
SPACE ABOVE THIS LINE FOR RECORDER'S USE

After Recording Return To:

RGV Property Group, LLC
c/o Eneus Energy, Inc.
7300 College Boulevard
Suite 625
Overland Park, Kansas 66210

MEMORANDUM OF REAL ESTATE PURCHASE OPTION

THIS MEMORANDUM OF REAL ESTATE PURCHASE OPTION ("Memorandum") dated for reference purposes July 3, 2025, is by and between Stone Brothers L.P., a Texas limited partnership ("Seller"), whose address is P O Box 766, Raymondville, TX 78580, and RGV Property Group, LLC, a Delaware limited liability company, its successors and assigns, whose address is 7300 College Boulevard, Suite 625, Overland Park, Kansas 66210 ("Purchaser").

Seller is the owner of that certain real property located in Cameron County, State of Texas, more particularly described in the attached Exhibit A ("Property").

Pursuant to that certain Real Estate Purchase Option Agreement dated July 3, 2025 (the "Agreement"), Purchaser holds an option to purchase the Property on the terms therein stated (the "Option"). The term of the Option commenced on July 3, 2025, and shall automatically expire nine (9) months thereafter on April 3, 2026, unless extended. Purchaser shall have the option to extend the term of the Agreement for one (1) successive and consecutive three (3) month term.

Seller and Purchaser have executed and recorded this Memorandum to provide record notice of the existence of the Option. This Memorandum of Option may be executed in counterparts.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first written above.

PURCHASER:

RGV Property, LLC
a Delaware limited liability company

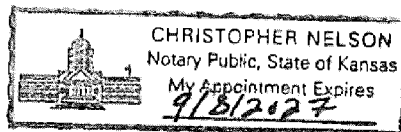
By: [Signature]
Print Name: Roberto Serrano
Title: CEO

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

Be it remembered that on this 10th day of July, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Roberto Serrano, to me personally known, who being by me duly sworn did say that he/she is the CEO of RGV Property, LLC, a Delaware limited liability company, and that said instrument was signed and delivered on behalf of said limited liability company and that said individual acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

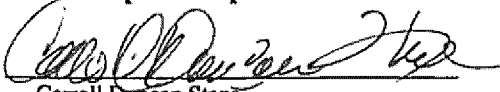
(Seal)



[Signature]
(Notary's Signature)
Notary Public, State of Texas

SELLER:

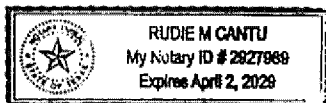
STONE BROTHERS L.P.
a Texas limited partnership

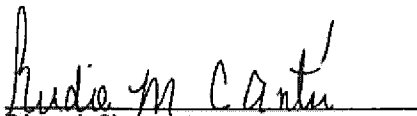
By: 
Carroll Duncan Stone
Partner

STATE OF TEXAS)
) ss.
COUNTY OF WILLACY)

This Agreement was acknowledged before me on July 9th, 2025, by Carroll Duncan Stone, General Partner, on behalf of Stone Brothers L.P., a Texas limited partnership.

(Seal)




(Notary's Signature)
Notary Public, State of Texas

SELLER:

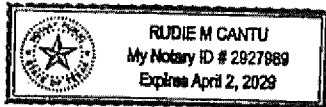
STONE BROTHERS L.P.
a Texas limited partnership

By: Stuart Reagan Stone
Stuart Reagan Stone
General Partner

STATE OF TEXAS)
) ss.
COUNTY OF WILLACY)

This Agreement was acknowledged before me on July 9th, 2025, by Stuart Reagan Stone, General Partner, on behalf of Stone Brothers L.P., a Texas limited partnership.

(Seal)



Rudie M Cantu
(Notary's Signature)
Notary Public, State of Texas

**EXHIBIT A TO MEMORANDUM OF REAL ESTATE PURCHASE OPTION
LEGAL DESCRIPTION OF PROPERTY**

The following land located in Cameron County, Texas:

Parcel 1:

Property ID No: 212840

Parcel contains 340.00 acres, more or less

Parcel 2:

Property ID No: 212873

Parcel contains 435.00 acres, more or less

Parcel 3:

Property ID No: 212872

Parcel contains 190.21 acres, more or less

Parcel 4:

Property ID No: 212841

Parcel contains 120.00 acres, more or less

Parcels 1, 2, 3 and 4 share in one and the same legal description described as follows:

565.02 acres of land, being the East 565.02 acres out of a 1130.04 acre tract out of the Isaac L. Hill Survey No. 278, A-171, and the Samuel Parr Survey No. 273, A-155, and described as Tract 1 and Tract 2 in Volume 337, Page 118 of the Deed Records of Cameron County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING at a point in the centerline of Farm Road 1595 for the Southwest corner of this tract from which the Southeast corner of the H.E. & W.T.R.R. Survey No. 279, A-151, the Southwest corner of the Survey No. 278, and the Southwest corner of said 1130.04 acre tract, bears North 89 degrees 41' 42" West - 2628.42 feet.

