

**Needmore River Ranch:
Regular Production Permit Application**

for

Needmore Water, LLC
3900 McColl Rd.
McAllen, Texas 78501

Hays County, Texas
September 2015

WRGS Project No. 079-001-15



Wet Rock Groundwater Services, L.L.C.

Groundwater Specialists

317 Ranch Road 620 South, Suite 203

Austin, Texas 78734

Phone: 512-773-3226 • www.wetrockgs.com

TBPG Firm No: 50038

(This Page Left Blank Intentionally)



Table of Contents

1. Application Form
2. Recorded Deeds
3. Lease Documents
4. Plat Map
5. Well Setback Map
6. Descriptive Statements
7. Related Permits/Authorizations
8. Contracts
9. User Conservation Plan and User Drought Contingency Plan
10. Hydrogeological Report
11. Public Notices and Map
12. Additional Information Requested by District Manager





Complete this application to receive a permit to produce from an Edwards or Trinity well.

Section I. Owner Contact Information

Well Owner /Applicant: <u>Needmore Water, LLC</u> Email: <u>greg.lamantia@infdist.com</u>	
Mailing Address: <u>3900 N. McColl Rd.</u> City: <u>McAllen</u> Zip: <u>78501</u> County: <u>Hidalgo</u>	
Primary Phone: <u>956-687-7751</u> Secondary Phone: _____	
Please check the box that appropriately describes the applicant: <input type="checkbox"/> Land Owner/Grantor <input type="checkbox"/> Lessee/Grantee	
Property lot size: <u>5,000</u> acres	
<input type="checkbox"/> Check this box if the physical address is the same as the mailing address. See attached well information	
Physical Well Address: <u>Fulton Ranch Road</u> City: <u>Wimberley</u> Zip: <u>78676</u> County: <u>Hays</u>	
<p>Technical Consultant This is the person who may be employed by the applicant to complete this application on the applicant's behalf.</p> <p>Consultant Name : <u>Wet Rock Groundwater Services, LLC</u> Mailing Address: <u>317 Ranch Road 620 S., Suite 203</u> City: <u>Austin</u>, Texas Zip: <u>78734</u> Primary Phone: <u>512-906-6291</u> Secondary Phone: <u>512-773-3226</u> Email: <u>b.boyd@wetrockgs.com</u></p>	<p>Alternate Point of Contact (Well Site Access) Contact Name : <u>Dan Conway</u> Mailing Address: <u>Needmore River Ranch, Fulton Ranch Road</u> City: <u>Wimberley</u>, Texas Zip: <u>78676</u> Primary Phone: <u>512-461-0014</u> Secondary Phone: _____ Email: _____</p>

Section II. Supporting Ownership Documentation

1. Provide a complete copy of the recorded deed, showing current ownership, legal description, and a date recorded. If the applicant is a lessee/grantee then provide a copy of the recorded easement, lease, or memorandum of lease.
2. Provide a certified copy of the most recent property survey. If a subdivision plat is applicable, please also provide a recorded copy of the subdivision plat.
3. Provide a map of the property or site plan showing the location of the existing or proposed well, the locations of the nearest property lines (50ft setback), the nearest septic tank (150ft setback), the nearest septic absorption field or septic spray area (150ft setback), and the nearest potential sources of contamination (150ft setback).

Section III. Water Use Types

Select ALL the use types that will be supplied by the requested groundwater production from well(s).

- | | |
|--|---|
| <input checked="" type="checkbox"/> Irrigation: | <input type="checkbox"/> Industrial: |
| <input checked="" type="checkbox"/> Agricultural Irrigation | <input type="checkbox"/> Operational Processes/Facilities |
| <input type="checkbox"/> Residential Irrigation (outdoor use only) | <input type="checkbox"/> Facility Landscape |
| <input type="checkbox"/> Golf Course Irrigation | <input type="checkbox"/> Commercial: |
| <input type="checkbox"/> Sports & Athletic Field Irrigation | <input type="checkbox"/> Operational Processes/Facilities |
| <input type="checkbox"/> Nursery/Greenhouse Irrigation | <input type="checkbox"/> Facility Landscape |
| <input type="checkbox"/> Other Irrigation _____ | <input type="checkbox"/> Aquifer Storage and Recovery |
| <input type="checkbox"/> Public Water Supply (Wholesale, Retail , Municipal, WSC, IOU) | <input type="checkbox"/> Commercial Livestock |
| | <input type="checkbox"/> Other _____ |

Section IV. Well Information

1. Indicate the total number of existing wells on the entire property, in use 1, not in use _____.
2. Aquifer: Upper Trinity Middle Trinity Lower Trinity Fresh Edwards Other _____
3. Will the groundwater withdrawn from this well be used in a location different from the well site? Yes or No
4. Well Coordinates (<http://www.latlong.net/>) Latitude: 29° 58' 12.99"N Longitude: 98° 2' 2.99"W
5. Date well was drilled: 2/25/2013 Well Driller: Davenport Drilling Well Capacity (GPM): 550
6. Anticipated Pump Size (horsepower): 50 Anticipated Pump Depth: 483' Total Well Depth: 800'
7. Is this production permit for multiple wells in an aggregate system? Yes No

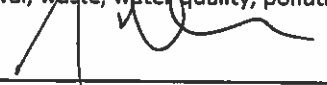
Section V. Declarations

Initial to indicate that the applicant has read and understands the following declarations.

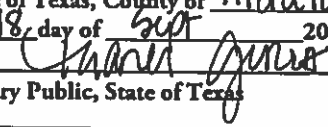
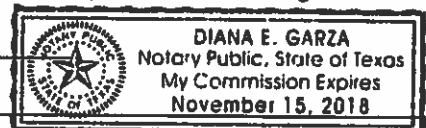
- The applicant agrees that water produced/withdrawn from the well in reference will be put to beneficial use at all times.
- The applicant understands that failure to submit all required application items within the application review period will result in an administratively incomplete application and non-issuance of a permit.
- The applicant will comply with the District Rules and Bylaws, all orders, and permits promulgated pursuant to the District Rules.
- The applicant will comply with well plugging and capping guidelines set forth in these Rules and will report well closures as required in Rule 3-5.
- Many of the incorporated cities within Travis and Hays Counties have ordinances concerning the drilling of wells within their city limits. It is your responsibility to comply with your city ordinances regarding the drilling of wells. The permits issued by the Barton Springs/Edwards Aquifer Conservation District do not confer any right to violate any city ordinances regarding drilling wells within city limits.
- The applicant understands that this permit confers no vested rights in the holder and the permit is non-transferable. Written notice must be given to the District by the permittee prior to any sale or lease of the well covers by the permit.

Section VI. Applicant or Authorized Agent Sworn Statement

I hereby make application to the Barton Springs/Edwards Aquifer Conservation District for the purpose indicated above for the water well described herein, and I certify that I am the property owner/grantor or lessee/grantee or an Authorized Agent, and that each and all the statements herein are true and correct, and that I will comply with District Rules, Well Construction Standards, and groundwater use permit and plan requirements. I hereby authorize the District access to this property following reasonable advance notice or, in an emergency, immediately, with such emergency access reported to the owner if advance notice was not possible. The District may access the well for the purposes of inspecting, collecting water quality samples, and investigating conditions relating to the withdrawal, waste, water quality, pollution or contamination of groundwater.



 Signature of Applicant or Authorized Agent* Greta Lomantia 9/18/15
 (*Notarized Agent Authorization Form Required) Print Name Date

State of Texas, County of <u>Hidalgo</u> the <u>18</u> day of <u>Sept</u> 20 <u>13</u>  Notary Public, State of Texas	SWORN TO AND SUBSCRIBED before me by the said owner or agent on this <u>11/15/18</u> My commission expires	
---	--	---

APPLICATION CHECKLIST

The following Items must be completed and submitted with your application form.

Item 1. Written Descriptive Statements

The applicant must provide a written detailed statement that addresses all of the following components. Please address all of the components below in one "type-written" statement in a word document format. The submitted word document should be signed and dated.

- a) Permit Type
 - State the type of permit that you are applying for (i.e. Conditional Edwards-Class A,B,C,D; Historic Trinity; Saline Edwards)
- b) Nature, Purpose & Location
 - Describe the nature and purpose of the various proposed uses including proposed uses by persons other than the well owner.
 - Describe the well location and the proposed receiving area from groundwater produced from the well
 - Describe Proposed Transfers or Transports – Location and purpose of any water to be resold, leased, transferred or transported.
- c) Pumpage Volume
 - State the requested permit pumpage volume and provide a description of how the requested pumpage volume was determined. The applicant shall provide pumpage volume calculations based on the type of use, anticipated pumping capabilities, pumping times, pumping frequency, and other pertinent data to substantiate approximate groundwater production. The requested pumpage volume should demonstrate reasonable nonspeculative demand.
 - Describe the anticipated pumping rate at which water will be withdrawn from each well.
- d) Demand Trends
 - Describe any anticipated future demand trends, long-term system growth, and associated pumpage needs related to those trends.
 - List a breakdown of the projected annual volume by types of use (PWS, commercial, irrigation, industrial, etc.).
 - Provide a projected quarterly timeline detailing the anticipated pumpage volumes for the first three to five years of pumping.
 - For public water suppliers, provide an estimated or calculated per capita and/or household consumption.
- e) Conservation Practices
 - Describe any conservation measures or practices that are anticipated or are currently in place.
- f) Demonstration of Backup Supply (Only for Class B or Class C Edwards Production Permits)
 - Explanation of capability and commitment to use an alternate/backup supply in event of drought declaration
 - For PWSs provide explanation that describes how the infrastructure, agreements, rates, and tariffs will be in place during 1st yr of permit

Item 2. Related Permits and Authorizations

Provide a copy of any notices of application made to the TCEQ to obtain or modify a CCN in order to provide water or wastewater service with water obtained pursuant to the requested production permit. Also, provide notice of any pending, denied, or remanded authorization from a local, state, or federal agency relating to water or wastewater.

