



Registration for Division of Land in Atascosa County

We, Resource Diversification Group, Series LLC and Sillivent Ranch, Series LLC, are the owners of the surface estate of the lands described in the EXHIBIT "A" attached hereto and incorporated herein by reference for all purposes (legal description). We have had the contemplated division of land depicted in the map attached hereto reviewed by the Atascosa County Rural Development Office and such office has determined that such division of land would be excepted from the platting requirements of Atascosa County, Texas. We acknowledge that the lands, regardless of the contemplated division, remain subject to all on-site wastewater permit requirements and other permit requirements of Atascosa County that may be applicable and any higher-density division of the land will need to be submitted to the Atascosa County Attorney's office for review. We acknowledge that we may apply for a Certificate of Plat Exception through the Atascosa County Commissioners Court to ratify the Rural Development Office's conclusion that the proposed division of land would be excepted from platting requirements.

Exception Type (see attachment for definitions of each type):

- | | | |
|---|--|--|
| <input type="checkbox"/> Agricultural Use | <input type="checkbox"/> Family | <input checked="" type="checkbox"/> 10+ Acres |
| <input type="checkbox"/> Veterans Land Board | <input type="checkbox"/> State Agency | <input type="checkbox"/> Political Subdivision |
| <input type="checkbox"/> Divided into two parts | <input type="checkbox"/> All parts to original owner | |



Date: August 26th, 2025

Signature:

Printed Name:

H. Garrett Ruple, Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Comal

BEFORE ME, the undersigned Notary Public, on this day personally appeared Houston Garrett Ruple, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 26th of August, 2025.

Karie Leigh Skalak

Notary Public, in and for
State of Texas





Date: August 28, 2025

Signature:

R. Shane Sillivent, Manager

Printed Name:

R. Shane Sillivent, Manager of Sillivent Ranch, Series LLC

ACKNOWLEDGMENT

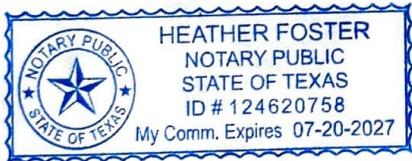
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared R. Shane Sillivent, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this August 28, 2025.

Heather Foster



Notary Public, in and for
State of Texas

EXHIBIT "A"

FIELD NOTES TO DESCRIBE

A survey of 899.421 acres of land situated about 18 miles S 48° E of Jourdanton, in Atascosa County, Texas, and having acreage in the following original surveys:

<u>SURVEY NO.</u>	<u>ABSTRACT NO.</u>	<u>ORIGINAL GRANTEE</u>	<u>ACRES</u>
1	121	B.S. & F.	286.206
2	1195	J. Campbell	452.099
2-1/4	1617	J. Campbell	69.000
537-1/2	425	I. & G.N. RR. Co.	<u>92.116</u>
Total:			899.421

said 899.421 acres of land being a portion of that certain 600 acres of land described as Tract I and a portion of that certain 773 acres of land described as Tract II in a Deed to Wye Ranch, Ltd. from Gerald Burke Schulz, dated December 4, 2000, as recorded in Volume 158 on Page 757 of the Official Public Records of Atascosa County, Texas, a portion of that certain 60 acres of land described as Tract IV in a Deed to Wye Ranch, Ltd. from Gerald Paul Schulz, dated January 3, 2001, as recorded in Volume 161 on Page 235 of the aforementioned Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 4" diameter pipe corner post at the point-of-intersection of the Northwest R.O.W. line of F.M. Highway 791 and the recognized Southwest line of said Survey No. 537-1/2 (the recognized Northeast line of Survey No. 171, Abstract No. 268, T. Flynn, original Grantee) on the Southwest line of said 600 acres of land, for a Southeast corner of that certain property described in a Deed to 74 Ranch, Ltd. from George A. Robinson IV, dated April 30, 2003, as recorded in Volume 277 on Page 839 of the said Official Public Records, and the lower Southwest corner of this survey;

THENCE: Generally along fence, the recognized Southwest line of said Survey No. 537-1/2, the recognized lower Southwest line of said Survey No. 2-1/4, the recognized Northeast line of said Survey No. 171, the lower Southwest line of said 600 acres of land, and a Northeast line of said 74 Ranch, Ltd. N 40-29-13 W 2381.25 feet to a 4" diameter pipe corner post for a recognized interior corner of said Survey No. 2-1/4, the recognized Northeast corner of said Survey No. 171, an interior corner of said 600 acres of land, a Northeast corner of said 74 Ranch, Ltd., and an interior corner of this survey;

THENCE: Generally along fence, the recognized lower Southeast line of said Survey No. 2-1/4, the recognized Northwest line of said Survey No. 171, the lower Southwest line of said 600 acres of land, and a Northwest line of said 74 Ranch, Ltd., S 49-44-08 W 286.47 feet to a 2" diameter iron pipe found by a 2" diameter pipe corner post for the recognized upper Southwest corner of said Survey No. 2-1/4, the recognized Southeast corner of Survey No. 1322, Abstract No. 765, B. Sanchez, original Grantee, the upper Southwest corner of said 600 acres of land, a Northeast corner of said 74 Ranch, Ltd., the Southeast corner of the Harrison Interest, Ltd. property, and the upper Southwest corner of this survey;

