILLIAM C 50.8 Ac.

Parcel 61: 17784 KINSEL, RICHARD L JR 224.38 Ac.

Parcel 62: 18093 BOQUILLAS HOLDINGS, INC 114.31 Ac.

Parcel 63: 22207 BOQUILLAS HOLDINGS, INC 4.36 Ac.

Parcel 64: 48173 BOQUILLAS HOLDINGS, INC 637.79 Ac.

Parcel 65: 18094 DIVIDE RIVER RANCH, LLC 107.74 Ac.

Parcel 66: 22204 KINSEL RANCH, LP 424.41 Ac.

Parcel 67: 532808 KINSEL, RICHARD L JR 190.7 Ac.

Parcel 68: 65638 KINSEL RANCH, LP 67.19 Ac.

Parcel 69: 48942 DIVIDE RIVER RANCH, LLC 318.22 Ac.

Parcel 70: 48937 DIVIDE RIVER RANCH, LLC 252.01 Ac.

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Parcel 99: 48942 DIVIDE RIVER RANCH, LLC 318.22 Ac.

Parcel 100: 48937 DIVIDE RIVER RANCH, LLC 252.01 Ac.

Parcel 101: 48169 BOQUILLAS HOLDINGS, INC 554.1 Ac.

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Parcel 104: 48169 BOQUILLAS HOLDINGS, INC 554.1 Ac.

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Parcel 115: 48937 DIVIDE RIVER RANCH, LLC 252.01 Ac.

Parcel 116: 48169 BOQUILLAS HOLDINGS, INC 554.1 Ac.

Parcel 117: 48942 DIVIDE RIVER RANCH, LLC 318.22 Ac.

Parcel 118: 48937 DIVIDE

PHOTOS



Entrance To Ranch off US 83.



US 83 Frontage. Facing South.

PHOTOS



Ranch Land immediately East of US 83 Entrance.



All Weather Access Road from US 83 For Distance of $\pm \frac{3}{4}$ mile to Camp House And Well.

PHOTOS



Front of Camp.



Back of Camp House with 12' Porch.

PHOTOS



Insulated Garage & Storage.



Finished HVAC Living with Full Bath.

PHOTOS



Game Processing with ½ Bath.



Water Well with 1 ½ h.p. Submersible Pump South of Camp Building.

PHOTOS



Solar Well near Concrete Dam across Draw.



Concrete Dam across Draw Fed by Well with Solar Pump.

PHOTOS



Rangeland view along South property line facing North.



South property line facing East showing replaced Fence along South property line.

PHOTOS



Interior Rangeland View.



Interior Rangeland View.

PHOTOS



Blackbuck.



Sika.

PHOTOS



Sika



Wild Turkey.

V-20-18 CowdenRanchPartition,Hwy83,TrileSurvey.dwg



DATE:	MAR. 2021
JOB NO:	V-20-18
BY:	DWV
SHEET	OF

FIELD NOTES DESCRIPTION FOR 1649.71 ACRES OF
THE GEORGE COWDEN LAND ON U. S. HIGHWAY NO.
83 IN KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land comprising approximate acreage out of various Original Patent Surveys in Kerr County, Texas, as follows:

Survey No.	Original Grantee	Abstract No.	Acres
S. ½ 1078	George Metcalf	1748	333.80
N. ½ 1078	A. E. Burge	1980	333.80
S. ½ 1099	E.L. & R.R. Ry. Co.	523	351.88
E. ½ 1100	George Metcalf	1747	357.40
W. Pt 1100	A. E. Burge	1992	55.30
1809	G.C. & S.F. Ry. Co.	1570	109.93
1810	Pablo Baldepena	1943	107.60

part of 1980.45 acres conveyed to George Edwards Cowden from Mrs. Lorene Cowden by a Warranty Deed with V/L dated the 15th day of December, 1956 and recorded in Volume 101 at Page 33 of the Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a three-way fence cornerpost for the southeast corner of the herein described tract and said 1980.45 acres, a northeasterly corner of 100.00 acres conveyed to Edward M. Sova, et ux, from Finecraft Custom Homes by an Assumption Warranty Deed dated the 14th day of September, 1995 and recorded in Volume 816 at Page 169 of the Real Property Records of Kerr County, Texas; which point is at or near the southeast corner of said S.½ Survey No. 1078, Abstract No. 1748;