THENCE: North 00 degrees 18' 52" East - at 30.0 feet pass a 1 & ½ inch iron pipe with an aluminum cap marked A/B, at 5320.26 feet pass a point on the North line of said Survey No. 278, the South line of said Survey No. 273, at 5370.26 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked A/B, at 9325.26 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked A/B, a distance of 9365.26 feet IN ALL to a point on the North Line of said 1130.04 acre tract for the Northwest corner of this tract.

**EXHIBIT A TO MEMORANDUM OF REAL ESTATE PURCHASE OPTION
LEGAL DESCRIPTION OF PROPERTY**

The following land located in Cameron County, Texas:

Parcel 1:

Property ID No: 212840

Parcel contains 340.00 acres, more or less

Parcel 2:

Property ID No: 212873

Parcel contains 435.00 acres, more or less

Parcel 3:

Property ID No: 212872

Parcel contains 190.21 acres, more or less

Parcel 4:

Property ID No: 212841

Parcel contains 120.00 acres, more or less

Parcels 1, 2, 3 and 4 share in one and the same legal description described as follows:

565.02 acres of land, being the East 565.02 acres out of a 1130.04 acre tract out of the Isaac L. Hill Survey No. 278, A-171, and the Samuel Parr Survey No. 273, A-155, and described as Tract 1 and Tract 2 in Volume 337, Page 118 of the Deed Records of Cameron County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING at a point in the centerline of Farm Road 1595 for the Southwest corner of this tract from which the Southeast corner of the H.E. & W.T.R.R. Survey No. 279, A-151, the Southwest corner of the Survey No. 278, and the Southwest corner of said 1130.04 acre tract, bears North 89 degrees 41' 42" West - 2628.42 feet.

THENCE: North 00 degrees 18' 52" East - at 30.0 feet pass a 1 & ½ inch iron pipe with an aluminum cap marked A/B, at 5320.26 feet pass a point on the North line of said Survey No. 278, the South line of said Survey No. 273, at 5370.26 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked A/B, at 9325.26 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked A/B, a distance of 9365.26 feet IN ALL to a point on the North Line of said 1130.04 acre tract for the Northwest corner of this tract.

THENCE: South 89 degrees 46' 13" East- 2626.57 feet, with the North line of said 1130.04 acre tract, to a point in road ditch for the Northeast corner of said 1130.04 acre tract and for the Northeast corner of this tract, from which a 5/8 inch iron rod bears North 00 degrees 18' 04" East- 20.00 feet.

THENCE: South 00 degrees 18' 04" West - with the East line of said 1130.04 acre tract, at 40.00 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked RM B, at 2653.07 feet pass a concrete monument found on the East line of said 1130.04 acre tract for the Southwest corner of a 320 acre tract as described in Volume 379, Pages 310-312, at 4045.00 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked B set on the South line of said Survey No. 273,, for the Northwest corner of the Isaac L. Hill Survey No. 277, A-149, and the Northeast corner of said Survey No. 278, at 9337.95 feet pass a 1 and ½ inch iron pipe with an aluminum cap marked RMB, a distance of 9367.95 feet to a point in said Farm Road 1595, for the Southwest corner of said Survey 277, the Southeast corner of said Survey 278, and the Southeast corner of said 1130.04 acre tract, for the Southeast corner of this tract.

THENCE: North 89 degrees 42' 42" West - 2628. 75 feet, with said Farm Road 1595, to the PLACE OF BEGINNING and containing 565.02 acres of land

SAVE AND EXCEPT two tracts of land containing 12.97 acres and 2.21 acres, respectively (total 15.18 acres), described as follows:

TRACT I:

Being a 12.97 acre tract of land situated in and a part of the Samuel Parr Survey 273 of Cameron County, Texas, and said 12.97 acre tract being a portion of a 565.02 acre tract described as Tract "B" in the partition deed to Mrs. Fay Taylor and George K. Taylor, recorded in Volume 574, Page 297, of the Official Records of Cameron County, Texas, said 12.97 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the south line of the Samuel Parr Survey 273, Cameron County, Texas, said point being also the southwest corner of a certain 565.02 acre tract of land described as Tract "B" of the partition deed recorded in Volume 574, Page 297 of the Official Records of Cameron County, said point being located N. 89° 53' 17" E. a distance of 2,605.80 feet from the southwest corner of Survey 273 and being on the north line of a 100 foot drainage easement recorded in Volume 306, Page 191 of the Cameron County Deed Records;

THENCE with the west line of the 565.02 acre tract, N. 00° 11' 47" E. a distance of 100.00 feet to a point for the northwest corner of this tract;

THENCE parallel to the south line of said Survey 272, No. 89° 53' 17" E. a distance of 2,203.73 feet to a point;

THENCE N. 45° 52' 33" E. a distance of 215.76 feet to a point;

THENCE N. 01° 51' 49" E. a distance of 1,254.94 feet to a point;

THENCE N. 89° 44' 15" E. a distance of 249.01 feet to a point on the east line of said 565.02 acre tract of land for the northeast corner of this tract;

THENCE with the east line of said 565.02 acre tract of land, S. 00° 10' 45" E. a distance of 290.70 feet to a point;

THENCE S. 45° 48' 02" W. a distance of 85.32 feet to a point;

THENCE S. 01° 51' 49" W. a distance of 1,155.39 feet to a point on the south line of said Survey 273 and the north line of said 100 foot drainage easement, for the southeast corner of this tract;

THENCE with the south line of said Survey 273, and the north line of said 100 foot drainage easement, S. 89° 53' 17" W. a distance of 2,550.94 feet to the POINT OF BEGINNING and containing 12.97 acres of land, more or less.

TRACT II:

Being a 2.21 acre tract of land situated in and a part of the Samuel Parr Survey 273 of Cameron County, Texas, and said 2.21 acre tract being a portion of a 565.02 acre tract described as Tract "B" in the partition deed to Mrs. Fay Taylor and George K. Taylor recorded in Volume 574, Page 297, of the Official Records of Cameron County, Texas, said 2.21 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the south line of the Samuel Parr Survey 273 of Cameron County, Texas, said point being the northeast corner of Survey 278 and the northwest corner of Survey 277 and being on the east line of a certain 565.02 acre tract of land described as Tract "B" on the partition deed recorded in Volume 574, Page 297 of the Official Records of Cameron County, Texas;

THENCE with the south line of said Survey 273 and the north line of Survey 278, S. 89° 53' 17" W. a distance of 102.54 feet to a point for the southwest corner of this tract;

THENCE N. 01° 51' 49" E. a distance of 1,155.39 feet to a point for the northwest corner of this tract;

THENCE N. 45° 48' 02" E. a distance of 85.32 feet to a point on the east line of said 565.02 acre tract for the northeast corner of this tract;

THENCE with the east line of said 565.02 acre tract, S. 00° 10' 45" E. a distance of 1,214.36 feet to the POINT OF BEGINNING and containing 2.21 acres of land more or less.

ALSO SAVE AND EXCEPT,

BEING A 160 Ft x 160 Ft Tract of land comprising 0.59 Acre out of the Reagan and Carroll D. Stone 565.02 Acre Tract recorded in Volume 4367, Page 50, Official Records of Cameron County, Texas in Survey 278, Cameron County, Texas; said 0.59 Acre Tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Survey 278 being the Southeast corner of the City of Harlingen 406.55 Acre Tract, recorded in Volume 1103, Page 47, Official Records of Cameron County, Texas, being the Centerline of FM 1595 (Having 60.00 Feet of Right of way);

THENCE along the centerline of FM 1595 and along the South boundary of the Stone Brothers

565.02 Acre Tract, North 89 Deg. 30 Min. 40 Sec. East a distance of 4533.17 feet to a point on the South boundary of the Reagan AND Carroll D. Stone 565.02 Acre Tract;

THENCE leaving the South boundary of the Reagan and Carroll Stone 565.02 Acre Tract and leaving the Centerline of FM 1595, North 00 Deg. 29 Min. 20 Sec. West, a distance of 70.00 feet to the Southwest corner and POINT OF BEGINNING of the tract herein described;

1) THENCE North 00 Deg. 29 Min. 20 Sec. West a distance of 160.00 feet to the Northwest corner of the tract herein described;

2) THENCE North 89 Deg. 30 Min. 40 Sec. East a distance of 160.00 feet to the Northeast corner of the tract herein described;

3) THENCE South 00 Deg. 29 Min. 20 Sec. East a distance of 160.00 feet to a point, for the Southeast corner of the tract herein described;

4) THENCE along a line 70 feet north of and parallel to the centerline of FM 1595, South 89 Deg. 30 Min. 40 Sec. West a distance of 160.00 feet to the POINT OF BEGINNING; Containing 0.59 Acre of land within these metes and bounds.