Item 3. Transfers Documentation

If the groundwater is to be resold, leased, or otherwise transferred to others, provide the location to which the groundwater will be delivered, the purpose for which the groundwater will be used, and a copy of the legal documents establishing the right for the groundwater to be sold, leased, or otherwise transferred, including but not limited to any contract for sale, lease, or transfer of groundwater.

Item 4. User Conservation Plan and User Drought Contingency Plans

District staff can provide you templates for a User Conservation Plan (UCP) and a User Drought Contingency Plan (UDCP). Both will need to be completed, signed, and submitted to the District.

Item 5. Hydrogeological Report

(If applicable, District staff will notify the applicant if a hydrogeological report is required.) A hydrogeological report can only be performed on a well that is constructed to discretely produce from the target production zone and equipped for the ultimate planned use. If a hydrogeological report is required, District staff will coordinate with the applicant on fulfilling this component of the application.

Item 6. Public Notice Contact List/Map

Public notice is required for all nonexempt wells in which a drilling or production application is filed. District staff can provide guidance in collecting this information.

- Tax plat location map showing:**
 - location of the proposed well/existing well to be modified.
 - mapped wells within a half 1/2 mile radius of the proposed well/existing well in reference.
 - all properties/landowners located within 1/2 mile radius of the proposed well/existing well in reference.
 - mapped CCNs or PWS Service areas within 1/2 mile radius of the proposed well/existing well in reference.

- Mailing List: Registered Well Owners**
 - Name/Mailing address/Physical addresses of all the registered well owners within 1/2 mile radius that will receive notice.
*It is only necessary to provide notice to property owners with wells (registered well owners should be notified regardless if they are served or not served by a retail water provider). It is not necessary to provide notice to property owners without wells and that are served by a retail water provider.

- Mailing List: Public Water Suppliers**
 - Name/Mailing address/Physical addresses of all the Public Water Suppliers within 1/2 mile radius that will receive notice.

Item 7. Additional information requested by District General Manager

The applicant may be asked to submit other facts, information and considerations deemed necessary by the General Manager for protection of the public health and welfare, and conservation and management of natural resources in the District. If it is determined that additional information is needed, District staff will provide guidance in fulfilling this component of the application.

For District Personnel Use Only

Submitted	___/___/___	Staff Initials	_____	\$500 Application Fee	Chk #: _____
Submitted	___/___/___	Staff Initials	_____	Application Form	
Submitted	___/___/___	Staff Initials	_____	Item 1. Written Descriptive Statement	Approved on _____
Submitted	___/___/___	Staff Initials	_____	Item 2. Related Permits and Authorizations	Approved on _____
Submitted	___/___/___	Staff Initials	_____	Item 3. Transfers Documentation	Approved on _____
Submitted	___/___/___	Staff Initials	_____	Item 4. UCP and UDCP	Approved on _____
Submitted	___/___/___	Staff Initials	_____	Item 5. Hydrogeologic Report	Approved on _____
Submitted	___/___/___	Staff Initials	_____	Item 6. Notice List and Map	Approved on _____

Application Administratively Complete on : _____		Incomplete on : _____	
Signature of Completion (District Staff) _____		Date: _____	
Board / General Manager Approval: _____		Date: _____ Drought Delay <input type="checkbox"/> Yes <input type="checkbox"/> No	
Authorized Pumpage Volume: _____		Aquifer : _____ Use Type: _____	
Permit Type & Term: _____		Temp Well # or SWN: _____	

Well D – State Well Report



STATE OF TEXAS WELL REPORT for Tracking #317171

Owner:	GREG LAMANTIA	Owner Well #:	WELL D
Address:	3900 N. MCCOLL RD. MCALLEN, TX 78501	Grid #:	68-08-3
Well Location:	2400 LITTLE ARKANSAS RD. WIMBERLY, TX 78676	Latitude:	29° 58' 15" N
Well County:	Hays	Longitude:	098° 02' 04" W
Elevation:	No Data	GPS Brand Used:	GARMIN
Type of Work:	New Well	Proposed Use:	Irrigation

Drilling Date: Started: 10/16/2012
Completed: 2/25/2013

Diameter of Hole: Diameter: 12 1/4 in From Surface To 460 ft
Diameter: 9 7/8 in From 460 ft To 800 ft

Drilling Method: Air Rotary

Borehole Completion: Open Hole

Annular Seal Data: 1st Interval: From 460 ft to 0 ft with 242 (#sacks and material)
2nd Interval: No Data
3rd Interval: No Data
Method Used: TREMMIE
Cemented By: DAVENPORT DRILLING
Distance to Septic Field or other Concentrated Contamination: 150+ ft
Distance to Property Line: 150+ ft
Method of Verification: ESTIMATE
Approved by Variance: No Data

Surface Completion: Surface Slab Installed

Water Level: Static level: 290 ft. below land surface on 2/25/2013
Artesian flow: No Data

Packers: SHALE 460'

Plugging Info: Casing or Cement/Bentonite left in well: No Data

Type Of Pump: Submersible
Depth to pump bowl: (No Data) ft

Well Tests: Pump
Yield: 400 GPM with 30 ft drawdown after 24 hours

Water Quality: Type of Water: TRINITY
Depth of Strata: 740 ft.
Chemical Analysis Made: Yes
Did the driller knowingly penetrate any strata which contained undesirable constituents: No

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the log(s) being returned for completion and resubmittal.

Company Information:

DAVENPORT DRILLING AND PUMP SERVICE
11844 BANDERA RD. PMB 711
HELOTES , TX 78023

Driller License Number: 50268
Licensed Well Driller Signature: RICK PFEIFFER
Registered Driller Apprentice Signature: No Data
Apprentice Registration Number: No Data
Comments: No Data

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking number (Tracking #317171) on your written request.

Texas Department of Licensing & Regulation
P.O. Box 12157
Austin, TX 78711
(512) 463-7880

DESC. & COLOR OF FORMATION MATERIAL

CASING, BLANK PIPE & WELL SCREEN DATA

From (ft) To (ft) Description
ELOG ON FILE

Dia. New/Used Type Setting From/To
8" NEW SDR17PVC FROM 0 TO 460'

Item 2 – Recorded Deeds



Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2013 13029542

Instrument Number: 2013-13029542

As

Recorded On: August 28, 2013

OPR RECORDINGS

Parties: NEEDMORE RANCH II LTD

Billable Pages: 19

To NEEDMORE RIVER RANCH LLC

Number of Pages: 20

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	88.00
Total Recording:	88.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2013-13029542

Receipt Number: 346933

Recorded Date/Time: August 28, 2013 12:48:45P

Book-Vol/Pg: BK-OPR VL-4736 PG-1

User / Station: R Robinson - Cashiering #5

Record and Return To:

ATLAS HALL & RODRIGUEZ

P.O. BOX 3725

818 W. PECAN

MCALLEN TX 78501-2418



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas.

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

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

SPECIAL WARRANTY DEED

Date: August 1, 2013

Grantor: NEEDMORE RANCH II, LTD., a Texas limited partnership

Grantor's Mailing Address (including county):

3900 N. McColl Rd.
McAllen, Hidalgo County, Texas 78501

Grantee: NEEDMORE RIVER RANCH, LLC, a Texas limited liability company

Grantee's Mailing Address:

3900 N. McColl Rd.
McAllen, Hidalgo County, Texas 78501

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

That property being more particularly described in **Exhibit "A"**, which is attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

1. Any and all oil, gas, sulphur, hydrocarbons and other minerals in, on and under and that may be produced from the Property, including all executory rights related thereto, together with all working and net revenue interests, royalties, payments and executory rights in and to the oil, gas, sulphur, hydrocarbon and mineral fee and mineral leasehold estates and other mineral rights and assets appurtenant to such Property.
2. All of the underground water, subsurface water, percolating water, artesian water and any other water from any and all depths and reservoirs, formations, depths and horizons beneath the surface of the Property (collectively, the "**Groundwater**"), together with all right to test, explore for, drill for, develop,

withdraw, capture or otherwise beneficially use such Groundwater, the right to use the surface of the Property for access to and to explore for, develop, treat, produce and transport the Groundwater and all real and personal property rights, appurtenances, hereditaments, permits, licenses or other governmental authorizations relating to any of the foregoing.

Exceptions to Conveyance and Warranty:

To the extent such matters are valid and enforceable against the Property: any and all restrictions, reservations, covenants, conditions, easements and other matters, if any, relating to the Property, but only to the extent they still are in effect and shown of record in Hays County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they still are in effect, relating to the hereinabove described Property.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys the Property to Grantee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except by through or under Grantor, but not otherwise, as to the Exceptions to Conveyance and Warranty above.