THENCE, along a fence with the common line between said 1980.45 acres and said 100.00 acres: N.89°58'58"W. 1615.88 ft. (S.89°54'05"W. 1617.08 ft.) to a three-way cornerpost; and N.89°57'08"W. 987.69 ft. (S.89°56'25"W. 987.66 ft.) to a ½" iron stake found at a four-way fence intersection at the northwest corner of said 100.00 acres, the northeast corner of 136.18 acres conveyed to Jimmy M. Twilley from Joe Rocha by a Warranty Deed with Vendor's Lien dated the 12th day of March, 1999 and recorded in Volume 1000 at Page 845 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1980.45 acres and said 136.18 acres, N.89°56'10"W. 1589.53 ft. (S.89°56'25"W. 1589.70 ft.) to a ½" iron stake found at a three-way fence intersection at the northwest corner of said 136.18 acres, the northeast corner of a second 100.00 acres conveyed to Victor M. Jones, et al, from Tierra Colinas, Ltd. by a Warranty Deed with Vendor's Lien dated the 4th day of June, 1992 and recorded in Volume 641 at Page 623 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1980.45 acres and said second 100.00 acres, N.89°57'10"W. 1840.62 ft. (S.89°56'25"W. 1840.81 ft.) to a ½" iron stake found at a three-way fence intersection at the northwest corner of said second 100.00 acres, the northeast corner of a third 100.00 acres conveyed to Bob L. Boyles from Tierra Colinas, Ltd. by a Warranty Deed with Vendor's Lien dated the 28th day of December, 1993 and recorded in Volume 726 at Page 490 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1980.45 acres and said third 100.00 acres, N.89°57'02"W. 2876.01 ft. (S.89°56'25"W. 2876.46 ft.) to a three-way cornerpost for the southwest corner of the herein described tract and said 1980.45 acres, the northwest corner of said third 100.00 acres, in the east right-of-way line of U. S. Highway No. 83, the southeast corner of 12.1 acres conveyed to the State of Texas from J. E. Cowden by a Right-Of-Way Deed dated the 20th day of February, 1948 and recorded in Volume 84 at Page 24 of the Deed Records of Kerr County, Texas;

THENCE, generally along a fence with the west line of said 1980.45 acres, the east line of said 12.1 acres, the east right-of-way line of said U. S. Highway No. 83, N.00°01'02"E. (N.00°06'W.) 8059.45 ft. to a ½" iron stake set for the northwest corner of the herein described tract;

THENCE, upon, over and across said 1980.45 acres, East 8912.56 ft. to a ½" iron stake set for the northeast corner of the herein described tract, in a fence along the east line of said 1980.45 acres, the west line of 745.19 acres conveyed as Tract One to Square H Ranch, LLC from Chad Harlow, et ux, by a Warranty Deed with Vendor's Lien dated the 17th day of June, 2015 and recorded in File No. 15-04010 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1980.45 acres and said 745.19 acres, S.00°01'00"W. (S.00°04'54"E.) 5420.08 ft. to a three-way cornerpost at the southwest corner of said 745.19 acres, the northwest corner of 173.15 acres conveyed as Tract One to PW Smart Ranches, LLC from Portia S. Leuba by a General Warranty Deed dated the 11th day of March, 2019 and recorded in File No. 19-01824 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1980.45 acres and said 173.15 acres, S.00°04'48"W. 2646.45 ft. (S.00°03'58"W. 2646.17 ft.) to the PLACE OF BEGINNING containing 1649.71 acres of land, more or less, within these metes and bounds. Note: All set ½" iron stakes marked with red plastic cap inscribed with "VOELKEL SURVEYING".

I hereby certify that these field notes and accompanying plat are accurate descriptions of the property contained therein as determined by a survey made on the ground under my direction and supervision, and that all property corners are marked as stated. (Bearing basis = True north based on GPS observations)

Date surveyed: August 3, 2020

Dated this 8th day of September, 2020



Don W. Voelkel
Registered Professional Land Surveyor No. 3990



EXHIBIT B

VOL 16 PAGE 62

MINERAL DEED

THE STATE OF TEXAS

COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

1933

THAT I, GEORGE EDWARDS COWDEN, of the County of Kerr, State of Texas, hereinafter called GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid by CHARLES GILBERT COWDEN, of the County of Harris, State of Texas, JERRY EUGENE COWDEN, JR., of the County of Crane, State of Texas, HARRY JOWELL COWDEN, of the County of Kerr, State of Texas, and WILLIAM HENRY COWDEN, of the County of Kerr, State of Texas, hereinafter called GRANTEEES, the receipt of which is hereby acknowledged, have GRANTED, SOLD, CONVEYED, ASSIGNED and DELIVERED, and by these presents do hereby GRANT, SELL, CONVEY, ASSIGN, SET OVER and DELIVER unto each GRANTEE, subject, however, to the specific reservation of all leasing privileges by the GRANTOR hereinafter set forth, an undivided one-fifth (1/5th) interest in and to all of the oil, gas and other minerals in and under, and that may be produced and/or mined from the following described lands situated in the County of Kerr, State of Texas, to-wit:

436.50 acres of land, all of Survey No. 1099, Cert. No. 566, originally granted to E. L. & R.R. Ry. Co., and patented to Lone Star Real Estate and Colonization Co., assignee, by Patent No. 162, Vol. 45, dated January 14, 1879, Abstract No. 523;

333.80 acres of land, being the North 1/2 of Survey No. 1078, Cert. No. 1/345, originally granted to B. S. & F., and patented to A. E. Burge, assignee, by Patent No. 270, Vol. 32-A, dated January 31, 1927, Abstract No. 1980;

333.80 acres of land, being the South 1/2 of Survey No. 1078, Cert. No. 1/345, originally granted to B. S. & F., and patented to A. E. Burge, assignee, by Patent No. 265, Vol. 32-A, dated January 31, 1927, Abstract No. 1748;

357.40 acres of land, being all of the East 1/2 of Survey No. 1100, Cert. No. 556, originally granted to E. L. & R.R. Ry. Co., and patented to A. E. Burge, assignee, by Patent No. 264, Vol. 32-A, dated January 31, 1927, Abstract No. 1747;

55.30 acres of land, being part of the West Part of Survey No. 1100, Cert. No. 556, originally granted to E. L. & R.R. Ry. Co., and patented to A. E. Burge, assignee, by Patent No. 140, Vol. 38, dated June 10, 1909, Abstract No. 1992;

134.90 acres of land, being all of Survey No. 1810, Cert. No. 2987, originally granted to G. C. & S.F. R.R. Co., patented to A. E. Burge, assignee, by Patent No. 269, Vol. 32-A, dated January 31, 1927, Abstract No. 1943; 130.70 acres of land, part of Survey No. 1809, Cert. No. 2987, originally granted to G. C. & S.F. R.R. Co., and patented to Chas. Schreiner, assignee, by Patent No. 564, Vol. 100, dated August 2, 1900, Abstract No. 1570; 28.00 acres of land, part of Survey No. 1808, patented to Arthur Real, assignee of P. Baldepena, by patent No. 110, Vol. 38, dated June 2, 1909, Cert. No. 2986, Abstract No. 1942;

170.05 acres of land, part of Survey No. 32, Cert. No. 301, originally granted to John H. Gibson, and Patented to A. E. Burge, assignee, by Patent No. 267, Vol. 32-A, dated January 31, 1927, Abstract No. 1749;

Said tract of 1980.45 acres of land is described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner post for the S. E. corner of the South 1/2 of Survey No. 1078, B.S. & F., for the S. E. corner of this tract of land, from which a L.O. now 14" dia. brs. N. 21° E. 34.4 varas;

THENCE with fence N. 0° 15' W. 3142.1 varas to a fence corner post in the South line of Survey No. 29, John H. Gibson, for the N. E. corner of Survey No. 1099, E. L. & R.R. Ry. Co., for the N. E. corner of this tract of land;

THENCE with fence N. 89° 46' W. 400.0 varas;

THENCE with fence N. 89° 34' W. 200.0 varas;

THENCE with fence N. 89° 17' W. 400.0 varas;

THENCE with fence N. 89° 12' W. 88.3 varas;

THENCE with fence N. 65° 54' W. 688.0 varas to a fence corner post, from which a L.O. 16" dia. brs. S. 16° 45' E. 16.6 varas, marked X;

THENCE with fence N. 73° 35' W. 50.9 varas to a corral fence corner post;

THENCE with corral fence, N. 16° 46' E. 27.8 varas to a fence corner post;

THENCE with corral fence, N. 9° 45' E. 19.2 varas to a fence corner post at the West end of a gate;

THENCE with gate, N. 87° 11' E. 4.5 varas to a fence corner post at the East end of a gate;

THENCE with fence N. 9° 16' E. 73.4 varas to a fence corner post, from which a L.O. 14" dia. brs. N. 15° 30' W. 10.5 varas, marked X;

THENCE N. 30° 04' E. 186.9 varas to an iron pipe in fence line for corner;

THENCE with fence, N. 51° 44' W. 132.2 varas to a fence corner;

THENCE with fence, S. 34° 10' W. 66.5 varas to a L.O. 14" dia. for fence corner;

THENCE with fence, S. 24° 08' W. 65.4 varas to a L.O. 14" dia. for fence corner;

THENCE with fence S. 5° 31' W. 73.8 varas to a L.O. 18" dia. for fence corner;

THENCE with fence, N. 60° 35' W. 169.4 varas to a L.O. 10" dia. for fence corner;

THENCE with fence N. 64° 29' W. 290.5 varas to a fence corner;

