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GIFT DEED: LEONIDES CUMPIAN, INDIV. & AS TRUSTEE FOR JOE C. CUMPIAN, ET AL
TO: PAULINE CUMPIAN BARRERA

Gift Deed LEONIDES CUMPIAN, Individually and as Trustee
TO: PAULINE CUMPIAN BARRERA

THE STATE OF TEXAS:

COUNTY OF ATASCOSA: KNOW ALL MEN BY THESE PRESENTS:

That I, LEONIDES CUMPIAN, Individually and as Trustee for the use and benefit of JOE C. CUMPIAN, TERO C. CUMPIAN, EUSEBIO C. CUMPIAN, JR., RICHARD C. CUMPIAN, PAULINE CUMPIAN BARRERA, AMELIA CUMPIAN OGDEN, EVA CUMPIAN BADILLO and MINERVA CUMPIAN ORTA, as set out in that certain Gift Deed executed by Eusebio Cumpian, a/k/a Joe Cumpian, in favor of Leonides Cumpian, as Trustee, dated August 19, 1982, and appearing of record in Vol. 603, Page 232-235 of Deed Records of Atascosa County, Texas, for and in consideration of the love and affection which I bear unto my child, PAULINE CUMPIAN BARRERA, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY unto the said PAULINE CUMPIAN BARRERA, as her sole separate property and estate, whose address is: P.O. Box 634, CHARLOTTE, TX 78011, all of the following described property, lying and being situated in Atascosa County, Texas, to-wit:

TRACT NO. 8 of the JOE CUMPIAN AND LEONIDES CUMPIAN PARTITION

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I, Laquita Hayden, County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and seal of office on 6-18-01



Laquita Hayden, County Clerk

By Deputy B. Jernio

BEING 53.62 acres of land, more or less, 22.35 acres out of the W.G. Titsworth Survey No. 43-1/2, Abst. No. 1442, and 31.27 acres out of the Mrs. S.E. Garrett Survey No. 43-3/4, Abst. No. 1461, Atascosa County, Texas, and out of a 405.466 acre tract of land recorded in Volume 603, Pages 232-235 of the Deed Records of Atascosa County, Texas. Said 53.62 acres being more particularly described as follows:

BEGINNING at a fence corner for the northeast corner of this tract and the northeast corner of the 405.466 acre tract;

THENCE S. 49 deg. 45 min. 52 sec. W, 1094.23 feet along a fence line and the east line of the 405.466 acre tract to an iron pin set for the southeast corner of this tract;

THENCE N. 45 deg. 30 min. 10 sec. W, 3056.13 feet to an iron pin set in a fence line and the west line of the 405.466 acre tract for the southwest corner of this tract;

THENCE N. 45 deg. 51 min. 50 sec. E, 509.93 feet along a fence line and the west line of the 405.466 acre tract to a fence corner for the northwest corner of this tract and the northwest corner of the 405.466 acre tract;

THENCE along a fence line and the north line of the 405.466 acre tract the following courses:

S. 60 deg. 08 min. 10 sec. E, 974.86 feet to a fence corner;

S. 13 deg. 37 min. 47 sec. E, 333.69 feet to a fence corner;

S. 60 deg. 23 min. 15 sec. E, 1984.39 feet to the POINT OF

BEGINNING.

As surveyed by David L. Potter, Registered Public Surveyor No. 1754 on the ground the 2nd day of November, 1982.

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I, Laquita Hayden, County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and seal of office on 6-18-01



Laquita Hayden, County Clerk

By Deputy: *B. [Signature]*

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ALSO, a 30 foot ingress and egress easement, being out of the J.H. Hardcastle Survey No. 43-1/4, Abst. No. 1510, and the W.G. Titsworth Survey No. 43-1/2, Abst. No. 1442, Atascosa County, Texas, and out of a 405.466 acre tract of land recorded in Volume 603, Pages 232-235 of the Deed Records of Atascosa County, Texas. Said 30 foot easement being more particularly described as follows:

BEGINNING at a fence corner for the northwest corner of this easement and the northwest corner of the 405.466 acre tract;

THENCE S. 60 deg. 08 min. 10 sec. E, 31.21 feet along the north line of the 405.466 acre tract to a point for the northeast corner of this easement;

THENCE along a line 30 foot easterly and parallel to the west line of the 405.466 acre tract the following courses:

S. 45 deg. 51 min. 50 sec. W, 2634.98 feet to a point;

S. 60 deg. 11 min. 40 sec. E, 633.35 feet to a point;

S. 45 deg. 47 min. 14 sec. W, 5323.53 feet to a point for the southeast corner of this easement;

THENCE N. 44 deg. 46 min. 37 sec. W, 30.00 feet to a fence corner for the southwest corner of this easement.

THENCE along a fence line and the west line of the 405.466 acre tract the following courses:

N. 45 deg. 47 min. 14 sec. E, 5284.03 feet to a fence corner;

N. 60 deg. 11 min. 40 sec. W, 633.41 feet to a fence corner;

N. 45 deg. 51 min. 50 sec. E, 2666.23 feet to the POINT OF

BEGINNING.

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I, Laquita Hayden, County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and seal of office on 6-18-01



Laquita Hayden, County Clerk

By Deputy: *B. Drenno*

As prepared by David L. Potter, Registered Public Survey No. 1754, on the 2nd day of November, 1982.

SAVE AND EXCEPT, HOWEVER, and Grantor herein does hereby expressly reserve and retain unto herself, her heirs and assigns, all of the oil, gas and other minerals, including uranium, fissionable materials, and other hard minerals in, on, under and that may be mined, produced, saved and sold from the above described land, or any part thereof, together with the right of ingress and egress at all times for the purpose of drilling, exploring, producing and mining for oil, gas and other minerals, including uranium, fissionable materials, and other hard minerals, and for the purpose of storing, treating and removing the same therefrom.

This conveyance and hereinafter warranty are made expressly subject to any outstanding mineral and/or royalty interests, easements or rights of way affecting the herein described property, which may be validly in existence and appearing of record in the Deed Records of Atascosa County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said PAULINE CUMPIAN BARRERA, her heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the

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I, Laquita Hayden, County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and seal of office on 6-18-01.

Laquita Hayden, County Clerk

By Deputy: *B. Jernio*

said PAULINE CUMPIAN BARRERA, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this the 25th day of January, 1983.

Leonides Cumpian

LEONIDES CUMPIAN, Individually and as Trustee

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THE STATE OF TEXAS:

COUNTY OF ATASCOSA:

This instrument was acknowledged before me on this the 25th day of January, 1983, by LEONIDES CUMPIAN, Individually and as Trustee.

My commission expires:

3-31-85

Deana C. Steidle

NOTARY PUBLIC, ATASCOSA COUNTY, TEXAS

DEANA C. STEIDLE

(stamped or printed name of notary)



I, Laquita Hayden, County Clerk, Atascosa County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office witness my hand and seal of office on 6-18-01

Laquita Hayden, County Clerk



By Deputy: B. Jernio