



**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.**

WD/VL      JEFFREY COLLIGNON, ET UX.      to      OLN RIVERA LLC

**WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS      §  
COUNTY OF ATASCOSA      §

KNOW ALL MEN BY THESE PRESENTS:

That we, **JEFFREY COLLIGNON**, joined herein proforma by wife, **CLAUDIA COLLIGNON**, of Kendall County, Texas, (herein referred to as "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain Promissory Vendor's Lien Note of even date herewith, being in the principal sum of FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00), payable to the order of Capital Farm Credit, ACA, as agent/ nominee, which Note bears interest and is due and payable as therein set out, and which Note further contains the usual default, acceleration of maturity, and attorney's fee clauses, the payment of which is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Jeffrey C. Norte, as Trustee *f/b/o* Capital Farm Credit, ACA, as agent/ nominee; have GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto **OLNR RIVERA LLC**, a Texas limited liability company, whose address is 113 CR 788, Natalia, Texas 78059 (herein referred to as Grantee"), all of the following described real property ("Property") located in Atascosa County, Texas, to-wit:

BEING 100.00 acres of land, more or less, being all of Farm Tracts 5072, 5073, 5074, 5075 and 5076, out of Farm Block 10 of Division 3, of the Dr. Chas. F. Simmons' 95,000 Acre Subdivision, Atascosa County, Texas, according to map or plat recorded in Vol. 37, Page 1 Deed Records, Atascosa County, Texas; and said 100.00 acres of land, more or less, being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof.

This conveyance and the hereinafter warranty are made expressly subject to the following items:

- a. Rights of parties in possession.
- b. Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
- c. 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.
- d. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- e. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.
- f. Rights of tenants, as tenants only, under the terms of any unrecorded leases or rental agreements.
- g. Restrictions, rules and regulations concerning the subdivision of land adopted by Atascosa County.
- h. Rights of parties to use asphalt pavement road.
- i. Oil Lease dated April 8, 1952, executed by Ollie McNeill, a widow to Robert Ross, et al, recorded in Vol. 217, Page 284, Deed Records of Atascosa County, Texas.

- j. Mineral and/or Royalty Reservation as set out in Warranty Deed dated October 8, 1962, executed by Vance T. Blalock, et ux to James H. McDaniel and wife, Grace June McDaniel, recorded in Vol. 289, Page 408, Deed Records of Atascosa County, Texas.
- k. Mineral and/or Royalty Reservation as set out in Warranty Deed dated August 8, 1962, executed by Marjorie McNeil Zachary, et vir to Vance T. Blalock, recorded in Vol. 289, Page 429, Deed Records of Atascosa County, Texas.
- l. Mineral and/or Royalty Reservation as set out in Warranty Deed dated June 27, 1962, executed by Murray D. Hensley, et al to Vance T. Blalock, recorded in Vol. 289, Page 431, Deed Records of Atascosa County, Texas.
- m. Easement dated September 24, 1976, executed by James H. McDaniel to McCoy Water Supply Corp., recorded in Vol. 457, Page 195, Deed Records of Atascosa County, Texas.
- n. Oil Lease dated February 13, 1980, executed by James H. McDaniel, et ux to William Peavy, Trustee, recorded in Vol. 521, Page 89 AND a correction in vol. 527 p 436 Deed Records of Atascosa County, Texas.
- o. Oil Lease dated November 27, 1990, executed by James H. McDaniel, et ux to John F. Mitchell, recorded in Vol. 833, Page 837, Deed Records of Atascosa County, Texas.
- p. Memorandum of Oil and Gas Lease dated effective August 22, 2009, Grace J. McDaniel to EOG Resources, Inc., recorded under Clerk's File No. 112112 AND ratified under Clerk's File Nos. 149584; 149585; 149586; 149587; 149588; 149589; 155417; 155499; 155500; 155501 156507; 156519; 157724; 157803; 157476; 159115; 160613; 161954; 165660; 167890, Official Public Records of Atascosa County, Texas.
- q. Affidavit dated December 6, 2012, executed by EOG Resources, Inc., recorded under Clerk's File No. 137763, Official Public Records of Atascosa County, Texas.
- r. Pipeline Right-of-Way and Easement Agreement executed by Ricky Mutz, et al to CIMA Resources, Inc., recorded under Clerk's File No. 139734, Official Public Records of Atascosa County, Texas.
- s. Declaration of Pooled Unit executed by Cima Resources, Inc., recorded under Clerk's File No. 145337); AND amended under Clerk's File No. 149617), Official Public Records of Atascosa County, Texas.
- t. Non-exclusive Pipeline Right-of-Way and Easement Agreement dated October 13, 2013, executed by Grace J. McDaniel to CIMA Resources, LLC, recorded under Clerk's File No. 147257, Official Public Records of Atascosa County, Texas.
- u. Right-of-Way Easement dated January 6, 2014, executed by Grace J. McDaniel to Karnes Elec. Coop., Inc., recorded under Clerk's File No. 148924, Official Public Records of Atascosa County, Texas.
- v. Memorandum Non-Exclusive Pipeline Right-of-Way and Easement Agreement dated effective October 30, 2013, executed by Grace J. McDaniel to CIMA Resources, LLC, filed for record on March 5, 2014, under Clerk's File No. 149847, Official Public Records of Atascosa County, Texas.
- w. Unit Designation dated February 27, 2014, executed by Chris M. Kidd, CIMA Resources, LLC, recorded under Clerk's File No. 149625 AND amended under Clerk's File No. 155993, Official Public Records of Atascosa County, Texas.
- x. Memorandum Non-exclusive Pipeline Right-of-Way and Easement Agreement dated effective July 1, 2014, executed by Ricky Mutz, Jr., et al to CIMA Resources, LLC, recorded under Clerk's File No. 155395, Official Public Records of Atascosa County, Texas.
- y. Pipeline Right-of-Way and Easement Agreement dated effective September 12, 2014, executed by Ricky Mutz, Jr., et al to CIMA Resources, LLC, recorded under Clerk's File No. 155797, Official Public Records of Atascosa County, Texas.
- z. Unit Designation dated September 23, 2014, executed by CIMA Resources, LLC, recorded under Clerk's File No. 155995 and amended under Clerk's File No. 167890 Official Public Records of Atascosa County, Texas.