THENCE S. 87° 14' W. 1007.6 varas to an iron pipe set

in fence line, being in the West line of Survey No. 1808, P. Baldepena, for the N.W. corner of this tract of land, from which the N.W. corner of Survey No. 32, John H. Gibson, brs. N. $0^{\circ} 18' W.$ 1303.4 varas and S. $89^{\circ} 57' E.$ 210.0 varas;

THENCE with fence along the West line of Survey No. 1808, P. Baldepena, S. $0^{\circ} 18' E.$ 566.3 varas to a fence corner post in the East right-of-way line of U.S. Highway No. 83;

THENCE with fence along the East right-of-way line of said highway, S. $9^{\circ} 23' E.$ 85.2 varas; S. $5^{\circ} 53' E.$ 50.0 varas; S. $3^{\circ} 27' E.$ 50.0 varas; S. $0^{\circ} 17' E.$ 3046.2 varas to a fence corner post in the South line of the West part of Survey No. 1100, E. L. & R.R. Ry. Co., for the S.W. corner of this tract of land, from which a L. O. 12" dia. brs. N. $3^{\circ} E.$ 17.8 varas, marked X, and from said fence corner post the S.W. corner of the West part of Survey No. 1100 brs. S. $89^{\circ} 43' W.$ 21.6 varas, which point is in the center of said highway;

THENCE with fence, N. $89^{\circ} 43' E.$ 3209.0 varas to the place of BEGINNING, together with all improvements situated thereon.

It being specifically understood and agreed that GEORGE EDWARDS COWDEN is the owner and holder of the surface estate of the above described lands, and as such shall have the exclusive right and privilege for himself, his heirs and assigns, to lease the above described property for oil, gas and other minerals on any terms acceptable to the said GEORGE EDWARDS COWDEN, and it is further understood and agreed that GRANTEES do not by these presents acquire any right to participate in the making of any oil and gas or mining leases covering said lands or any portion thereof, nor of participating in any bonus or bonuses which may be paid for any lease, nor of participating in any rental to be paid under provisions of any lease, now or hereafter;

Nevertheless, neither GRANTOR nor the heirs, administrators, executors and assigns of GRANTOR shall make or enter into any lease or contract for the development of said land or any portion of same for oil, gas or other minerals, unless each and every such lease, contract, leases or contracts shall provide for at least a royalty on oil of the usual one-eighth to be delivered free of cost in the pipeline and a royalty on natural gas of one-eighth of the value of same when sold or used off the premises, or one-eighth of the net proceeds of such gas, and one-eighth of the net amount of gasoline manufactured

from natural or casinghead gas; and in the event GRANTOR, or the heirs, administrators, executors and assigns of GRANTOR, or as in the status of the fee owners of the land and minerals, or as the fee owner of any portion of said land, shall operate and develop the minerals therein, GRANTEES shall own and be entitled to receive as a free royalty hereunder, an undivided one-eighth of the percent interest first hereinabove named, of all the oil produced, saved and marketed from the premises delivered to GRANTEES' credit free of cost in the pipeline, and the same per cent interest and portion of the value or proceeds of the sales of natural gas when and while the same is used or sold off the premises, and the same percent interest of the net amount of gasoline or other products manufactured from gas or casinghead gas produced from wells situated on the premises.

TO HAVE AND TO HOLD the above described property and rights, together with all and singular the rights and appurtenances thereto in any wise belonging, unto GRANTEES, and the GRANTEES' heirs, administrators, executors and assigns forever; and GRANTOR does hereby bind himself, his heirs, administrators, executors and assigns to warrant and forever defend all and singular, the said property and rights unto GRANTEES, and GRANTEES' heirs, administrators, executors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 11th day of December, 1968.

George Edwards Cowden
George Edwards Cowden

THE STATE OF TEXAS |
COUNTY OF KERR |

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE EDWARDS COWDEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of December, 1968.

FILED FOR RECORD

at 12:55 o'clock P. M.,

DEC 12 1968

Emmie M. Muenker
Clerk County Court, Kerr County, Texas

Nancy L. Sigala
Notary Public in and for Kerr County, Texas

Notary Public in and for Kerr County, Texas

Filed for record December 12, 1968 at 12:55 o'clock P. M.
Recorded December 16, 1968
EMMIE M. MUENKER, County Clerk

By Margaret Muenker Deputy



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry D. Kokel	216754	info@texag.com	(512)930-5258
Designated Broker of Firm	License No.	Email	Phone
Gipson Real Estate Services, LLC	565921	beck@gipsonenterprises.com	(830)896-4106
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Beck Gipson	199499	beck@gipsonenterprises.com	(830)739-2961
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date