As a material part of the consideration for execution of this instrument, Grantor and Grantee agree that the Property is to be sold to and accepted by Grantee in its present condition, **"AS IS, WHERE IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED"**. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION AND EXAMINATION OF THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION: (A) THE PHYSICAL CONDITION OF THE PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; (B) ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY AND FITNESS FOR A PARTICULAR PURPOSE; (C) ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE

PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE, SUBSTANCE OR SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R. PART 2261, OR HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1990, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER; AND (D) ANY REPRESENTATION, WARRANTY OR GUARANTEE OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION: (I) THE PROFITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE; (II) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE IMPROVEMENTS, IF ANY, ON THE PROPERTY; (III) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY; AND (IV) THE AVAILABILITY OF UTILITIES AND ACCESS OF THE PROPERTY TO PUBLIC ROADS. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. GRANTEE SHALL RELY ON GRANTEE'S INVESTIGATIONS OF THE PROPERTY IN DETERMINING WHETHER TO ACQUIRE IT. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS: (Y) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES; AND (Z) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES. THIS PROVISION WAS FREELY NEGOTIATED AND PLAYED AN IMPORTANT PART IN THE BARGAINING PROCESS FOR THIS INSTRUMENT. GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION FOR GRANTOR'S ENTERING EXECUTING THIS INSTRUMENT, AND SHALL SURVIVE CLOSING AND SHALL NOT MERGE.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

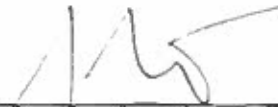
When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, the undersigned has executed this instrument effective as of the date first set forth above.

GRANTOR:

NEEDMORE RANCH II, LTD.

By: Texas NR II, Inc., General Partner

By: 
Greg LaMantia, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me this 14 day of August, 2013, by Greg LaMantia, Vice President of Texas NR II, Inc., a Texas corporation, as general partner of NEEDMORE RANCH II, LTD., a Texas limited partnership, on behalf of said corporation and limited partnership.


NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

Needmore River Ranch, LLC
Attention: Greg LaMantia
3900 N. McColl Road
McAllen, Texas 78501

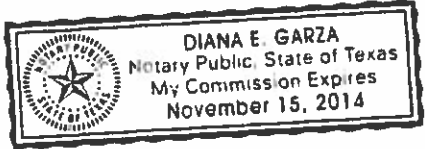


EXHIBIT "A"

TRACT 1 – 5003.632 ACRES

LEGAL DESCRIPTION: BEING 5003.632 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE:

DAVID WILSON SURVEY, ABSTRACT 476
BENJAMIN WEED SURVEY, ABSTRACT 483
DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT 672
F.W. ROBERTSON SURVEY, ABSTRACT 385
HUGH G. PANNELL SURVEY, ABSTRACT 368
T.C. RAILROAD CO. SURVEY, ABSTRACT 696
M.E. ANDREWS SURVEY, ABSTRACT 659
MARGARET DUNN SURVEY, ABSTRACT 147
ROBERT S. LOVE SURVEY, ABSTRACT 283
WILLIAM GRAY SURVEY, ABSTRACT 192
AND SAN GERONIMO IRRIGATION CO. SURVEY, ABSTRACT 535

ALL IN HAYS COUNTY, TEXAS AND BEING

A PORTION OF THAT CERTAIN 4,924.865 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE CO., LTD. BY DEED RECORDED IN DOCUMENT NO. 9927995 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

ALL OF THAT CERTAIN 5.018 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE CO., LTD. BY DEED RECORDED IN DOCUMENT NO. 9927995 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

AND ALL OF THAT CERTAIN 324.442 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE CO., LTD. BY DEED RECORDED IN VOLUME 1950, PAGE 237 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

SAID 5003.632 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN AUGUST, 2010 AND JANUARY 2011:

BEGINNING at a 1/2" iron rod found for an angle point in the west line of the San Geronimo Irrigation Co. Survey, Abstract 535 and that certain 418.49 acre tract of land conveyed to Big Oak Ranch, LP by deed recorded in Volume 2616, Page 93 of said deed records for the southeast corner of the William Gray Survey, Abstract 192 and that certain 13.817 acre tract of land conveyed to Kent Keith by deed recorded in Volume 2639, Page 309 of said deed records and a corner of the David Wilson Survey, Abstract 476;

THENCE along said west line, common with the David Wilson Survey, S 46°32'53" E a distance of 2631.83 feet to an angle point and S 46°40'47" E a distance of 274.89 feet to a 3/8" iron rod found for the southerly corner of said Big Oak Ranch, LP 418.49 acre tract and the westerly corner of said O'Quinn Land & Cattle Co., LTD 5.018 acre tract;

THENCE with said 5.018 acre tract the following three (3) calls:

1. N 44°43'39" E a distance of 814.44 feet to a 1/2" iron rod found for the northerly corner of said 5.018 acre tract;
2. S 27°06'39" E a distance of 274.32 feet along the southwesterly line of Homestead Road as dedicated by plat of The Highlands Section "B" recorded in Volume 1, Page 178 of the plat records of Hays County, Texas to a 1/2" iron rod found for the easterly corner of said 5.018 acre tract and northerly corner of Lot 69, The Highlands Section "B";
3. S 41°19'12" W a distance of 726.51 feet to a 3/8" iron rod found on the common line of the San Geronimo Irrigation Co. Survey, Abstract 535 and Robert S. Love Survey, Abstract 283 for the westerly corner of Lot 69 and southerly corner of said 5.018 acre tract;

THENCE S 45°39'21" E a distance of 1023.72 feet along said line to a fence corner post found for the easterly corner of said O'Quinn Land & Cattle Co., LTD 4924.865 acre tract and northerly corner of that certain 1203.9 acre tract of land conveyed to Joe Freeman and Harold Freeman by deed recorded in Volume 122, Page 158 of said deed records;

THENCE S 44°07'25" W a distance of 8989.63 feet to a 1/2" iron rod found on the northeasterly line of Fulton Ranch Road for the westerly corner of said Freeman 1203.9 acre tract;

THENCE S 42°06'01" W a distance of 47.36 feet to a point on the southwesterly line of Fulton Ranch Road for corner;

THENCE S 46°27'42" E a distance of 4.21 feet with said line to a point on the northerly line of that certain 37.535 acre strip of land conveyed to Hays County, Texas for road easement (Fulton Ranch Road) purposes by deed recorded in Volume 2507, Page 881 of said deed records;

THENCE with said 37.535 acre strip of land the following sixty (60) calls:

1. a length of 1538.88 feet along the arc of a curve to the right having a radius of 1770.00 feet and a chord bearing N 86°25'18" W a distance of 1490.87 feet to an iron rod set for endpoint;
2. N 61°30'52" W a distance of 293.82 feet to an iron rod set for the beginning of a curve to the left;
3. a length of 142.44 feet along the arc of said curve to the left having a radius of 600.00 feet and a chord bearing N 68°18'56" W a distance of 142.11 feet to an iron rod set for endpoint,
4. N 75°07'00" W a distance of 114.15 feet to an iron rod set for the beginning of a curve to the right;

5. a length of 158.57 feet along the arc of said curve to the right having a radius of 670.00 feet and a chord bearing N 68°20'12" W a distance of 158.20 feet to an iron rod set for endpoint,
6. N 61°33'24" W a distance of 238.29 feet to an iron rod set for the beginning of a curve to the right;
7. a length of 291.20 feet along the arc of said curve to the right having a radius of 870.00 feet and a chord bearing N 51°58'04" W a distance of 289.85 feet to an iron rod set for endpoint,
8. N 42°22'44" W a distance of 138.33 feet to an iron rod set for the beginning of a curve to the left;
9. a length of 238.07 feet along the arc of said curve to the left having a radius of 830.00 feet and a chord bearing N 50°35'46" W a distance of 237.26 feet to an iron rod set for endpoint,
10. N 58°48'48" W a distance of 74.93 feet to an iron rod set for the beginning of a curve to the right;
11. a length of 215.71 feet along the arc of said curve to the right having a radius of 570.00 feet and a chord bearing N 47°58'19" W a distance of 214.42 feet to an iron rod set for endpoint,
12. N 37°07'51" W a distance of 334.54 feet to an iron rod set for the beginning of a curve to the left;
13. a length of 62.48 feet along the arc of said curve to the left having a radius of 630.00 feet and a chord bearing N 39°58'18" W a distance of 62.45 feet to an iron rod set for endpoint,
14. N 42°48'45" W a distance of 664.85 feet to an iron rod set for the beginning of a curve to the right;
15. a length of 47.16 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 39°09'41" W a distance of 47.12 feet to an iron rod set for endpoint,
16. N 35°30'37" W a distance of 272.51 feet to an iron rod set for the beginning of a curve to the left;
17. a length of 31.09 feet along the arc of said curve to the left having a radius of 430.00 feet and a chord bearing N 37°34'53" W a distance of 31.08 feet to an iron rod set for endpoint,
18. N 39°39'09" W a distance of 211.70 feet to an iron rod set for the beginning of a curve to the right;
19. a length of 92.03 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 32°31'36" W a distance of 91.80 feet to an iron rod set for endpoint,
20. N 25°24'03" W a distance of 168.36 feet to an iron rod set for the beginning of a curve to the left;
21. a length of 351.70 feet along the arc of said curve to the left having a radius of 730.00 feet and a chord bearing N 39°12'10" W a distance of 348.31 feet to an iron rod set for endpoint,
22. N 53°00'18" W a distance of 186.99 feet to an iron rod set for the beginning of a curve to the right;