THENCE: Generally along fence, the recognized upper Southwest line of said Survey No. 2-1/4, the recognized Northeast line of said Survey No. 1322, the upper Southwest line of said 600 acres of land, a Northeast line of said Harrison Interest, Ltd. property, N 35-45-21 W 1799.57 feet to a 2" diameter pipe corner post for the recognized Northwest corner of said Survey No. 2-1/4, the recognized Southwest corner of Survey No. 2-1/2, Abstract No. 1631, A. Peeler, original Grantee, the Northwest corner of said 600 acres of land, the Southwest corner of that certain 280.65 acres of land described in a Deed to Frank Blair Warren, et ux from Frida Struve Milone, dated January 29, 1996, as recorded in Volume 52 on Page 849 of the said Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence, in part along the recognized Northwest line of said Survey No. 2-1/4, the Northwest line of said 600 acres of land, and the Southeast line of said 280.65 acres of land, N 49-44-34 E 5024.18 feet to a 2" diameter pipe corner post on a Southwest line of said Harrison Interest, Ltd. property, for the lower Northeast corner of said 600 acres of land, the Southeast corner of said 280.65 acres of land, and the lower Northeast corner of this survey;

THENCE: Generally along fence, the upper Northeast line of said 600 acres of land, and the Southwest line of said Harrison Interest, Ltd. property, S 41-49-47 E 140.16 feet to a 2" diameter pipe corner post for an interior corner of said 600 acres of land, a Southwest corner of said Harrison Interest, Ltd. property, and an interior corner of this survey;

THENCE: Generally along fence, the Northwest line of said 600 acres of land, the Northwest line of said 60 acres of land, and a Southeast line of said Harrison Interest, Ltd. property, N 49-46-35 E at 849.16 feet pass a 2" diameter pipe corner post, leaving fence and continuing a total distance of 1351.89 feet to a 5/8" iron pin set in a curve to the left on the Southeast R.O.W. line of F.M. Highway 140 for an angle point of this survey;

THENCE: Generally along fence, the Southeast R.O.W. line of said F.M. Highway 140, the Northwest line of the remaining portion of said 60 acres of land, and along the arc


of said curve to the left having a radius of 2924.93 feet, a central angle of $13^{\circ}38'37''$, a tangent of 349.90 feet, and a chord which bears N 56-27-39 E 694.86 feet, a distance of 696.50 feet to a 5/8" iron pin set at the end of said curve for an angle point, and N 49-38-38 E 3093.27 feet to a railroad tie corner post for the Northeast corner of the remaining portion of said 60 acres of land, the Northwest corner of that certain 38.96 acres of land described as Tract II in a Deed to Harold Nilsen Moursund from Gloria Sweeney, Independent Executor, dated October 16, 1990, as recorded in Volume 829 on Page 897 of the Deed Records of Atascosa County, Texas, and the Northeast corner of this survey;

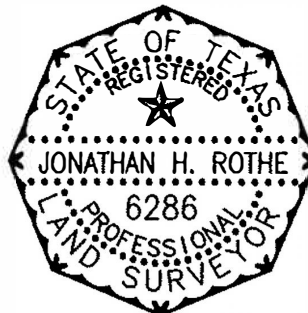
THENCE: Generally along fence, the Northeast line of said 60 acre of land, the Northeast line of said 773 acres of land, and the Southwest line of said 38.96 acres of land, S 26-28-22 E 3870.68 feet to a 4" diameter pipe post for an angle point, and S 40-32-52 E 156.96 feet to a 10" diameter cedar corner post on the Northwest R.O.W. line of said F.M. Highway 791 for the Southwest corner of said 38.96 acres of land, and the Southeast corner of this survey;

THENCE: Generally along fence and the Northwest R.O.W. line of said F.M. Highway 791, S 47-01-30 W 211.86 feet to a 4"x4" concrete R.O.W. marker found at the point-of-curvature of a curve to the right for an angle point, along the arc of said curve to the right having a radius of 11,399.13 feet, a central angle of $02^{\circ}29'58''$, a tangent of 248.69 feet, and a chord which bears S 48-19-59 W 497.25 feet, a distance of 497.29 feet to a 4"x4" concrete R.O.W. marker found at the point-of-tangency of said curve for an angle point, and S 49-36-23 W at 1318.20 feet pass a found 4"x4" concrete R.O.W. marker, at 3908.08 feet pass a 4"x4" concrete R.O.W. marker, continuing a total distance of 8378.33 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 29th day of January, 2025.


Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005



FIELD NOTES TO DESCRIBE

A survey of 422.633 acres of land situated about 18 miles S 48° E of Jourdanton, in Atascosa County, Texas, being 68.569 acres out of Survey No. 1, Abstract No. 121, B.S. & F., original Grantee, being 354.064 acres out of Survey No. 537-1/2, Abstract No. 425, I. & G.N. RR. Co., original Grantee, being a portion of that certain 773 acres of land described as Tract II in a Deed to Wye Ranch, Ltd. from Gerald Burke Schulz, dated December 4, 2000, as recorded in Volume 158 on Page 757 of the Official Public Records of Atascosa County, Texas, being a portion of that certain 140 acres of land described as Tract I, a portion of that certain 144 acres of land described as Tract II, and a portion of that certain 50 acres of land described as Tract III in a Deed to Wye Ranch, Ltd. from Gerald Paul Schulz, dated January 3, 2001, as recorded in Volume 161 on Page 235 of the aforementioned Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set at the point-of-intersection of the Southeast R.O.W. line of F.M. Highway 791 and the recognized Southwest line of said Survey No. 537-1/2 (the recognized Northeast line of Survey No. 171, Abstract No. 268, T. Flynn, original Grantee), on the Southwest line of said 140 acres of land, a Northeast corner of that certain property described in a Deed to 74 Ranch, Ltd. from George A. Robinson IV, dated April 30, 2003, as recorded in Volume 277 on Page 839 of the said Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence and the Southeast R.O.W. line of said F.M. Highway 791, N 49-36-23 E at 98.68 feet pass an 8" diameter creosote corner post, at 2059.03 feet pass a found 4"x4" concrete R.O.W. marker, at 4468.65 feet pass a found 4"x4" concrete R.O.W. marker, continuing a total distance of 8377.35 feet to a 4"x4" concrete marker found at the point-of-curvature of a curve to the left for an angle point, along the arc of said curve to the left having a radius of 11,519.19 feet, a central angle of 02°29'58", a tangent of 251.30 feet, and a chord which bears N 48-20-03 E 502.49 feet, a distance of 502.53 feet to a 4"x4" concrete R.O.W. marker found at the point-of-tangency of said curve for an angle point, and N 47-29-32 E 181.19 feet to a 10" diameter cedar corner post for the Northwest corner of and fenced land for the Northwest corner of that certain 15.69 acres of land described as Tract III in a Deed to Harold Nilsen Moursund from Gloria Sweeney, Independent Executor, dated October 16, 1990, as recorded in Volume 829 on Page 897 of the Deed Records of Atascosa County, Texas, and the Northeast corner of this survey;

THENCE: Generally along fence, the Northeast line of said 773 acres of land, the Southwest line of said fenced lane, and the Southwest line of said 15.69 acres of land, S 41-32-34 E 352.44 feet to a 6" diameter cedar corner post for an angle point and

S 15-10-51 W 50.38 feet to a 12” diameter creosote corner post for the Northeast corner of that certain 30.50 acres of land described in a Deed to Jean Anne Stokes from Anna Mary Eustace, et vir, dated June 1, 1986, as recorded in Volume 760 on Page 286 of the aforementioned Deed Records, and the upper Southeast corner of this survey;

THENCE: Generally along fence, the upper Southeast line of said 773 acres of land, and the Northwest line of said 30.50 acres of land, S 56-17-18 W 1193.87 feet to a 10” diameter creosote corner post for an interior corner of said 773 acres of land, the Northwest corner of said 30.50 acres of land, and an interior corner of this survey;

THENCE: Generally along fence, a lower Southeast line of said 773 acres of land, and the Southwest line of said 30.50 acres of land, S 37-17-27 E at 1006.19 feet pass a steel “T” post, leaving fence and continuing a total distance of 1224.50 feet to a point on the West boundary line of the Atascosa River, for the middle Southeast corner of this survey;

THENCE: Along the West boundary line of said Atascosa River, the following courses:

S 68-06-08 W 81.22 feet to an angle point;

S 41-40-10 W 135.74 feet to an angle point;

S 11-00-25 W 95.50 feet to an angle point;

S 01-22-20 W 126.27 feet to an angle point;

S 16-37-51 W 185.95 feet to an angle point;

S 01-14-15 W 167.63 feet to an angle point;

S 11-38-57 E 71.31 feet to an angle point; and

S 24-52-48 E 123.03 feet to a point for the recognized lower Southeast corner of said Survey No. 1, the recognized Northeast corner of Survey No. 3, Abstract No. 12, Marcelineo Segura, original Grantee, a Northeast corner of said 74 Ranch, Ltd. property, and the lower Southeast corner of this survey;

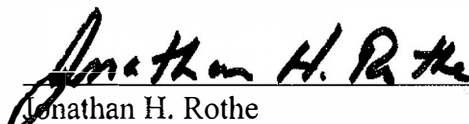
THENCE: Along the recognized Southeast line of said Survey No. 1, the recognized Southeast line of said Survey No. 537-1/2, the recognized Northwest line of said Survey No. 3, the Southeast line of said 773 acres of land, the Southeast line of said 50 acres of land, the Southeast line of said 144 acres of land, the Southeast

line of said 140 acres of land, and a Northwest line of said 74 Ranch, Ltd. property, S 43-19-17 W at 749.28 feet pass a 6" diameter creosote post, continuing generally along fence a total distance of 2898.84 feet to a 6" diameter creosote post for an angle point, S 43-24-56 W 1820.10 feet to a 6" diameter creosote post for an angle point, and S 43-32-13 W 2383.38 feet to a 4" diameter pipe corner post for the recognized Southwest corner of said Survey No. 537-1/2, the recognized Southeast corner of Survey No. 170, Abstract No. 267, T. Flynn, original Grantee, the Southwest corner of said 140 acres of land, an interior corner of said 74 Ranch, Ltd. property, and the Southwest corner of this survey;

THENCE: Generally along fence, the recognized Southwest line of said Survey No. 537-1/2, the recognized Northeast line of said Survey No. 170, the recognized Northeast line of said Survey No. 171, the Southwest line of said 140 acres of land, and a Northeast line of said 74 Ranch, Ltd. property, N 40-34-16 W at 2713.86 feet pass an 8" diameter creosote corner post, leaving fence an continuing a total distance of 2766.76 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 29th day of January, 2025.


Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005



Contemplated Division of Land



11 pgs
WDVL

251402

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 WYE RANCH, LTD. to RESOURCE DIVERSIFICATION GROUP, SERIES LLC, et al.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

KNOW ALL MEN BY THESE PRESENTS:

That WYE RANCH, LTD., a Texas corporation, *also known as* WYE RANCH, LTD, of Bexar County, Texas (herein referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by and on behalf of the Grantees herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of that one certain Promissory Vendor's Lien Note, dated April 15, 2025, payable to the order of DONNELL MINERALS, L.P., a Texas limited partnership, which Note bears interest and is due and payable as therein set out, the payment of which is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust dated April 16, 2025, to James R. Andrus, as Trustee f/b/o DONNELL MINERALS, L.P.; has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto RESOURCE DIVERSIFICATION GROUP, SERIES LLC, a Texas series limited liability company, whose mailing address is 8610 Broadway, Suite 280, San Antonio, Bexar County, Texas, 78217-6353, and unto SILLIVENT RANCH, SERIES LLC, a Texas series limited liability company, whose mailing address is P.O. Box 400, Jourdanton, Atascosa County, Texas 78026 (herein collectively referred to as "Grantees"), in equal undivided shares, all of the following described real property together with all improvements and fixtures thereon ("Property"), located in Atascosa County, Texas, to-wit:

1,322.054 acres of land, more or less, situated about 18 miles southeast of Jourdanton in Atascosa County, Texas, as depicted in the survey plat in the **EXHIBIT "A"** attached hereto and incorporated herein by reference for all purposes, said 1,322.054 acres of land consisting of the following two tracts:

Tract One:

899.421 acres of land, more or less, in Atascosa County, Texas, consisting of the following acreage in the following original surveys and abstracts: 286.206 acres in the B.S. & F. Survey No. 1, Abstract No. 121; 452.099 acres in the J. Campbell Survey No. 2, Abstract No. 1195; 69.000 acres in the J. Campbell Survey No. 21/4, Abstract No. 1617; and 92.116 acres in the I. & G.N. RR. Co. Survey No. 537-1/2, Abstract No. 425, said 899.421 acres of land being a portion of that certain 600 acres of land described as Tract I and a portion of that certain 773 acres of land described as Tract II in a Deed to Wye Ranch, Ltd. from Gerald Burke Schulz, dated December 4, 2000, as recorded in Volume 158 on Page 757 of the Official Public Records of Atascosa County, Texas; and a portion of that certain 60 acres of land described as Tract IV in a Deed to Wye Ranch, Ltd. from Gerald Paul Schulz, dated January 3, 2001, as recorded in Volume 161 on Page 235 of the aforementioned Official Public Records; said 899.421 acres of land, more or less, being more particularly described by metes and bounds field notes in the **EXHIBIT "B"** attached hereto and incorporated herein by reference for all purposes; and

Tract Two:

422.633 acres of land, more or less, in Atascosa County, Texas, consisting of the following acreage in the following original surveys and abstracts: 68.569 acres in the Survey No. 1, Abstract No. 121, B.S. & F., original Grantee; and 354.064 acres in the Survey No. 537-1/2, Abstract No. 425, I. & G.N. RR. Co., original Grantee; and being a portion of that certain 773 acres of land described as Tract II in a Deed to Wye Ranch, Ltd. from Gerald Burke Schulz, dated December 4, 2000, as recorded in Volume 158 on Page 757 of the Official Public Records of Atascosa County, Texas; and being a portion

of that certain 140 acres of land described as Tract I, a portion of that certain 144 acres of land described as Tract II, and a portion of that certain 50 acres of land described as Tract III in a Deed to Wye Ranch, Ltd. from Gerald Paul Schulz, dated January 3, 2001, as recorded in Volume 161 on Page 235 of the aforementioned Official Public Records; said 422.633 acres of land, more or less, being more particularly described by metes and bounds field notes in the **EXHIBIT "C"** attached hereto and incorporated herein by reference for all purposes;

SAVE AND EXCEPT, HOWEVER, and there is hereby **RESERVED** unto Grantor, and its successors and assigns forever, all rights, title, and interests owned by Grantor in and to the oil, gas, and other minerals produced therewith lying in, on, and under the Property, together with all necessary and convenient access and easements for the purposes of exploring, drilling, producing, saving, transporting, storing, treating, and owning said oil, gas, and other minerals produced therewith, except that Grantor hereby WAIVES, CONVEYS, and ASSIGNS to Grantees in equal undivided shares any and all rights and claims to surface-related benefits or surface damage payments under all existing and future oil and gas leases and surface use agreements covering the Property. As used above, the phrase "oil, gas, and other minerals produced therewith" is defined to include oil, natural gas, sulphur, and any other hydrocarbon substances produced with oil and natural gas, but expressly excludes water, saltwater, salt, brine, hot brine, substances dissolved in water/saltwater/brine, lithium, selenium, boron, geothermal energy and associated resources, building stone, limestone, other stone, caliche, surface shale, sand, gravel, coal, lignite, iron, top soil, subsoil, and uranium (all of said substances excluded from the reservation of oil, gas, and other minerals produced therewith being collectively referred to herein as "Surface Substances"). For the same consideration recited above, Grantor does hereby GRANT, SELL, and CONVEY all of Grantor's rights, title, and interest in and to the Surface Substances in and under Tract One and Tract Two to Grantees in equal undivided shares.