- aa. Surface Use and Well Location Agreement filed for record on October 17, 2015, executed by Grace J. McDaniel to CIMA Resources, LLC, recorded under Clerk's File No. 156507, Official Public Records of Atascosa County, Texas.
- bb. Affidavit dated October 6, 2014, executed by CIMA Resources, LLC, recorded under Clerk's File No. 156519 ; AND correction under Clerk's File No. 159190), Official Public Records of Atascosa County, Texas.
- cc. Temporary Surface Right-of-Way and Easement and Consent to Staging Pond dated effective April 5, 2014, executed by Ricky Mutz, Jr. to CIMA Resources, LLC, recorded under Clerk's File No. 160091 , Official Public Records of Atascosa County, Texas.
- dd. Right-of-Way Easement dated March 4, 2015, executed by Grace J. McDaniel to Karnes Elec. Coop., Inc., recorded under Clerk's File No. 161667, Official Public Records of Atascosa County, Texas.
- ee. Royalty Conveyance dated November 11, 2015, executed by Crystal L. Daniel to Greenlow Oil and Gas, LLC, recorded under Clerk's File No. 167549); AND amended under Clerk's File No. 168723), Official Public Records of Atascosa County, Texas.
- ff. Landman's Statement of Production History January 11, 2016, executed by David Myers, Landman to The Public, recorded under Clerk's File No. 168019, Official Public Records of Atascosa County, Texas
- gg. Oil, Gas and Mineral Conveyance dated January 1, 2017, executed by Greenlow Oil and Gas, LLC, to Burbank Oil and Gas, LLC, recorded under Clerk's File No. 175423, Official Public Records of Atascosa County, Texas.
- hh. Mineral and/or Royalty Reservation as set out in Special Warranty Deed dated October 1, 2020, executed by Jeffrey Collignon, Independent Executor of the Estate of Grace J. McDaniel, Deceased to Jeffrey Collignon, recorded under Clerk's File No. 209158 , Official Public Records of Atascosa County, Texas.
- ii. Mineral and Royalty Deed dated November 6, 2020, executed by Patricia Ann Booher, Trustee, The Robert and Patricia Booher Revocable Trust to Trent Davis Booher, Trustee, Trent Davis Booher Descendants Trust, et al, recorded under Clerk's File No. 209846), Official Public Records of Atascosa County, Texas.
- jj. Mineral and Royalty Deed dated August 12, 2020, executed by Robert Davis Booher to Robert Davis and Booher and Patricia Ann Booher, Co-Trustees, The Robert and Patricia Booher Revocable Trust U/T/A August 12, 2020, recorded under Clerk's File No. 209847), Official Public Records of Atascosa County, Texas.
- kk. Executor's Mineral Deed dated December 16, 2020, executed by Jeffrey A. Collignon, Independent Executor of the Estate of Grace J. McDaniel, Deceased to James L. Hoots, et al, recorded under Clerk's File No. 210961, Official Public Records of Atascosa County, Texas.
- ll. Right-of-Way Easement dated December 16, 2020, executed by Jeffrey Collignon to McCoy Water Supply Corp., recorded under Clerk's File No. 214122 , Official Public Records of Atascosa County, Texas.
- mm. Utility Easements and Right-of-Ways dated April 14, 2021, executed by Jeffrey Collignon to Karnes Elec. Coop., Inc., recorded under Clerk's File Nos. 214351 and 214352, Official Public Records of Atascosa County, Texas.
- nn. Mineral and Royalty Deed dated effective February 1, 2024, executed by Jeffrey A. Collignon to Caddo Minerals, LP, recorded under Clerk's File No. 242162, Official Public Records of Atascosa County, Texas.
- oo. Memorandum of Operating Agreement dated April 11, 2024, executed by Texas American Resources Company and Texas American Resources, II, recorded under Clerk's File No. 242431), Official Public Records of Atascosa County, Texas.
- pp. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
- qq. Company specifically excepts from coverage any right, claim, and/or interest associated with the (i) fence intrusion and fence protrusion; (ii) creek; (iii) possible water line crossing property, exact location not known; (iv) asphalt pavement; (v) overhead electric lines; (vi)

