

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**

*Copy*

**Date:** June 10, 2024

**Grantor:** CAROLYN ANNE COUGHRAN BELL, a/k/a Carolyn Ann Coughran Bell f/k/a Carolyn Ann Busby, individually, dealing in her sole and separate property and estate, which forms no portion of her homestead, and in her capacity as Co-Independent Executor of the Estate of Hazel Margaret Coughran, Deceased, whose Last Will and Testament was admitted to probate under Cause No. 0597, County Court, McMullen County, Texas;

CHRISTOPHER JOSEPH COUGHRAN, a/k/a Christopher Joe Coughran, individually, dealing in his sole and separate property and estate, which forms no portion of his homestead, and in his capacity as Co-Independent Executor of the Estate of Hazel Margaret Coughran, Deceased, whose Last Will and Testament was admitted to probate under Cause No. 0597, County Court, McMullen County, Texas;

MARGARET MARY COUGHRAN COLLINS, dealing in her sole and separate property and estate, which forms no portion of her homestead; and

ELEANOR RUTH HEBERT f/k/a Eleanor Ruth Coughran Thomas, dealing in her sole and separate property and estate, which forms no portion of her homestead,

**Grantor's Mailing Address:** C/O Carolyn Anne Coughran Bell  
P.O. Box 508, D'Hanis, Medina County, Texas 78850

**Grantee:** 500 ATASCOSA VENTURE, LLC, a Texas Limited Liability Company

**Grantee's Mailing Address:** 115 Camaron Street, San Antonio, Bexar County, Texas 78205

**Consideration:** Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration.

**Property (together with all improvements):**

BEING 500.58 acres of land, more or less, being all of a called 500.81 acre tract, described in a deed recorded under Clerk's File No. 114933, Official Public Records of Atascosa County, Texas, and being situated in the Jacob Darst Survey No. 936, Abstract No. 216, in Atascosa County, Texas. Said 500.58 acres of land, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

**Reservation(s) from Conveyance:**

- Each individual Grantor does hereby RESERVE unto said Grantor, and their respective heirs, successors, and/or assigns all of the oil, gas, and other minerals, owned by such Grantor, in, on, and/or under the Property and that may be produced therefrom, including all rights and privileges appurtenant thereto, including without limitation the following: (i) the right to lease their interest in the mineral estate herein reserved; (ii) the right to receive bonus payments; (iii) the right to receive delay rentals; (iv) the right to receive royalty; and (v) the right to explore for and develop Grantor's interest in the mineral estate herein reserved (including the right to utilize the surface of the Property as is necessary and/or convenient for such exploration and development). If the mineral estate is subject to existing production or an existing lease, then this reserva-

tion shall include the production, the lease, and all benefits therefrom. This reservation also includes any and all future and reversionary interests in the oil, gas, and other minerals that each Grantor is currently entitled to (whether presently vested, future, or contingent in nature).

For clarity, the reservation herein is in favor of the individual Grantors only, and is not intended to reserve any interest in the oil, gas, and/or other minerals to the Estate of Hazel Margaret Coughran, Deceased.

**Exception(s) to Conveyance and Warranty:**

- Shortages in area.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- Right-of-Way Easement dated October 4, 1961, executed by Ralph Coughran to Hansalee George Thielhonn recorded in Volume 280, Page 628, Deed Records of Atascosa County, Texas.
- Easement dated December 14, 1961, executed by Ralph Coughran to South Texas Electric Cooperative, recorded in Volume 298, Page 137, Deed Records of Atascosa County, Texas.
- Devise of minerals and/or royalty interest as set out in the Last Will and Testament of Ralph Coughran, Deceased, recorded under Cause No. 3160, Probate Records of Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated January 2, 1981, executed by Joe Albert Coughran, Jr., et ux to Christopher Joe Coughran, et al, recorded in Volume 543, Page 212, Deed Records of Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Warranty Deed dated December 29, 1980, executed by Joe Albert Coughran, Jr., et ux to Christopher Joe Coughran, et al, recorded in Volume 543, Page 215, Deed Records of Atascosa County, Texas.
- Memorandum of Oil and Gas Lease dated July 11, 2013, from Hazel Margaret Coughran, et al to Hunt Oil Company, recorded under Clerk's File No. 143681, Official Public Records of Atascosa County, Texas.
- Memorandum of Oil and Gas Lease dated July 11, 2013, from Christopher Joe Coughran, Trustee to Hunt Oil Company, recorded under Clerk's File No. 143682, Official Public Records of Atascosa County, Texas.
- Rights and interests in tenants, Ashley Livestock, Darryl Ashley, and Derek Ashley, for sixty (60) days following the Date hereof.
- Any right, claim, and/or interest associated with the (i) overhead electric lines; (ii) meter pole(s); (iii) well house; (iv) water lines; (v) water trough; (vi) easements; (vii) rights of parties to use the access easements crossing the subject property; (viii) gates, rights of parties to use said gates for access to adjoining tracts and (ix) that portion of the driveway not situated within the easement(s) shown on the Survey Plat, prepared by Timothy G. Hay, RPLS 5521, Hay & Associates Surveying Co. on April 11, 2024.