This conveyance and the hereinafter warranty are made expressly subject to the following items, to the extent, and only to the extent, said items remain effective and affect the Property, no ratification or revival of expired, terminated, or non-applicable items being intended:

- a) Any restrictions, covenants, rules, and/or regulations concerning the subdivision of land adopted by the City, County, and/or Municipality in which the subject property is located.
- b) All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities relating thereto as set out in instrument from J. Gerald Schulz et ux, Mary Jane Schultz to the State of Texas dated October 03, 1968, recorded in Volume 338, Page 366 of the Deed Records, Atascosa County, Texas.
- c) All terms, conditions, and provisions of that certain Right of Way/Easement from J. Gerald Schulz et ux, Mary Jane Schulz to the State of Texas in instrument dated October 03, 1968, recorded in Volume 338, Page 371, of the Deed Records of Atascosa County, Texas.
- d) All terms, conditions, and provisions of that certain Right of Way/Easement from Gerald Burke Schulz, Trustee to Brazos Electric Power Coop Inc. South Texas Electric Coop Inc. in instrument dated July 21, 1977, recorded in Volume 464, Page 467, of the Deed Records of Atascosa County, Texas.
- e) Oil, Gas and Mineral Lease by and between Wye Ranch LTD, as Lessor, and Pioneer Natural Resources USA Inc., as Lessee, dated December 23, 2009, and recorded under Clerk's File No. 110852, Official Public Records of Atascosa County, Texas.
- f) Unit Designations dated effective July 2, 2013, executed by Pioneer Natural Resources USA, Inc. to Wye Ranch 01, et al, recorded under Clerk's File Nos. 143843, 143844, 143845, and 144555, Official Public Records of Atascosa County, Texas.
- g) Production Sharing Agreement between Gerald B. Schultz, President of J.G. Schulz, Inc. General Partner of Wye Ranch, Ltd., as Interest Owner, and SilverBow Resources Operating, LLC, as Lessee, dated effective November 30, 2022, and recorded under Clerk's File No. 233911, Official Public Records of Atascosa County, Texas.
- h) All terms, conditions, and provisions of that certain Right of Way/Easement from Wye Ranch LTD to Marathon Oil EF, LLC in instrument dated March 06, 2023, recorded under Clerk's File No. 233116 of the Official Public Records of Atascosa County, Texas.

- i) All terms, conditions, and provisions of that certain Right of Way/Easement from Wye Ranch, LTD to Arrowhead Gathering Co. LLC in instrument dated September 15, 2023, recorded under Clerk's File No. 239624 of the Official Public Records of Atascosa County, Texas.
- j) All terms, conditions, and provisions of that certain Right of Way/Easement from Elizabeth Curtis to Karnes Electric Cooperative, Inc. in instrument dated January 26, 2024, recorded under Clerk's File No. 242716 of the Official Public Records of Atascosa County, Texas.
- k) Any right, claim, and/or interest associated with the (i) meter pole(s); (ii) trans. pole(s); (iii) portion of old county road; (iv) railroad; (v) entrance gate; (vi) pad site(s); (vii) oil well(s); and (viii) frac pond shown on the Survey Plat prepared by Jonathan H. Rothe, RPLS 6286, Rothe & Associates, PLLC, Land Surveying on January 29, 2025.

TO HAVE AND TO HOLD the above described premises and improvements, together with all and singular the rights and appurtenances thereto in anywise belonging, unto GRANTEES, and their successors and assigns forever, in equal undivided shares; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said Property unto the said GRANTEES and their successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. In addition to conveying the Property with general warranty and for the same consideration recited above, Grantors do hereby GRANT, SELL, and CONVEY without warranty unto Grantees in equal undivided shares (a) all strips or gores, if any, between the Property and abutting/adjoining properties, (b) all land abutting, adjacent, or contiguous to the Property and under fence with the Property, if any, and (c) all land lying in or under any road that abuts, is adjacent to, or runs across the Property, together with all and singular the rights and appurtenances thereto in any way belonging. Furthermore, for the same consideration recited above, Grantor does hereby ASSIGN, TRANSFER, SELL, and CONVEY unto Grantees in equal undivided shares all of Grantor's causes of actions, choses in action, legal claims, and rights to sue, whether known or unknown, related to the Property conveyed by this deed.

But it is expressly agreed that a Vendor's Lien, as well as the superior title in and to the Property, is retained against the Property 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. DONNELL MINERALS, L.P., at the request of Grantees, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. Accordingly, the undersigned Grantor does hereby TRANSFER and ASSIGN the hereinabove retained Vendor's Lien, together with the superior title in and to the Property securing same, unto DONNELL MINERALS, L.P. and agrees that DONNELL MINERALS, L.P., its successors and/or assigns, may release said Vendor's Lien whenever the Note which it secures has been fully paid.