23. a length of 48.79 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 49°13'37" W a distance of 48.76 feet to an iron rod set for endpoint,
24. N 45°26'57" W a distance of 212.79 feet to an iron rod set for the beginning of a curve to the left;
25. a length of 220.34 feet along the arc of said curve to the left having a radius of 280.00 feet and a chord bearing N 67°59'36" W a distance of 214.70 feet to an iron rod set for endpoint,
26. S 89°27'45" W a distance of 99.93 feet to an iron rod set for the beginning of a curve to the left;
27. a length of 308.80 feet along the arc of said curve to the left having a radius of 1130.00 feet and a chord bearing S 81°38'02" W a distance of 307.84 feet to an iron rod set for endpoint,
28. S 73°48'18" W a distance of 555.94 feet to an iron rod set for the beginning of a curve to the right;
29. a length of 423.10 feet along the arc of said curve to the right having a radius of 2070.00 feet and a chord bearing S 79°39'38" W a distance of 422.36 feet to an iron rod set for endpoint,
30. S 85°30'58" W a distance of 272.11 feet to an iron rod set for the beginning of a curve to the right;
31. a length of 261.29 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 74°15'10" W a distance of 255.90 feet to an iron rod set for endpoint,
32. N 54°01'18" W a distance of 179.15 feet to an iron rod set for the beginning of a curve to the left;
33. a length of 258.03 feet along the arc of said curve to the left having a radius of 380.00 feet and a chord bearing N 73°28'26" W a distance of 253.10 feet to an iron rod set for endpoint,
34. S 87°04'25" W a distance of 451.60 feet to an iron rod set for the beginning of a curve to the left;
35. a length of 150.89 feet along the arc of said curve to the left having a radius of 630.00 feet and a chord bearing S 80°12'44" W a distance of 150.53 feet to an iron rod set for endpoint,
36. S 73°21'03" W a distance of 92.66 feet to an iron rod set for the beginning of a curve to the right;
37. a length of 384.14 feet along the arc of said curve to the right having a radius of 520.00 feet and a chord bearing N 85°29'11" W a distance of 375.46 feet to an iron rod set for endpoint,
38. N 64°19'24" W a distance of 5272.10 feet to an iron rod set for the beginning of a curve to the right;
39. a length of 188.61 feet along the arc of said curve to the right having a radius of 170.00 feet and a chord bearing N 32°32'22" W a distance of 179.08 feet to an iron rod set for endpoint,
40. N 00°31'45" W a distance of 3534.51 feet to an iron rod set for the beginning of a curve to the right;

41. a length of 578.82 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 44°26'44" E a distance of 521.58 feet to an iron rod set for endpoint,
42. N 89°23'02" E a distance of 632.34 feet to an iron rod set for the beginning of a curve to the left;
43. a length of 159.30 feet along the arc of said curve to the left having a radius of 105.00 feet and a chord bearing N 45°55'14" E a distance of 144.46 feet to an iron rod set for endpoint,
44. N 02°27'27" E a distance of 179.23 feet to an iron rod set for the beginning of a curve to the right;
45. a length of 242.43 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 21°13'40" E a distance of 238.11 feet to an iron rod set for endpoint,
46. N 39°59'53" E a distance of 440.24 feet to an iron rod set for the beginning of a curve to the left;
47. a length of 807.38 feet along the arc of said curve to the left having a radius of 2530.00 feet and a chord bearing N 30°51'22" E a distance of 803.95 feet to an iron rod set for endpoint,
48. N 21°42'50" E a distance of 579.37 feet to an iron rod set for the beginning of a curve to the left;
49. a length of 431.25 feet along the arc of said curve to the left having a radius of 1430.00 feet and a chord bearing N 13°04'28" E a distance of 429.62 feet to an iron rod set for endpoint,
50. N 04°26'06" E a distance of 142.88 feet to an iron rod set for the beginning of a curve to the right;
51. a length of 783.56 feet along the arc of said curve to the right having a radius of 370.00 feet and a chord bearing N 65°06'11" E a distance of 645.13 feet to an iron rod set for endpoint,
52. S 54°13'43" E a distance of 603.97 feet to an iron rod set for the beginning of a curve to the left;
53. a length of 589.99 feet along the arc of said curve to the left having a radius of 430.00 feet and a chord bearing N 86°27'52" E a distance of 544.79 feet to an iron rod set for endpoint,
54. N 47°09'28" E a distance of 303.91 feet to an iron rod set for the beginning of a curve to the right;
55. a length of 937.31 feet along the arc of said curve to the right having a radius of 745.00 feet and a chord bearing N 83°12'03" E a distance of 876.71 feet to an iron rod set for endpoint,
56. S 60°45'22" E a distance of 102.31 feet to an iron rod set for the beginning of a curve to the left;
57. a length of 345.31 feet along the arc of said curve to the left having a radius of 630.00 feet and a chord bearing S 76°27'30" E a distance of 341.00 feet to an iron rod set for endpoint,
58. N 87°50'22" E a distance of 234.12 feet to an iron rod set for the beginning of a curve to the left;

59. a length of 278.36 feet along the arc of said curve to the left having a radius of 405.00 feet and a chord bearing N 68°08'58" E a distance of 272.91 feet to an iron rod set for endpoint,
60. S 44°51'54" E a distance of 3.67 feet to an iron rod set on the easterly line of a that certain 75' right-of-way dedication to Hays County, Texas for Fulton Ranch Road recorded in Volume 2028, Page 544 of said deed records;

THENCE continuing along the easterly right-of-way of Fulton Ranch Road the following eighteen (18) calls:

1. a length of 446.38 feet along the arc of a curve to the left having a radius of 337.50 feet and a chord bearing N 08°10'14" E a distance of 414.55 feet to an iron rod set for endpoint,
2. N 29°43'10" W a distance of 174.44 feet to an iron rod set for the beginning of a curve to the left;
3. a length of 161.10 feet along the arc of said curve to the left having a radius of 339.50 feet and a chord bearing N 16°07'33" W a distance of 159.59 feet to an iron rod set for endpoint,
4. N 02°31'56" W a distance of 420.28 feet to an iron rod set for the beginning of a curve to the left;
5. a length of 813.14 feet along the arc of said curve to the left having a radius of 729.50 feet and a chord bearing N 34°27'52" W a distance of 771.69 feet to an iron rod set for endpoint,
6. N 69°12'36" W a distance of 588.69 feet to an iron rod set for the beginning of a curve to the right;
7. a length of 408.25 feet along the arc of said curve to the right having a radius of 662.50 feet and a chord bearing N 51°33'24" W a distance of 401.82 feet to an iron rod set for endpoint,
8. N 33°35'41" W a distance of 251.05 feet to an iron rod set for the beginning of a curve to the right;
9. a length of 38.96 feet along the arc of said curve to the right having a radius of 262.50 feet and a chord bearing N 29°20'37" W a distance of 38.92 feet to an iron rod set for endpoint,
10. N 25°05'33" W a distance of 269.77 feet to an iron rod set for the beginning of a curve to the right;
11. a length of 109.75 feet along the arc of said curve to the right having a radius of 262.50 feet and a chord bearing N 12°32'53" W a distance of 108.95 feet to an iron rod set for endpoint;
12. N 00°34'15" W a distance of 807.10 feet to an iron rod set for angle point;
13. N 01°17'19" W a distance of 283.82 feet to an iron rod set for the beginning of a curve to the left;
14. a length of 502.03 feet along the arc of said curve to the left having a radius of 337.50 feet and a chord bearing N 43°54'10" W a distance of 457.01 feet to an iron rod set for endpoint,
15. N 86°31'01" W a distance of 71.00 feet to an iron rod set for the beginning of a curve to the left;

16. a length of 195.52 feet along the arc of said curve to the left having a radius of 287.50 feet and a chord bearing S 74°00'03" W a distance of 191.77 feet to an iron rod set for endpoint;
17. S 54°31'07" W a distance of 194.97 feet to an iron rod set for the beginning of a curve to the right;
18. a length of 5.73 feet along the arc of said curve to the right having a radius of 162.40 feet and a chord bearing S 55°31'44" W a distance of 5.73 feet to an iron rod set for endpoint;

THENCE N 14°03'03" W a distance of 204.20 feet to an iron rod set for corner;

THENCE N 37°18'46" E a distance of 103.88 feet to a fence post found for angle point;

THENCE N 59°09'46" W a distance of 12.53 feet to an angle point and N 50°46'24" W a distance of 26.95 feet to a point on the bank of the Blanco River;

THENCE downstream with the bank of the Blanco River the following twenty-six (26) calls:

1. N 29°11'43" E a distance of 233.50 feet;
2. N 20°18'00" E a distance of 173.47 feet;
3. N 29°59'40" E a distance of 155.61 feet;
4. N 39°30'45" E a distance of 243.10 feet;
5. N 51°29'39" E a distance of 192.25 feet;
6. N 52°29'58" E a distance of 253.06 feet;
7. N 68°47'27" E a distance of 400.98 feet;
8. N 84°52'19" E a distance of 222.11 feet;
9. S 85°28'03" E a distance of 211.65 feet;
10. S 61°48'59" E a distance of 220.30 feet;
11. S 43°14'04" E a distance of 236.01 feet;
12. S 20°46'57" E a distance of 250.74 feet;
13. S 22°35'03" E a distance of 417.23 feet;
14. S 45°54'45" E a distance of 378.32 feet;
15. S 71°18'30" E a distance of 238.22 feet;
16. S 03°49'52" E a distance of 32.54 feet;
17. S 60°25'14" E a distance of 298.43 feet;
18. S 76°54'01" E a distance of 217.47 feet;
19. S 87°14'30" E a distance of 229.31 feet;
20. N 68°08'23" E a distance of 241.37 feet;
21. N 52°14'05" E a distance of 295.18 feet;
22. N 44°17'11" E a distance of 161.63 feet;
23. N 24°55'35" E a distance of 618.53 feet;
24. N 36°53'33" E a distance of 503.94 feet;
25. N 49°57'59" E a distance of 354.65 feet;
26. N 01°32'16" E a distance of 103.74 feet;