high fence on line; (vii) 0.58 Ac. record title not under fence; (viii) 0.72 Ac. record title not under fence in presently fenced and occupied county road; (ix) 1.33 Ac. under fence, not record title; (x) telephone pedestal; (xi) sign "under grnd. tele."; (xii) utility poles/anchors; (xiii) surveyor notes and (xiv) approximate location of flood zone boundary as shown on the Survey Plat, prepared by Gary T. Allen, RPLS 5401, Allen & Associates, Inc., Professional Land Surveyors on December 3, 2024.

**THE SALE OF THE PROPERTY IS MADE ON AN "AS IS," WHERE IS" BASIS AND WITH ALL FAULTS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTORS MAKE NO WARRANTY OR REPRESENTATION WITH RESPECT TO THE PROPERTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, QUALITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT OF THE PROPERTY. THIS PROVISION SHALL SURVIVE THE DELIVERY OF THIS DEED.**

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and its successors, and assigns forever, and subject to the exceptions listed above, Grantors do bind themselves and their successors, and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee, and its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that a Vendor's Lien, as well as the superior title in and to the above described Property, is retained against the above described Property, premises, and improvements, until the above described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, after which this Deed shall become absolute.

But it is expressly agreed that the Vendor's Lien, as well as the superior title in and to the above- described Property, is retained against the above-described Property, until the above-described Note and all interest thereon is fully paid according to the face, tenor, effect, and reading thereof, after which this Deed shall become absolute. Capital Farm Credit, ACA as agent/nominee, at the request of Grantee, has paid in cash to Grantors that portion of the purchase price of the Property that is evidenced by the Note. Accordingly, the undersigned Grantors do hereby transfer and assign the hereinabove retained Vendor's Lien, together with the superior title in and to the property securing unto Capital Farm Credit, ACA as agent/nominee, and agrees that Capital Farm Credit, ACA as agent/nominee may release said Vendor's Lien whenever the Note which they secure has been fully paid.

*[Signatures and Acknowledgments of Grantors and Grantee to follow.]*

*[The remainder of this page is intentionally left blank.]*

Grantors:

  
JEFFREY COLLIGNON

  
CLAUDIA COLLIGNON


**ACKNOWLEDGEMENT**

THE STATE OF TEXAS §

COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 7 day of January, 2025, by  
JEFFREY COLLIGNON and wife, CLAUDIA COLLIGNON.



  
NOTARY PUBLIC, STATE OF TEXAS

[Grantee Signature and Acknowledgment on the following page.]

[The remainder of this page is intentionally left blank.]

AGREED TO AND ACCEPTED BY Grantee:

OLNR RIVERA LLC

By: *Oscar Rivera*  
OSCAR RIVERA

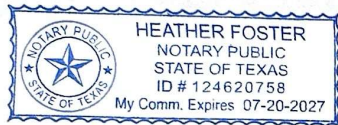
Its: MANAGER

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS §

COUNTY OF Atascosa §

This instrument was acknowledged before me on this 3 day of January, 2025, by **OSCAR RIVERA**, as authorized signer and Manager of **OLNR RIVERA LLC**, a Texas limited liability company, acting for and on behalf of said company.