EXECUTED on 4/15/25 2025

Grantor:

WYE RANCH, LTD., also known as *Wye Ranch, Ltd.*,
a Texas Limited Partnership

By: J. G. Schulz Ranch, Inc., its General Partner

By: Elizabeth L. Curtis
Elizabeth L. Curtis, President and Secretary

[Acknowledgment on next page]

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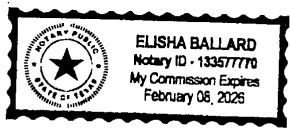
Acknowledgement

THE STATE OF TEXAS §

COUNTY OF Montgomery

This instrument was acknowledged before me on this the 15th day of April, 2025, by Elizabeth L. Curtis, in her capacities as President and Secretary of J. G. Schulz Ranch, Inc., a Texas Corporation, the General Partner of Wye Ranch, LTD., a Texas Limited Partnership, acting on behalf of said limited partnership.


NOTARY PUBLIC, STATE OF TEXAS



After Recording, Please Return to:

RDG and SR
P.O. Box 400
Jourdanton, Texas 78026

[EXHIBITS "A" "B" and "C" to begin on next page – Seven (7) total pages to follow]

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THE STATE OF TEXAS
COUNTY OF ATASCOSA

EXHIBIT "B"

PREPARED FOR: Wye Ranch, Ltd.

FIELD NOTES TO DESCRIBE

A survey of 899.421 acres of land situated about 18 miles S 48° E of Jourdanton, in Atascosa County, Texas, and having acreage in the following original surveys:

<u>SURVEY NO.</u>	<u>ABSTRACT NO.</u>	<u>ORIGINAL GRANTEE</u>	<u>ACRES</u>
1	121	B.S. & F.	286.206
2	1195	J. Campbell	452.099
2-1/4	1617	J. Campbell	69.000
537-1/2	425	I. & G.N. RR. Co.	<u>92.116</u>
Total:			899.421

said 899.421 acres of land being a portion of that certain 600 acres of land described as Tract I and a portion of that certain 773 acres of land described as Tract II in a Deed to Wye Ranch, Ltd. from Gerald Burke Schulz, dated December 4, 2000, as recorded in Volume 158 on Page 757 of the Official Public Records of Atascosa County, Texas, a portion of that certain 60 acres of land described as Tract IV in a Deed to Wye Ranch, Ltd. from Gerald Paul Schulz, dated January 3, 2001, as recorded in Volume 161 on Page 235 of the aforementioned Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 4" diameter pipe corner post at the point-of-intersection of the Northwest R.O.W. line of F.M. Highway 791 and the recognized Southwest line of said Survey No. 537-1/2 (the recognized Northeast line of Survey No. 171, Abstract No. 268, T. Flynn, original Grantee) on the Southwest line of said 600 acres of land, for a Southeast corner of that certain property described in a Deed to 74 Ranch, Ltd. from George A. Robinson IV, dated April 30, 2003, as recorded in Volume 277 on Page 839 of the said Official Public Records, and the lower Southwest corner of this survey;

THENCE: Generally along fence, the recognized Southwest line of said Survey No. 537-1/2, the recognized lower Southwest line of said Survey No. 2-1/4, the recognized Northeast line of said Survey No. 171, the lower Southwest line of said 600 acres of land, and a Northeast line of said 74 Ranch, Ltd, N 40-29-13 W 2381.25 feet to a 4" diameter pipe corner post for a recognized interior corner of said Survey No. 2-1/4, the recognized Northeast corner of said Survey No. 171, an interior corner of said 600 acres of land, a Northeast corner of said 74 Ranch, Ltd., and an interior corner of this survey;

Wye Ranch, Ltd. (899.421 Acres) – Page 2

- THENCE: Generally along fence, the recognized lower Southeast line of said Survey No. 2-1/4, the recognized Northwest line of said Survey No. 171, the lower Southwest line of said 600 acres of land, and a Northwest line of said 74 Ranch, Ltd., S 49-44-08 W 286.47 feet to a 2" diameter iron pipe found by a 2" diameter pipe corner post for the recognized upper Southwest corner of said Survey No. 2-1/4, the recognized Southeast corner of Survey No. 1322, Abstract No. 765, B. Sanchez, original Grantee, the upper Southwest corner of said 600 acres of land, a Northeast corner of said 74 Ranch, Ltd., the Southeast corner of the Harrison Interest, Ltd. property, and the upper Southwest corner of this survey;
- THENCE: Generally along fence, the recognized upper Southwest line of said Survey No. 2-1/4, the recognized Northeast line of said Survey No. 1322, the upper Southwest line of said 600 acres of land, a Northeast line of said Harrison Interest, Ltd. property, N 35-45-21 W 1799.57 feet to a 2" diameter pipe corner post for the recognized Northwest corner of said Survey No. 2-1/4, the recognized Southwest corner of Survey No. 2-1/2, Abstract No. 1631, A. Peeler, original Grantee, the Northwest corner of said 600 acres of land, the Southwest corner of that certain 280.65 acres of land described in a Deed to Frank Blair Warren, et ux from Frida Struve Milone, dated January 29, 1996, as recorded in Volume 52 on Page 849 of the said Official Public Records, and the Northwest corner of this survey;
- THENCE: Generally along fence, in part along the recognized Northwest line of said Survey No. 2-1/4, the Northwest line of said 600 acres of land, and the Southeast line of said 280.65 acres of land, N 49-44-34 E 5024.18 feet to a 2" diameter pipe corner post on a Southwest line of said Harrison Interest, Ltd. property, for the lower Northeast corner of said 600 acres of land, the Southeast corner of said 280.65 acres of land, and the lower Northeast corner of this survey;
- THENCE: Generally along fence, the upper Northeast line of said 600 acres of land, and the Southwest line of said Harrison Interest, Ltd. property, S 41-49-47 E 140.16 feet to a 2" diameter pipe corner post for an interior corner of said 600 acres of land, a Southwest corner of said Harrison Interest, Ltd. property, and an interior corner of this survey;
- THENCE: Generally along fence, the Northwest line of said 600 acres of land, the Northwest line of said 60 acres of land, and a Southeast line of said Harrison Interest, Ltd. property, N 49-46-35 E at 849.16 feet pass a 2" diameter pipe corner post, leaving fence and continuing a total distance of 1351.89 feet to a 5/8" iron pin set in a curve to the left on the Southeast R.O.W. line of F.M. Highway 140 for an angle point of this survey;
- THENCE: Generally along fence, the Southeast R.O.W. line of said F.M. Highway 140, the Northwest line of the remaining portion of said 60 acres of land, and along the arc