THENCE N 41°30'09" E a distance of 173.14 feet to a point in the approximate center of the Blanco River and N 50°22'14" E a distance of 435.86 feet to a point on the bank of the Blanco River and easterly line of that certain 125.73 acre tract of land conveyed to the Texas State Teacher's College (now Texas State) by deed recorded in Volume 148, Page 636 of said deed records;

THENCE continuing with the east line of said Texas State Teacher's College (now Texas State) 125.73 acre tract the following five (5) calls:

1. N 43°58'02" E a distance of 241.76 feet to a 3/8" iron rod found for angle point;
2. N 41°35'40" E a distance of 418.28 feet to a 1/2" iron rod found at a fence corner;
3. N 23°38'18" E a distance of 331.10 feet to a fence post found for angle point;
4. N 13°19'17" E a distance of 204.76 feet to a 3/8" iron rod found at a fence intersection;
5. N 24°25'41" E a distance of 188.16 feet to a 3/8" iron rod found at a fence corner post on the north line of the Day Land & Cattle Co. Survey, Abstract 672 for the common corner of Lots 2H and 2J; Resubdivision of Tract 2 River Creek Subdivision as recorded by plat in Volume 7, Page 207 of said plat records;

THENCE along said survey line and south line of said subdivision the following three (3) calls:

1. N 89°33'46" E a distance of 1569.75 feet to a fence post found for angle point;
2. N 89°53'46" E a distance of 374.77 feet to an iron rod set for angle point;
3. N 88°48'14" E a distance of 648.73 feet to a 3/8" iron rod found at a fence corner post for the common corner of Lot 2G, Resubdivision of Tract 2 River Creek Subdivision and Lot 3A; Resubdivision of Tract 3 River Creek Subdivision as recorded by plat in Volume 7, Page 398 of said plat records;

THENCE continuing along the westerly line of Lot 3A the following three (3) calls:

1. S 24°15'38" E a distance of 111.08 feet to a 3/8" iron rod found in tree for angle point;
2. S 52°51'51" E a distance of 212.24 feet to a 3/8" iron rod found at fence post for angle point;
3. S 36°55'04" E a distance of 397.49 feet to a 1/2" iron rod with cap stamped "PRO TECH" found on the north line of Lot 1, Estrellita Estates as recorded by plat in Volume 7, Page 145 of said plat records for the southwest corner of Lot 3A;

THENCE S 52°32'55" W a distance of 4.11 feet to an iron rod set for the northwest corner of Lot 1, Estrellita Estates;

THENCE along the west line of Lot 1, Estrellita Estates the following eight (8) calls:

1. S 39°12'04" E a distance of 98.79 feet to a 1/2" iron rod found for angle point;
2. S 12°37'23" E a distance of 101.15 feet to a 1/2" iron rod found for angle point;
3. S 05°16'37" E a distance of 639.82 feet to a 1/2" iron rod found for angle point;

4. S 13°21'25" E a distance of 414.64 feet to a 1/2" iron rod found for angle point;
5. S 49°01'11" E a distance of 179.61 feet to a 1/2" iron rod set for angle point;
6. S 23°06'17" E a distance of 159.86 feet to a 3/8" iron rod found for angle point;
7. S 01°08'17" W a distance of 125.52 feet to a 3/8" iron rod found for angle point;
8. S 02°24'56" E a distance of 257.84 feet to a point for the northeast corner of the O'Quinn Family Cemetery tract as recorded in Document No. 201010031372 of said deed records from which a 1/2" iron rod with cap found bears N 81°49'43" E a distance of 0.59 feet;

THENCE with said Cemetery tract the following three (3) calls:

1. S 81°49'43" W a distance of 139.26 feet to a 1/2" iron rod with cap found for the northwest corner;
2. S 02°33'16" E a distance of 149.97 feet to a 1/2" iron rod with cap found for the southwest corner;
3. N 81°52'13" E a distance of 138.88 feet to a point on the west line of Lot 1, Estrellita Estates for the southeast corner of said Cemetery from which a 1/2" iron rod with cap found bears N 81°52'13" E a distance of 1.03 feet;

THENCE S 02°24'56" E a distance of 132.94 feet to a mag nail found for the southwest corner of Lot 1, Estrellita Estates and continuing for a total distance of 356.89 feet to a point on the south bank of the Blanco River for the northwest corner of said O'Quinn Land & Cattle Co., LTD 324.442 acre tract;

THENCE downstream with the south bank of the Blanco River the following nine (9) calls:

1. N 60°14'02" E a distance of 193.77 feet;
2. N 65°51'28" E a distance of 183.60 feet;
3. N 50°09'43" E a distance of 227.46 feet;
4. N 82°00'13" E a distance of 142.24 feet;
5. S 78°21'57" E a distance of 132.19 feet;
6. S 55°05'17" E a distance of 96.98 feet;
7. S 50°59'10" E a distance of 788.01 feet;
8. S 56°11'56" E a distance of 250.98 feet;
9. S 63°20'26" E a distance of 249.35 feet to a point for the northeast corner hereof and said O'Quinn Land & Cattle Co., LTD 324.442 acre tract and the northwest corner of that certain 95.344 acre tract of land conveyed to Lamplighter 54, LLC by deed recorded in Volume 3593, Page 511 of said deed records;

THENCE S 01°37'07" E, passing a 1/2" iron rod with cap stamped "Driftwood Surveying" found for reference at a distance of 117.88 feet and continuing for a total distance of 1518.04 feet to a 1/2" iron rod with cap stamped "Driftwood Surveying" found in the center of a 60' reciprocal easement of record in Volume 1378, Page 385 of said deed records and a 60' ingress – egress easement of record in Volume 1443, Page 572 and amended in Volume 1470, Page 56 of said deed records for a westerly corner of said Lamplighter 54, LLC 95.344 acre tract;

THENCE with said centerline and continuing with said Lamplighter 54, LLC 95.344 acre tract the following five (5) calls:

1. N 58°17'45" E a distance of 111.24 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" found for angle point;
2. S 71°29'55" E a distance of 186.02 feet to a calculated point from which a 1/2" iron rod with cap stamped "BYRN" found for reference bears S 34°35'42" W a distance of 31.22 feet;
3. S 39°18'41" E a distance of 248.00 feet to a calculated point from which a 1/2" iron rod with cap stamped "JE Garon RPLS4303" found for reference bears S 34°13'42" W a distance of 31.28 feet;
4. S 72°09'03" E a distance of 176.86 feet to a calculated angle point;
5. N 88°15'34" E a distance of 47.81 feet to a calculated point for corner;

THENCE S 00°51'24" E, passing a 1/2" iron rod with cap stamped "JE Garon RPLS4303" found for reference at a distance of 29.92 feet and continuing for a total distance of 3880.81 feet to a 1/2" iron rod found for the southeast corner of said O'Quinn Land & Cattle Co., LTD 324.442 acre tract;

THENCE S 89°08'51" W a distance of 2474.70 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" found for the southwest corner of said O'Quinn Land & Cattle Co., LTD 324.442 acre tract and northwest corner of that certain 53.152 acre tract of land conveyed to the E.F. Romano III Trust by deed recorded in Volume 2639, Page 309 of said deed records;

THENCE S 01°20'07" E a distance of 1151.77 feet to a cedar fence corner post found for the southwest corner of said E.F. Romano III Trust 53.152 acre tract and the William Gray Survey, Abstract 192;

THENCE N 89°09'53" E a distance of 3394.68 feet along the south line of said survey to the **POINT OF BEGINNING**, containing 5003.632 acres of land, more or less.