**AS-IS Provision:**

- THE PROPERTY IS CONVEYED TO AND ACCEPTED BY GRANTEE "AS IS, WHERE IS", IN ITS PRESENT PHYSICAL CONDITION, WITH ALL FAULTS AND DEFECTS, LATENT OR PATENT,

KNOWN OR UNKNOWN, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, EXCEPT FOR WARRANTIES OF TITLE AS MAY BE SET FORTH AND LIMITED IN THIS DEED. IN PARTICULAR (AND BY WAY OF ILLUSTRATION AND NOT LIMITATION), GRANTOR MAKES NO REPRESENTATIONS AS TO THE PRESENT OR FUTURE VALUE OF THE PROPERTY OR ITS PRESENT OR FUTURE SUITABILITY FOR ANY PARTICULAR PURPOSE. FURTHER, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING THE PHYSICAL CONDITION OF THE PROPERTY OR ITS COMPLIANCE WITH ANY ENVIRONMENTAL, POLLUTION, OR LAND USE LAWS AND REGULATIONS, WHETHER FEDERAL, STATE, OR LOCAL. ANY AND ALL PRIOR ORAL OR WRITTEN STATEMENTS CONCERNING CONDITION OF THE PROPERTY, WHETHER MADE BY GRANTOR, GRANTOR'S AGENTS, OR THIRD PARTIES ACTING ON BEHALF OF GRANTOR, ARE EXPRESSLY DISCLAIMED. GRANTEE ACCEPTS THIS CONVEYANCE SOLELY ON THE BASIS OF GRANTEE'S DUE DILIGENCE AND EXAMINATION OF THE PROPERTY. THE CONSIDERATION PAID FOR THE PROPERTY REFLECTS THE "AS IS" NATURE OF THE CONVEYANCE. THIS "AS IS" PROVISION IS A MATERIAL TERM THAT HAS RESULTED FROM SPECIFIC NEGOTIATIONS BETWEEN THE PARTIES (AND THEIR ATTORNEYS, AS APPLICABLE). GRANTOR WOULD NOT HAVE BEEN WILLING TO SELL AND CONVEY THE PROPERTY TO GRANTEE UNLESS THIS DEED CONTAINED THIS "AS IS" PROVISION.

Grantor, owner of the Property, for the Consideration and subject to the Reservations from Conveyance, Exceptions to Conveyance and Warranty, and the AS-IS Provision GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance, Exceptions to Conveyance and Warranty, and the AS-IS Provision.

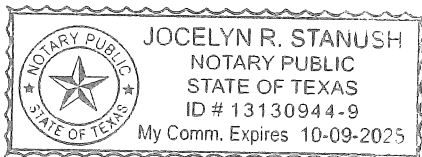
When the context requires, singular nouns and pronouns include the plural.

*Carolyn Anne Coughran Bell*


CAROLYN ANNE COUGHRAN/BELL, a/k/a Carolyn Ann Coughran Bell f/k/a Carolyn Ann Busby, individually, dealing in her sole and separate property and estate, which forms no portion of her homestead, and in her capacity as Co-Independent Executor of the Estate of Hazel Margaret Coughran, Deceased, whose Last Will and Testament was admitted to probate under Cause No. 0597, County Court, McMullen County, Texas

THE STATE OF TEXAS :  
COUNTY OF ATASCOSA :

This instrument was acknowledged before me on this the 10 day of June, 2024, by CAROLYN ANNE COUGHRAN BELL, a/k/a Carolyn Ann Coughran Bell f/k/a Carolyn Ann Busby, individually, dealing in her sole and separate property and estate, which forms no portion of her homestead, and in her capacity as Co-Independent Executor of the Estate of Hazel Margaret Coughran, Deceased, whose Last Will and Testament was admitted to probate under Cause No. 0597, County Court, McMullen County, Texas