There is to be a 160 foot by 40 foot Access Easement along the South side of the above 0.59 Acre Tract described by metes and bounds as follows:

COMMENCING at the Southwest corner of Survey 278 being the Southeast corner of the City of Harlingen 406.55 Acre Tract, recorded in Volume 1103, Page 47, Official Records of Cameron County, Texas, being the Centerline of FM 1595 (Having 60. 00 Feet of Right of way);

THENCE along the centerline of FM 1595 and along the South boundary of the Stone Brothers 565.02 Acre Tract, North 89 Deg. 30 Min. 40 Sec. East a distance of 4533.17 feet to a point on the South boundary of the Reagan and Carroll D. Stone 565.02 Acre Tract;

THENCE leaving the South boundary of the Reagan and Carroll Stone 565.02 Acre Tract and leaving the Centerline of FM 1595, North 00 Deg. 29 Min. 20 Sec. West, a distance of 40.00 feet to the Southwest corner and POINT OF BEGINNING of the tract herein described;

5) THENCE North 00 Deg. 29 Min. 20 Sec. West a distance of 40.00 feet to the Northwest corner of the tract herein described;

6) THENCE North 89 Deg. 30 Min. 40 Sec. East a distance of 160.00 feet to the Northeast corner of the tract herein described;

7) THENCE South 00 Deg. 29 Min. 20 Sec. East a distance of 40.00 feet to a point, for the Southeast corner of the tract herein described;

8) THENCE along a line 70 feet north of and parallel to the centerline of FM 1595, South 89 Deg. 30 Min. 40 Sec. West a distance of 160.00 feet to the POINT OF BEGINNING; Containing 6,400 Square feet (0.15 Acre) of land within these metes and bounds for Access unto the 0.59 Acre Tract from the existing public road.

ALSO, 565.02 acres of land, being the West 565.02 acres out of a 1130.04 acre tract out of the Isaac L. Hill Survey No. 278, A-171, and the Samuel Parr Survey No. 273, A-155, and described as Tract 1 and Tract 2 in Volume 337, Page 118 of the Deed Records of Cameron County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING at a point in the centerline of Farm Road 1595 for the Southeast corner of the H. E. & W. T. R.R. Survey No. 279, A-151, the Southwest corner of said Survey No. 278, and the Southwest corner of said 1130.04 acre tract, for the Southwest corner of this tract;

THENCE, North 00 degrees 18 minutes 52 seconds East, with the West line of said Survey No. 278, and the East line of said Survey No. 279, at 30.00 feet pass a 1 ½ inch iron pipe with an aluminum cap marked A, at 5317.57 feet pass the Northeast corner of said Survey No. 279, the Northwest corner of said Survey No. 278, the Southwest corner of said Survey No. 273, and the Southeast corner of the Thos. G. McGehee Survey No. 272, continuing with the West line of said Survey No. 273, and the East line of said Survey No. 272, at 5367.57 feet pass a 1 ½ inch iron pipe with an aluminum cap marked A for the Northwest corner of said 1130.04 acre tract and the Northwest corner of this tract;

THENCE, South 89 degrees 46 minutes 13 seconds East, with the North line of said 1130.04 acres tract, at 19.58 feet pass a 5/8 inch iron rod found on the North line of said 1130.04 acre tract, a distance of 2628.42 feet to a point in road ditch for the Northeast corner of this tract;

THENCE, South 00 degrees 18 minutes 52 seconds West, at 4.00 feet pass a 1 ½ inch iron pipe with an aluminum cap marked RM A/B, at 4045.00 feet pass a point on the South line of said Survey No. 273 and the North line of said Survey No. 278, at 9335.26 feet pass a 1 ½ inch iron pipe with an aluminum cap marked RM A/B, a distance of 9365.26 feet to a point in said Farm Road 1595 for the Southeast corner of this tract;

THENCE, North 89 degrees 42 minutes 42 seconds West, 2628.42 feet, with said Farm Road 1595, to the PLACE OF BEGINNING and Containing 565.02 acres of land.