TRACT 2 – 1.640 ACRES

LEGAL DESCRIPTION: BEING 1.640 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE DAVID WILSON SURVEY, ABSTRACT NO. 476 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 4,924.865 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE COMPANY, LTD. BY DEED RECORDED IN DOCUMENT NO. 9927995 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.640 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN AUGUST, 2010:

BEGINNING at a 1/2" iron rod found in the easterly line of Lot 120, Saddleridge, a subdivision recorded in Volume 7, Pages 348-354 of the Plat Records of Hays County, Texas for a northwesterly corner of that certain 388.68 acre tract of land conveyed to Ingram Ranches I, Ltd.

by deed recorded in Volume 1197, Page 550 of said deed records and an angle point in the west line of said O'Quinn 4,924.865 acre tract for a westerly corner hereof;

THENCE N 00°42'41" W a distance of 160.66 feet with the easterly line of said Saddleridge and the westerly line of said O'Quinn 4,924.865 acre tract for the westerly line hereof to a ½" iron rod set at the endpoint of a curve in southwesterly line of Fulton Ranch Road, a sixty (60) foot wide right-of-way dedicated to Hays County, Texas by deed recorded in Volume 2507, Page 881 of said deed records for the most northerly corner hereof;

THENCE with the southwesterly right-of-way line of said Fulton Ranch Road, an arc length of 255.35 feet along said curve to the left having a radius of 230.00 feet and a chord bearing S 32°32'51" E, a chord length of 242.44 feet to a ½" iron rod set for an endpoint of said curve and S 64°19'24" E a distance of 5271.98 feet to a ½" iron rod set at the northwesterly corner of that certain 126.836 acre tract of land conveyed to E.F. Romano III Trust by deed recorded in Volume 3762, Page 236 of said deed records for an easterly corner hereof;

THENCE S 25°22'59" W a distance of 8.07 feet to a ½" iron rod set in the northeasterly line of said Ingram Ranches I, Ltd. 388.68 acre tract of land and the southwesterly line of said O'Quinn 4,924.865 acre tract for a westerly corner of said Romano 126.836 acre tract of land;

THENCE with the northeasterly line of said Ingram 388.68 acre tract and the southwesterly line of said O'Quinn 4,924.865 acre tract the following five (5) calls:

1. N 64°37'01" W a distance of 1926.82 feet to a ½" iron rod set for angle point,
2. N 64°06'10" W a distance of 924.94 feet to a ½" iron rod set for angle point,
3. N 64°43'32" W a distance of 420.52 feet to a ½" iron rod set for angle point,
4. N 63°31'24" W a distance of 1017.94 feet to a ½" iron rod set for angle point,
5. N 64°59'49" W a distance of 1116.71 feet to the **POINT OF BEGINNING**, containing 1.640 acres of land, more or less.

TRACT 3 – 1.500 ACRES

LEGAL DESCRIPTION: BEING 1.500 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE DAVID WILSON SURVEY, ABSTRACT NO. 476 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 4,924.865 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE COMPANY, LTD. BY DEED RECORDED IN DOCUMENT NO. 9927995 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.500 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN AUGUST, 2010:

BEGINNING at a ½" iron rod found in the westerly line of said O'Quinn 4,924.865 acre tract at the northeasterly corner of Lot 104, Saddleridge, a subdivision recorded in Volume 7, Pages 348-354 of the Plat Records of Hays County, Texas and a southerly corner of that certain 955.36 acre

tract of land conveyed to H.W. Lennie by deed recorded in Volume 152, Page 219 of said deed records;

THENCE with the common line of said Lennie 955.36 acre tract and O'Quinn 4,924.865 acre tract the following four (4) calls:

1. N 26°57'42" E a distance of 230.96 feet to a fence corner post found for angle point,
2. N 88°47'41" E a distance of 992.46 feet to a fence corner post found for angle point,
3. N 03°49'20" E a distance of 301.14 feet to a ½" iron rod at fence corner post found for angle point,
4. N 32°19'27" E a distance of 85.60 feet to a calculated point in the curving westerly line of Fulton Ranch Road, a sixty (60) foot wide right-of-way dedicated to Hays County, Texas by deed recorded in Volume 2507, Page 881 of said deed records for the most northerly corner hereof;

THENCE with westerly and northerly right-of-way lines of said Fulton Ranch Road the following six (6) calls:

1. an arc length of 168.78 feet along said curve to the left having a radius of 430.00 feet and a chord bearing S 13°42'07" W, a chord length of 167.70 feet to a ½" iron rod set for an endpoint,
2. S 02°27'27" W a distance of 179.23 feet to a ½" iron rod set at the beginning of a curve to the right,
3. an arc length of 68.27 feet along said curve to the right having a radius of 45.00 feet and a chord bearing S 45°55'14" W, a chord length of 61.91 feet to a ½" iron rod set for an endpoint,
4. S 89°23'02" W a distance of 632.37 feet to a ½" iron rod set at the beginning of a curve to the left,
5. an arc length of 672.78 feet along said curve to the left having a radius of 430.00 feet and a chord bearing S 44°27'07" W, a chord length of 606.23 feet to a ½" iron rod set for an endpoint,
6. S 00°31'45" E a distance of 3534.73 feet to a ½" iron rod set for the most southerly corner hereof, being in the westerly line of Lot 120 of said Saddleridge, being an easterly line of said O'Quinn 4,924.865 acre tract;

THENCE N 00°42'41" W a distance of 3759.93 feet with the common line of said Saddleridge and said O'Quinn 4,924.865 acre tract to the **POINT OF BEGINNING**, containing 1.500 acres of land, more or less.

TRACT 4 – 0.103 ACRE

LEGAL DESCRIPTION: BEING 0.103 ACRE OF LAND LYING IN AND BEING SITUATED OUT OF THE DAVID WILSON SURVEY, ABSTRACT NO. 476 IN HAYS

COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 4,924.865 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE COMPANY, LTD. BY DEED RECORDED IN DOCUMENT NO. 9927995 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 0.103 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN AUGUST, 2010:

BEGINNING at a ½" iron rod set in the easterly line of that certain 955.36 acre tract of land conveyed to H.W. Lennie by deed recorded in Volume 152, Page 219 of said deed records and a westerly line of said O'Quinn 4,924.865 acre tract and Fulton Ranch Road, a sixty (60) foot wide right-of-way dedicated to Hays County, Texas by deed recorded in Volume 2507, Page 881 of said deed records for the most southerly corner hereof, from which a ½" iron rod found at the northeasterly corner of Lot 104, Saddleridge, a subdivision recorded in Volume 7, Pages 348-354 of the Plat Records of Hays County, Texas and a southerly corner of said Lennie 955.36 acre tract bears the following five (5) calls:

1. S 32°28'20" W a distance of 112.64 feet,
2. S 32°19'27" W a distance of 85.60 feet,
3. S 03°49'20" W a distance of 301.14 feet,
4. S 88°47'41" W a distance of 992.46 feet,
5. S 26°57'42" W a distance of 230.96 feet;

THENCE with the common line of said Lennie 955.36 acre tract and O'Quinn 4,924.865 acre tract, N 32°19'27" E a distance of 93.10 feet to a ½" iron rod found for angle point and N 40°56'43" E a distance of 494.99 feet to a calculated point in the curving westerly right-of-way line of said Fulton Ranch Road for the most northerly corner hereof;

THENCE with westerly the right-of-way line of said Fulton Ranch Road the following three (3) calls:

1. an arc length of 144.82 feet along said curve to the right having a radius of 2470.00 feet and a chord bearing S 38°19'07" W, a chord length of 144.80 feet to a ½" iron rod set for an endpoint,
2. S 39°59'53" W a distance of 440.24 feet to a ½" iron rod set at the beginning of a curve to the left,
3. an arc length of 2.22 feet along said curve to the left having a radius of 430.00 feet and a chord bearing S 39°51'00" W, a chord length of 2.22 feet to the **POINT OF BEGINNING**, containing 0.103 acre of land, more or less.

TRACT 5 – 0.258 ACRE

LEGAL DESCRIPTION: BEING A 0.258 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE DAVID WILSON SURVEY, ABSTRACT NO. 476 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 4,924.865 ACRE TRACT OF LAND CONVEYED TO O'QUINN LAND & CATTLE COMPANY, LTD. BY

DEED RECORDED IN DOCUMENT NO. 9927995 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 0.258 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN AUGUST, 2010:

BEGINNING at a ½" iron rod set in the westerly line of Fulton Ranch Road, a sixty (60) foot wide right-of-way dedicated to Hays County, Texas by deed recorded in Volume 2507, Page 881 of said deed records for the most southerly corner of that certain 22.874 acre tract of land conveyed to E.F. Romano III Trust by deed recorded in Volume 3762, Page 237 of said deed records;

THENCE with westerly the right-of-way line of said Fulton Ranch Road, S 21°42'50" W a distance of 226.02 feet to a ½" iron rod set at the beginning of a curve to the right and an arc length of 543.84 feet along the arc of said curve to the right having a radius of 2470.00 feet and a chord bearing S 28°01'18" W, a chord length of 542.75 feet to a calculated point in the easterly line of that certain 955.36 acre tract of land conveyed to H.W. Lennie by deed recorded in Volume 152, Page 219 of said deed records and a westerly line of said O'Quinn 4,924.865 acre tract for the most southerly corner hereof;

THENCE with the common line of said Lennie 955.36 acre tract and O'Quinn 4,924.865 acre tract, N 26°44'53" E a distance of 655.85 feet to a ½" iron rod found for angle point and N 16°22'14" E a distance of 259.48 feet to a ½" iron rod set in the westerly line of said Romano 22.874 acre tract for the most northerly corner hereof;

THENCE S 11°32'10" W a distance of 148.52 feet to the **POINT OF BEGINNING**, containing 0.258 acre of land, more or less.