Wye Ranch, Ltd. (899,421 Acres) – Page 3

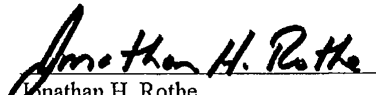
of said curve to the left having a radius of 2924.93 feet, a central angle of $13^{\circ}38'37''$, a tangent of 349.90 feet, and a chord which bears N 56-27-39 E 694.86 feet, a distance of 696.50 feet to a 5/8" iron pin set at the end of said curve for an angle point, and N 49-38-38 E 3093.27 feet to a railroad tie corner post for the Northeast corner of the remaining portion of said 60 acres of land, the Northwest corner of that certain 38.96 acres of land described as Tract II in a Deed to Harold Nilsen Moursund from Gloria Sweeney, Independent Executor, dated October 16, 1990, as recorded in Volume 829 on Page 897 of the Deed Records of Atascosa County, Texas, and the Northeast corner of this survey;

THENCE: Generally along fence, the Northeast line of said 60 acre of land, the Northeast line of said 773 acres of land, and the Southwest line of said 38.96 acres of land, S 26-28-22 E 3870.68 feet to a 4" diameter pipe post for an angle point, and S 40-32-52 E 156.96 feet to a 10" diameter cedar corner post on the Northwest R.O.W. line of said F.M. Highway 791 for the Southwest corner of said 38.96 acres of land, and the Southeast corner of this survey;

THENCE: Generally along fence and the Northwest R.O.W. line of said F.M. Highway 791, S 47-01-30 W 211.86 feet to a 4"x4" concrete R.O.W. marker found at the point-of-curvature of a curve to the right for an angle point, along the arc of said curve to the right having a radius of 11,399.13 feet, a central angle of $02^{\circ}29'58''$, a tangent of 248.69 feet, and a chord which bears S 48-19-59 W 497.25 feet, a distance of 497.29 feet to a 4"x4" concrete R.O.W. marker found at the point-of-tangency of said curve for an angle point, and S 49-36-23 W at 1318.20 feet pass a found 4"x4" concrete R.O.W. marker, at 3908.08 feet pass a 4"x4" concrete R.O.W. marker, continuing a total distance of 8378.33 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 29th day of January, 2025.


 Jonathan H. Rothe
 Registered Professional Land Surveyor No. 6286
 1705 Avenue K, P.O. Box 426
 Hondo, Texas 78861
 Ph. (830) 426-3005



THE STATE OF TEXAS
COUNTY OF ATASCOSA

EXHIBIT "C"

PREPARED FOR: Wye Ranch, Ltd.

FIELD NOTES TO DESCRIBE

A survey of 422.633 acres of land situated about 18 miles S 48° E of Jourdanton, in Atascosa County, Texas, being 68.569 acres out of Survey No. 1, Abstract No. 121, B.S. & F., original Grantee, being 354.064 acres out of Survey No. 537-1/2, Abstract No. 425, I. & G.N. RR. Co., original Grantee, being a portion of that certain 773 acres of land described as Tract II in a Deed to Wye Ranch, Ltd. from Gerald Burke Schulz, dated December 4, 2000, as recorded in Volume 158 on Page 757 of the Official Public Records of Atascosa County, Texas, being a portion of that certain 140 acres of land described as Tract I, a portion of that certain 144 acres of land described as Tract II, and a portion of that certain 50 acres of land described as Tract III in a Deed to Wye Ranch, Ltd. from Gerald Paul Schulz, dated January 3, 2001, as recorded in Volume 161 on Page 235 of the aforementioned Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set at the point-of-intersection of the Southeast R.O.W. line of F.M. Highway 791 and the recognized Southwest line of said Survey No. 537-1/2 (the recognized Northeast line of Survey No. 171, Abstract No. 268, T. Flynn, original Grantee), on the Southwest line of said 140 acres of land, a Northeast corner of that certain property described in a Deed to 74 Ranch, Ltd. from George A. Robinson IV, dated April 30, 2003, as recorded in Volume 277 on Page 839 of the said Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence and the Southeast R.O.W. line of said F.M. Highway 791, N 49-36-23 E at 98.68 feet pass an 8" diameter creosote corner post, at 2059.03 feet pass a found 4"x4" concrete R.O.W. marker, at 4468.65 feet pass a found 4"x4" concrete R.O.W. marker, continuing a total distance of 8377.35 feet to a 4"x4" concrete marker found at the point-of-curvature of a curve to the left for an angle point, along the arc of said curve to the left having a radius of 11,519.19 feet, a central angle of 02°29'58", a tangent of 251.30 feet, and a chord which bears N 48-20-03 E 502.49 feet, a distance of 502.53 feet to a 4"x4" concrete R.O.W. marker found at the point-of-tangency of said curve for an angle point, and N 47-29-32 E 181.19 feet to a 10" diameter cedar corner post for the Northwest corner of and fenced land for the Northwest corner of that certain 15.69 acres of land described as Tract III in a Deed to Harold Nilsen Moursund from Gloria Sweeney, Independent Executor, dated October 16, 1990, as recorded in Volume 829 on Page 897 of the Deed Records of Atascosa County, Texas, and the Northeast corner of this survey;