*Heather Foster*  
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return to:  
OLNR RIVERA LLC  
113 CR 788  
Natalia, Texas 78059

Prepared By:  
SILLIVENT & SRP, PLLC (CCS)  
P. O. Box 400  
Jourdanton, Texas 78026

[EXHIBIT "A" to follow.]

EXHIBIT "A"

100.00 ACRES  
BEING FARM TRACTS 5072, 5073, 5074, 5075 AND 5076  
OUT OF FARM BLOCK 10 OF DIVISION 3  
OF THE DR. CHARLES F. SIMMONS 95,000 ACRE SUBDIVISION  
ATASCOSA COUNTY, TEXAS

METES AND BOUNDS LEGAL DESCRIPTION

100.00 acres being Farm Tracts 5072, 5073, 5074, 5075 and 5076, out of Farm Block 10 of Division 3, of the Dr. Charles F. Simmons 95,000 Acre Subdivision according to the plat and field notes thereof recorded in Volume 37 of the Deed Records of Atascosa County, Texas, and said 100.00 acre tract being more particularly described by metes and bounds, with bearings based on UTM84-14N by GPS observation, as follows:

**BEGINNING** at an unmonumented point for the southeast corner of said Tract 5076 and northeast corner of Tract No. 5077, being on the west line of a 30 foot wide road according to said plat of Simmons subdivision, being within the presently fenced and occupied County Road 329, for the southeast corner of this tract;

**THENCE** N 89°47'03" W along the common line between said Tracts 5076 and 5077, at 15.10 feet passing a 5/8 inch iron rod with cap stamped "SCHMACHT" found at a 3-way fence corner on the west line of said fenced and occupied County Road 329, continuing along a high fence and said Tract line for a total of 2640.00 feet to a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) in fence for the southwest corner of Tract 5076, northwest corner of Tract 5077, northeast corner of Tract 5061 and southeast corner of Tract 5060, for the southwest corner of this tract;

And from which, a 4 inch pipe fence corner post bears 35.3 feet West;

And also from which, a 5/8 inch iron rod found for the southwest corner of Tract 5079, northwest corner of Tract 5080, northeast corner of Tract 5064 and southeast corner of Tract 5063 bears S 00°02'40" W 990.00 feet; and from this point, a 3 inch pipe fence corner post bears 38.5 feet West and a "SCHMACHT" rod found for the southwest corner of Tract 5082 bears S 00°03'02" W 989.98 feet;

**THENCE** N 00°02'39" E along the west lines of Tracts 5076 and 5075, at 659.84 feet passing a bent 5/8 inch iron rod found for the northwest corner of Tract 5075 and southwest corner of Tract 5074, from which, a 3 inch pipe fence corner post bears 36.0 feet West, continuing along the west lines of Tracts 5074, 5073 and 5072 for a total of 1650.00 feet to an iron rod set in fence for the northwest corner of Tract 5072, southwest corner of Tract 5071, southeast corner of Tract 5055 and northeast corner of Tract 5056 for the northwest corner of this tract;

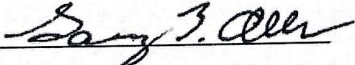
And from which, a fence corner bears 33.9 feet West;

And also from which, a 5/8 inch iron rod found on the north line of F.M. Highway 140 at its intersection with the west line of Tract 5020 and east line of Tract 5021 bears N 00°02'26" E 1698.40 feet;

**THENCE** S 89°47'03" E along the common line between Tracts 5071 and 5072, and veering north of said fence, at 2628.58 feet passing an iron rod set in fence on the fenced and occupied west line of said County Road 329 being about 19.3 feet north of a fence corner, and continuing for a total of 2640.00 feet to a point in the west line of said 30 foot wide road according to said Simmons plat for the northeast corner of said Tract 5072 and southeast corner of Tract 5071 for the northeast corner of this tract;

**THENCE** S 00°02'39" W along the west line of said 30 foot wide road per plat, and within the fenced and occupied County Road 329, and along the east lines of said Tracts 5072, 5073, 5074, 5075 and 5076, 1650.00 feet to the POINT OF BEGINNING.

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on December 3, 2024.

  
GARRY T. ALLEN, RPLS 5401  
Garry T. Allen & Associates, Inc.  
141 CR 454  
Hondo, TX 78861  
830-426-3725



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Theresa Carrasco*

Theresa Carrasco, County Clerk  
Atascosa County Texas

January 03, 2025 02:19:01 PM

FEE: \$49.00

YSALINAS

**248646**

WDVL