TRACT 6 – 53.152 ACRES

Being 53.152 acres of land lying in and situated out of the William Gray Survey No. 73, Abstract 192 in Hays County, Texas and being a portion of that certain 90.00 acre tract conveyed to E.F. Romano III Trust Agreement by Deed recorded in Volume 2207, Page 770, to Kent Keith and Matthew Keith by Deed recorded in Volume 1622, Page 153 and to Sandra Keith by Deed recorded in Volume 1062, Page 601, all Official Records of Hays County, Texas; said 53.152 acres being more particularly described as follows and as surveyed under the supervision of James E. Garon & Associates in June, 2004:

BEGINNING at a fence post found for the southwest corner hereof and said William Gray Survey and an ell corner of that certain 4,924.865 acre tract conveyed to O'Quinn Land & Cattle Co., Ltd. by deed recorded in Document No. 9927995;

THENCE North 1° 22' 04" West a distance of 1151.63 feet along the west line of said William Gray Survey to an iron rod set for the northwest corner hereof and southwest corner of that

certain 324.43 acre tract of land conveyed to O'Quinn Land & Cattle Co., Ltd. by deed recorded in Volume 1950, Page 237 of said deed records;

THENCE North 89° 9' 52" East a distance of 2010.62 feet along the north line hereof and south line of said 324.43 acre tract to an iron rod set for the northeast corner hereof;

THENCE South 01° 22' 04" East a distance of 1151.06 feet crossing said 90.00 acre tract to an iron rod set on the south line of said 90.00 acre tract and William Gray Survey for the southeast corner hereof;

THENCE South 89° 9' 43" West a distance of 2010.62 feet along said line, common with the David Wilson Survey, to the POINT OF BEGINNING and containing 53.152 acres of land, more or less.

Item 3 – Leases

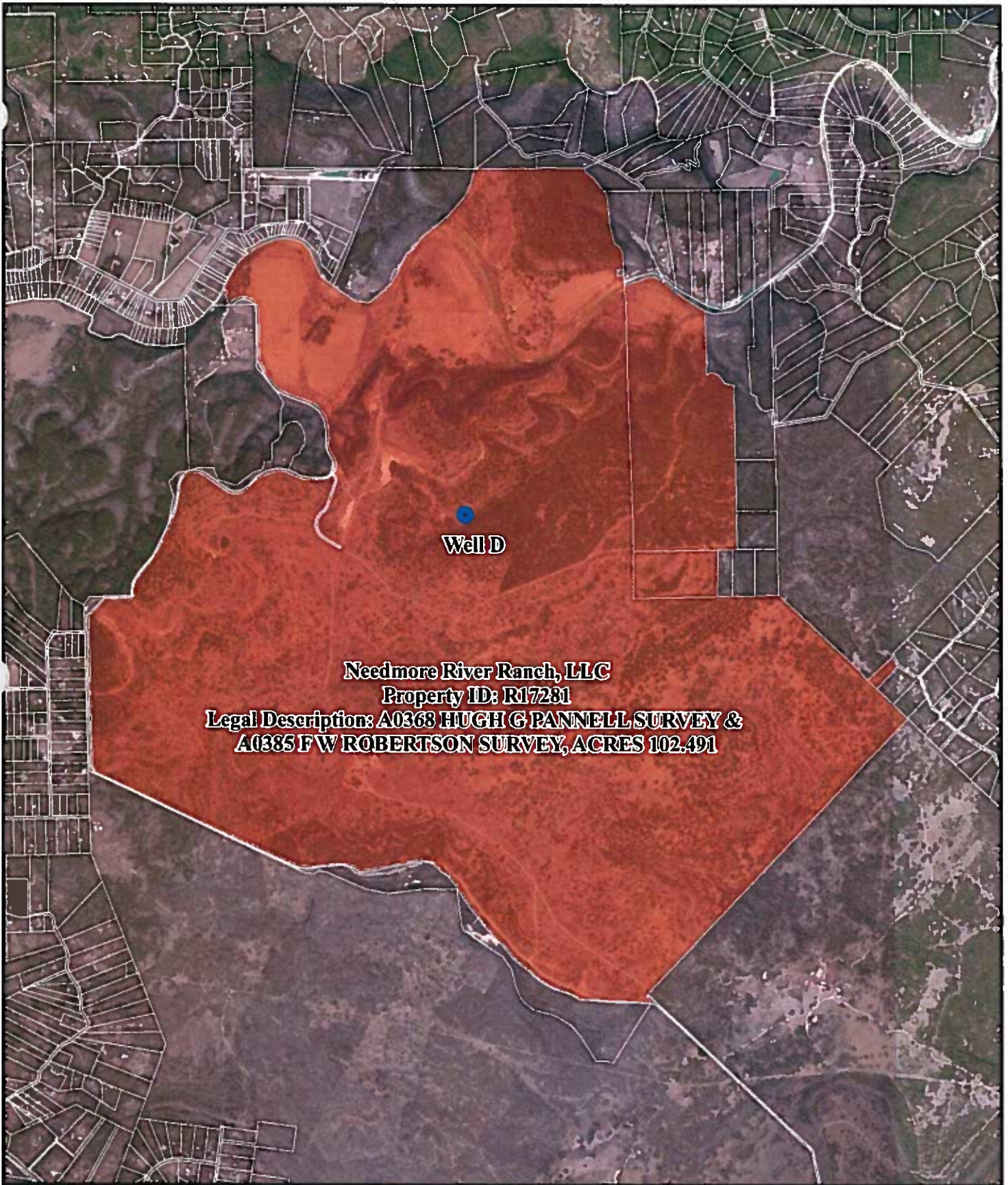


At this time, there are no leases in place regarding water production or supply.



Item 4 – Plat Map





Well D

Needmore River Ranch, LLC
Property ID: R17231
Legal Description: A0368 HUGH G PANNELL SURVEY &
A0385 FW ROBERTSON SURVEY, ACRES 102.491

0 1,500 3,000 Feet



Plat/Ownership Map

Drawn By: BB Date: 9-1-2015

Quad Name and No:
 Wimberley, Texas 29098-H-1
 San Marcos North, Texas 29097-H-8

Projection:
 UTM NAD 83 Zone 14

**Needmore River
 Ranch**

Hays County, Texas

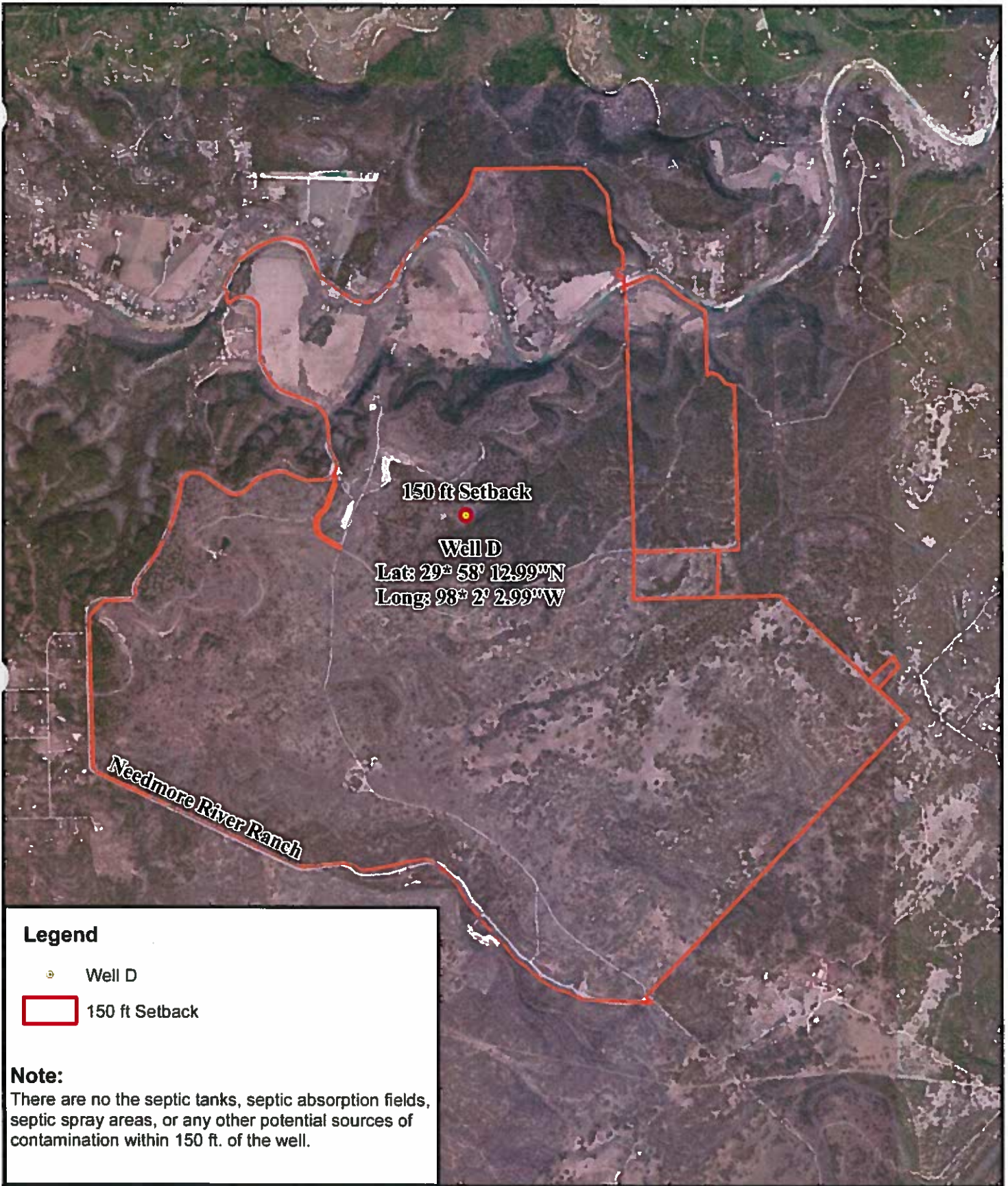


Wet Rock Groundwater Services, L.L.C.
Groundwater Specialists

TBPG Firm No: 50038
 317 Ranch Road 620 South, Ste. 203
 Austin, Texas 78734 Ph: 512.773.3226
www.wetrockgs.com

Item 5 – Well Setback Map





Legend

-  Well D
-  150 ft Setback

Note:

There are no the septic tanks, septic absorption fields, septic spray areas, or any other potential sources of contamination within 150 ft. of the well.