THENCE: Generally along fence, the Northeast line of said 773 acres of land, the Southwest line of said fenced lane, and the Southwest line of said 15.69 acres of land, S 41-32-34 E 352.44 feet to a 6" diameter cedar corner post for an angle point and

Wye Ranch, Ltd. (422.633 Acres) – Page 2

S 15-10-51 W 50.38 feet to a 12" diameter creosote corner post for the Northeast corner of that certain 30.50 acres of land described in a Deed to Jean Anne Stokes from Anna Mary Eustace, et vir, dated June 1, 1986, as recorded in Volume 760 on Page 286 of the aforementioned Deed Records, and the upper Southeast corner of this survey;

THENCE: Generally along fence, the upper Southeast line of said 773 acres of land, and the Northwest line of said 30.50 acres of land, S 56-17-18 W 1193.87 feet to a 10" diameter creosote corner post for an interior corner of said 773 acres of land, the Northwest corner of said 30.50 acres of land, and an interior corner of this survey;

THENCE: Generally along fence, a lower Southeast line of said 773 acres of land, and the Southwest line of said 30.50 acres of land, S 37-17-27 E at 1006.19 feet pass a steel "T" post, leaving fence and continuing a total distance of 1224.50 feet to a point on the West boundary line of the Atascosa River, for the middle Southeast corner of this survey;

THENCE: Along the West boundary line of said Atascosa River, the following courses:

S 68-06-08 W 81.22 feet to an angle point;

S 41-40-10 W 135.74 feet to an angle point;

S 11-00-25 W 95.50 feet to an angle point;

S 01-22-20 W 126.27 feet to an angle point;

S 16-37-51 W 185.95 feet to an angle point;

S 01-14-15 W 167.63 feet to an angle point;

S 11-38-57 E 71.31 feet to an angle point; and

S 24-52-48 E 123.03 feet to a point for the recognized lower Southeast corner of said Survey No. 1, the recognized Northeast corner of Survey No. 3, Abstract No. 12, Marcelineo Segura, original Grantee, a Northeast corner of said 74 Ranch, Ltd. property, and the lower Southeast corner of this survey;

THENCE: Along the recognized Southeast line of said Survey No. 1, the recognized Southeast line of said Survey No. 537-1/2, the recognized Northwest line of said Survey No. 3, the Southeast line of said 773 acres of land, the Southeast line of said 50 acres of land, the Southeast line of said 144 acres of land, the Southeast

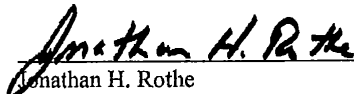
Wye Ranch, Ltd. (422.633 Acres) – Page 3

line of said 140 acres of land, and a Northwest line of said 74 Ranch, Ltd. property, S 43-19-17 W at 749.28 feet pass a 6" diameter creosote post, continuing generally along fence a total distance of 2898.84 feet to a 6" diameter creosote post for an angle point, S 43-24-56 W 1820.10 feet to a 6" diameter creosote post for an angle point, and S 43-32-13 W 2383.38 feet to a 4" diameter pipe corner post for the recognized Southwest corner of said Survey No. 537-1/2, the recognized Southeast corner of Survey No. 170, Abstract No. 267, T. Flynn, original Grantee, the Southwest corner of said 140 acres of land, an interior corner of said 74 Ranch, Ltd. property, and the Southwest corner of this survey;

THENCE: Generally along fence, the recognized Southwest line of said Survey No. 537-1/2, the recognized Northeast line of said Survey No. 170, the recognized Northeast line of said Survey No. 171, the Southwest line of said 140 acres of land, and a Northeast line of said 74 Ranch, Ltd. property, N 40-34-16 W at 2713.86 feet pass an 8" diameter creosote corner post, leaving fence a continuing a total distance of 2766.76 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 29th day of January, 2025.


Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005



RECORD'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Theresa Carrasco, County Clerk

Atascosa County Texas

April 17, 2025 01:05:06 PM

FEE: \$65.00 LCASTANEDA 251402

WDVL