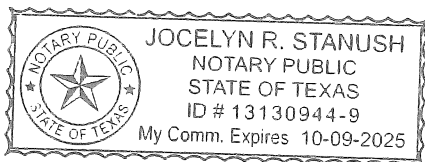


*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

  
CHRISTOPHER JOSEPH COUGHRAN, a/k/a Christopher Joe Coughran, individually, dealing in his sole and separate property and estate, which forms no portion of his homestead, and in his capacity as Co-Independent Executor of the Estate of Hazel Margaret Coughran, Deceased, whose Last Will and Testament was admitted to probate under Cause No. 0597, County Court, McMullen County, Texas

THE STATE OF TEXAS :  
COUNTY OF ATASCOSA :

This instrument was acknowledged before me on this the 10 day of June, 2024, by CHRISTOPHER JOSEPH COUGHRAN, a/k/a Christopher Joe Coughran, individually, dealing in his sole and separate property and estate, which forms no portion of his homestead, and in his capacity as Co-Independent Executor of the Estate of Hazel Margaret Coughran, Deceased, whose Last Will and Testament was admitted to probate under Cause No. 0597, County Court, McMullen County, Texas.

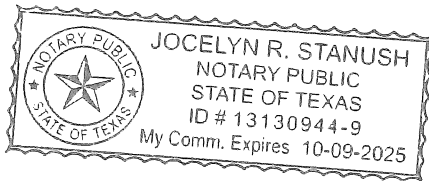


  
NOTARY PUBLIC, STATE OF TEXAS

*Margaret Mary Coughran Collins*  
MARGARET MARY COUGHRAN COLLINS, dealing  
in her sole and separate property and estate, which forms  
no portion of her homestead

THE STATE OF TEXAS :  
COUNTY OF ATASCOSA :

This instrument was acknowledged before me on this the 10 day of June,  
2024, by MARGARET MARY COUGHRAN COLLINS, dealing in her sole and separate property and estate,  
which forms no portion of her homestead.



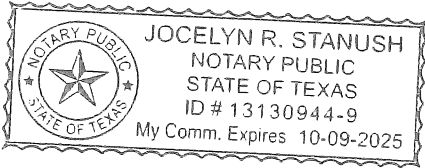
*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

*Eleanor Ruth Hebert*

ELEANOR RUTH HEBERT, f/k/a Eleanor Ruth Coughran Thomas, dealing in her sole and separate property and estate, which forms no portion of her homestead

THE STATE OF TEXAS :  
COUNTY OF ATASCOSA :

This instrument was acknowledged before me on this the 10 day of June, 2024, by ELEANOR RUTH HEBERT, f/k/a Eleanor Ruth Coughran Thomas, dealing in her sole and separate property and estate, which forms no portion of her homestead.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**AGREED TO AND ACCEPTED BY GRANTEE:**

**500 ATASCOSA VENTURE, LLC,  
a Texas Limited Liability Company**

By:   
**DEVIN ELDER, Managing Member**

THE STATE OF TEXAS :  
COUNTY OF Brewer :

This instrument was acknowledged before me on this the 7 day of June, 2024, by DEVIN ELDER, in his capacity as Managing Member of 500 ATASCOSA VENTURE, LLC, a Texas Limited Liability Company, on behalf of said Company.



  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Matthew K. Franklin  
120 Preston Street  
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Martin Abstract Co., Inc.  
P.O. Box 127  
Jourdan, TX 78026

# EXHIBIT A

## Hay & Associates Surveying Co.

contacthaysurveying@gmail.com

Firm # 10193959

(830) 426-8553

STATE OF TEXAS  
COUNTY OF ATASCOSA

Field Notes of 500.58 acres, being all of a 500.81-acre tract, File # 114933 Official Public Records of Atascosa County, Texas and all out of the Jacob Darst Survey 936, Abstract 216, Atascosa County, Texas. (All 5/8" iron pin set with yellow plastic cap stamped "Timothy Hay RPLS 5521").

BEGINNING at a 1/2" iron pin found in concrete with a "Pollock" cap by a 6" treated post 3-way fence corner, in the east line of Ralph Coughran Road, the east line of a 382.738 acre tract, Volume 349, Page 511 Deed Records of Atascosa County, Texas, for the lower southwest corner of a 500.81 acre tract, File # 151915 Official Public Records of Atascosa County, Texas, and the northwest corner of the subject tract, a 6" cedar post found for an interior corner of the adjoining 500.81 acre tract bears N 0° 21' 20" E 1896.09 feet.