0 1,550 3,100 Feet



Well Setback Map

Drawn By: BB Date: 9-1-2015

Quad Name and No:
 Wimberley, Texas 29098-H-1
 San Marcos North, Texas 29097-H-8

Projection:
 UTM NAD 83 Zone 14

**Needmore River
 Ranch**

Hays County, Texas



Wet Rock Groundwater Services, L.L.C.
 Groundwater Specialists

TBPG Firm No: 50038
 317 Ranch Road 620 South, Ste. 203
 Austin, Texas 78734 Ph: 512.773.3226
www.wetrockgs.com

Item 6 – Statements



The Needmore Water, LLC is submitting a temporary production permit application to Barton Springs/Edwards Aquifer Conservation District (BSEACD) for an existing irrigation well (Well D). Well D is located in western Hays County approximately 2 miles southeast of the City of Wimberley on approximately 5,000 acres. Well D is completed to the base of the Middle Trinity Aquifer and is used for irrigation on the ranch property (see attached Receiving Area Location Map).

Needmore Water, LLC controls the rights to production of water from the Middle Trinity Aquifer on the ranch and an aquifer test was conducted on Well D to estimate the well's maximum production capacity (See Item 10). On November 14, 2012 a pressure transducer programmed to measure the water level and temperature at one minute intervals was placed within the well. The static water level was measured at 287.1 ft bgs prior to pumping the well for approximately twenty-two hours, at which time the pump was shut-off and the water level was allowed to recover for approximately twenty-two hours.

The well averaged an approximate production rate of 428 gpm with 38 ft of drawdown for a specific capacity of 11.3 gpm/ft. The pumping level dropped slightly through the pumping phase with a final water level of 325.1 ft bgs. The well recovered to 292.2 ft bgs before the transducer was removed. The aquifer test data was analyzed using the Theis Recovery method resulting in a transmissivity of 5,230 ft²/day and a hydraulic conductivity of 7.45 ft/day.

Pumpage Volume

Based on the well testing data and calculated production volumes, Needmore Water, LLC is requesting a total annual permit volume of 887 acre-feet/year. Based upon the aquifer test, a well completed at this location could produce in excess of 1,000 gpm; however based upon the construction of the well the largest pump that could fit within the 8-inch casing is a pump capable of producing 550 gpm for a total annual volume of 887 acre-feet/year.

Demand Trends

All water will be utilized for irrigation which is affected by precipitation throughout a given calendar year. For the purpose of this permit application, the demand was calculated evenly throughout the year. Table 1 provides a quarterly breakdown of the anticipated pumpage volumes for the first three years of pumping.



Table 1: Anticipated quarterly pumpage volumes

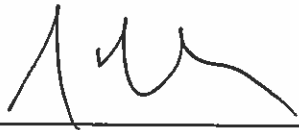
Time Period	1st Qtr Volume in Acre-Feet	2nd Qtr Volume in Acre-Feet	3rd Qtr Volume in Acre-Feet	4th Qtr Volume in Acre-Feet
Year 1	221.75	221.75	221.75	221.75
Year 2	221.75	221.75	221.75	221.75
Year 3	221.75	221.75	221.75	221.75

Conservation Practices

Under BSEACD rules, NRR will abide by their User Drought Contingency Plan (UDCP) and the User Conservation Plan (UCP).

Signature

All written declarations are based upon the best available information and are known to be true.

Signature:  _____

Date: 9/18/15



Receiving Area Location Map

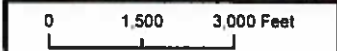




Receiving Irrigation Area

Well D

Needmore River Ranch



Drawn By: BB Date: 9-1-2015

Quad Name and No:
Wimberley, Texas 29098-H-1
San Marcos North, Texas 29097-H-8

Projection:
UTM NAD 83 Zone 14



Receiving Area Map

Needmore River Ranch

Hays County, Texas



Wet Rock Groundwater Services, L.L.C.
Groundwater Specialists

TBPG Firm No: 50038
317 Ranch Road 620 South, Ste. 203
Austin, Texas 78734 Ph: 512.773.3226
www.wetrockgs.com

Item 7 – Related Permits and Authorizations



At this time, there are no permits or authorizations in place regarding water production or supply.



Item 8 – Contracts



At this time, there are no contracts in place regarding water production or supply.



***Item 9 – User Conservation Plan and User Drought
Contingency Plan
(To Be Submitted Later)***



***Item 10 – Hydrogeological Report
(To Be Submitted Later)***



Item 11 – Public Notice and Map

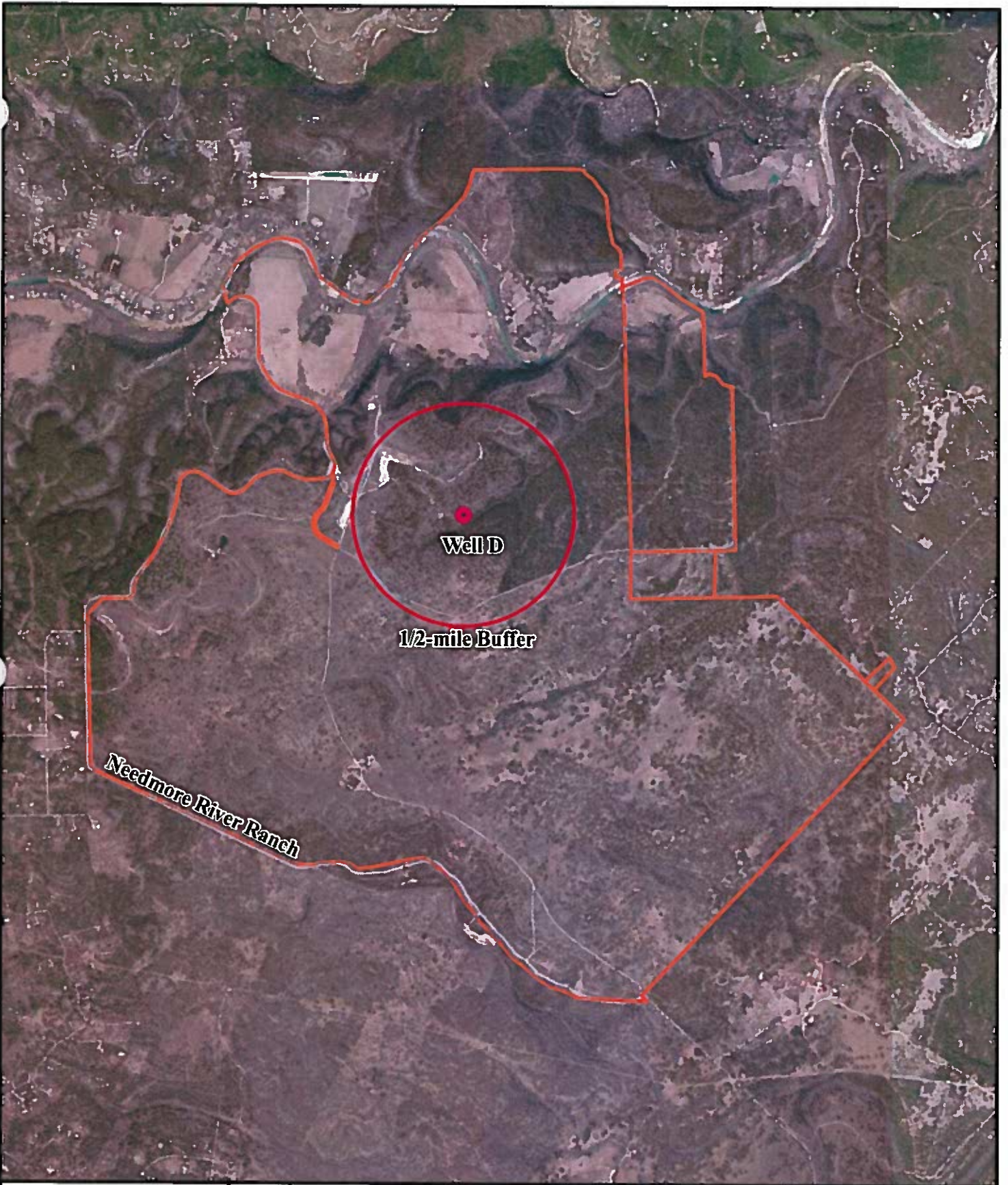


The NRR Well D is located on the interior portion of the ranch property, therefore NRR is the only landowner or well owner within 1/2-mile of Well D (see attached map).



Well D - 1/2-mile Public Notice Map





0 1,500 3,000 Feet

Drawn By: BB Date: 9-1-2015

Quad Name and No:
 Wimberley, Texas 29098-H-1
 San Marcos North, Texas 29097-H-8

Projection:
 UTM NAD 83 Zone 14



Public Notice Map

Needmore River Ranch

Hays County, Texas

Wet Rock Groundwater Services, L.L.C.
 Groundwater Specialists
 TBPG Firm No: 50038
 317 Ranch Road 620 South, Ste. 203
 Austin, Texas 78734 Ph: 512.773.3226
 www.wetrockgs.com



*Item 12 – Additional Information Requested by
General Manager*



At this time, the BSEACD general manager has not requested any additional information.