THENCE S 89° 56' 51" E, with the south line of the adjoining 500.81 acre tract and generally with the fence, 3734.56 feet to a 1/2" iron pin found by a 6" treated post 3-way fence corner, in the west line of a 136.00 acre tract, Tract 1, File # 206592 Official Public Records of Atascosa County, Texas, for the southeast corner of the adjoining 500.81 acre tract, and the northeast corner of the subject tract.

THENCE S 0° 07' 06" E, with the west line of the 136.00 acre tract, the east line of the subject tract, and generally with the fence, 1542.85 feet to a 5/8" iron pin found by a 10" cedar post 3-way fence corner, for the southwest corner of the 136.00 acre tract and the northwest corner of a 39.56 acre tract, Tract 1, File # 199644 Official Public Records of Atascosa County, Texas.

THENCE with the east line of the subject tract and generally with the fence:

S 0° 06' 57" W; at 1165.69 pass the northeast corner of a 30' wide access easement, Volume 280, Page 628, Deed Records of Atascosa County, Texas, with the east line of this 30' wide easement; at 1577.93 feet pass the northeast corner of another 30' access easement, Tract 3, File # 199644 Official Public Records of Atascosa County, Texas; continuing with both 30' wide access easements a total of 2195.36 feet to a 1/2" iron pin found for the southwest corner of a 23.85 acre tract, Tract 1, Volume 129, Page 757 Official Public Records of Atascosa County, Texas and the northwest corner of a 23.85 acre tract, Tract 2, Volume 129, Page 765 Official Public Records of Atascosa County, Texas.

S 0° 02' 22" W, with the east line of both 30' wide access easements, 2089.03 feet to a 1/2" iron pin found with a "Pollock" cap, for the ostensible southeast corner of Survey 936, an interior corner of a 10.00 acre tract, Tract II, File # 131290 Official Public Records of Atascosa County, Texas, the southeast corner of both 30' wide access easements, and the southeast corner of the subject tract, a 6" cedar post 2-way fence corner bears S 87° 10' 51" E 2.11 feet.

THENCE S 89° 40' 02" W, with the north line of the 10.00 acre tract, the south line of both 30' wide access easements, and generally with the fence, 777.70 feet to a 5/8" iron pin set by an 8" treated post 3-way fence corner, in the east line of Leal Road, for the northwest corner of the 10.00 acre tract, and the southwest corner of both 30' wide access easements.

THENCE N 2° 38' 44" E, with the east line of Leal Road and the lower west line of both 30' access easements, 14.97 feet to a 5/8" iron pin set for a corner in Leal Road and a corner in the south line of the subject tract, the lower northwest corner of the 30' wide access easements bears N 2° 38' 44" E 15.07 feet.

Field Notes of 500.58 Acres  
(Page 2 of 2)

THENCE S 89° 27' 35" W, with the north line of Leal Road and generally with the fence, 2960.72 feet to a 5/8" iron pin set by a 12" treated post, for the northeast corner of the intersection of Leal Road with Ralph Coughran Road, the southeast corner of a 560.527 acre tract, Volume 349, Page 513 Deed Records of Atascosa County, Texas, and the southwest corner of the subject tract.

THENCE with the east line of Ralph Coughran Road, the east line of the 560.527 acre tract, then the 382.738 acre tract, and generally with the fence:

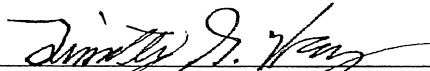
N 0° 01' 58" W 1263.55 feet to a 10" treated post 3-way fence corner with no wire running to the east,

N 0° 03' 55" E 2565.76 feet to a 6" treated post,

N 0° 06' 00" E 2018.83 feet to the POINT OF BEGINNING; said described tract containing 500.5755 acres, more or less. Surveyed on the ground April 11, 2024 and prepared for Devin Elder.

Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for these field notes only to the original clients for which it was prepared.

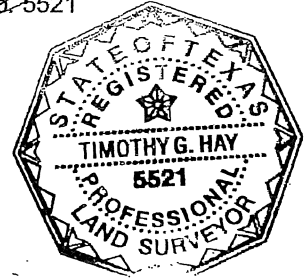


Timothy G. Hay, R.P.L.S. No. 5521

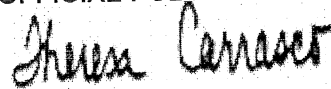
271 CR 448

Hondo, Texas 78861

Job: 2024029-500.58 Ac



CONFORMED COPY  
OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County Texas

June 10, 2024 03:37:49 PM

FEE: \$58.25

LCASTANEDA

243433

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