SAVE AND EXCEPT: A 5.98 Acre Tract conveyed to the City of Harlingen by Deed recorded in Volume 2537, Page 158, Official Records of Cameron County, Texas, AND,

A 6.166 Acre Tract conveyed to the State of Texas by Deed recorded in Volume 6695, Page 106, Official Records of Cameron County, Texas.

Parcels 1, 2, 3 and 4 contain 1,085.21 acres, more or less

Parcel 5:

Property ID No: 202295

Parcel contains 20.00 acres, more or less

Parcel 6:

Property ID No: 202380

Parcel contains 10.00 acres, more or less

Parcel 7:

Property ID No: 202377

Parcel contains 20.00 acres, more or less

Parcel 8:

Property ID No: 212834

Parcel contains 78.72 acres, more or less

Parcel 9:

Property ID No: 212833

Parcel contains 15.33 acres, more or less

Parcel 10:

Property ID No: 202376

Parcel contains 140.00 acres, more or less

Parcel 11:

Property ID No: 202297

Parcel contains 17.00 acres, more or less

Parcel 12:

Property ID No: 202375

Parcel contains 51.53 acres, more or less

Parcel 13:

Property ID No: 212832

Parcel contains 337.27 acres, more or less

Parcels 5, 6, 7, 8, 9, 10, 11, 12 and 13 share in one and the same legal description described as follows:

Being a 654.90 acre tract of land, more or less, out of Survey 272, and out of Blocks 61, 62, 65, 66, 67, 68, 69 and 70, Briggs & Coleman Subdivision as recorded in Volume 5, Page 22 of the Map Records of Cameron County, Texas. Said 654.90 acre tract being comprised of the remainder of a tract of land

identified as a 590.21 acre tract conveyed to Phoenix Farms, Ltd. as recorded in Volume 1150, Page 387 of the Official Records of Cameron County, Texas. Said 654.90 acre tract also being comprised of a tract of land identified as a 108.77 acre tract conveyed to Phoenix Farms, Ltd. as recorded in Volume 1090, Page 293 of the Official Records of Cameron County, Texas. Said 654.90 acre tract being more particularly located and described as follows:

Beginning at a "MAG" Nail set in the Northernmost Northeast corner of said 590.21 acre tract, same being the Northeast corner of said Block 61, same being the Northwest corner of said Block 62, same being the Northwest corner of Jet View 2 Subdivision as recorded in cabinet 1, Slot 1018-B of the Map Records of Cameron County, Texas, said corner being in the intersection of the centerline of Farm-to-Market Road 508 (Combes-Rio Hondo Road - existing 80 ft. wide right-of-way) with the intersection of Retama Road (existing 40 ft. wide right-of-way), a one-half inch iron pin found at North 00 degrees 31 minutes 27 seconds West, a distance of 3,588.90 feet from said corner, said corner being the Northernmost Northeast corner of this 654.90 acre tract;

Thence, with the Northerly line of said 590.21 acre tract, same being the East line of said Block 61, same being the West line of said Block 62, same being the West line of said Jet View 2 Subdivision, same being the centerline of said Retama Road, South 00 degrees 31 minutes 27 seconds East (recorded South 00 degrees 14 minutes West - Deed), a distance of 40.00 feet to a point in the South right-of-way line of said Farm-to-Market Road 508, a one-half inch iron pin found at South 07 degrees 14 minutes 09 seconds West, a distance of 0.44 feet from said point, continuing a total distance of 687.88 feet to the Southwest corner of said Jet View 2 Subdivision, a "60 D" Nail found at South 15 degrees 53 minutes 28 seconds West, a distance of 0.59 feet from said corner, said corner being an interior corner of this 654.90 acre tract;

Thence, continuing with the Northerly line of said 590.21 acre tract, same being the South line of said Jet View 2 Subdivision, North 89 degrees 28 minutes 33 seconds East (recorded South 89 degrees 46 minutes East - Deed), a distance of 316.65 feet to the Southeast corner of said Jet View 2 Subdivision, same being the Southwest corner of Jet View Subdivision as recorded in Cabinet 1, Slot 616-B of the Map Records of Cameron County, Texas, continuing a total distance of 1,456.50 feet to the Southeast corner of said Jet View Subdivision, said corner being in the East line of said Block 62, same being the West line of said Block 63, a one-half inch iron pin found at South 68 degrees 27 minutes 06 seconds East, a distance of 0.28 feet from said corner, said corner being an exterior corner of this 654.90 acre tract;

Thence, continuing with the Northerly line of said 590.21 acre tract, with the East line of said Block 62, same being the West line of said Block 63, South 00 degrees 31 minutes 27 seconds East (recorded South 00 degrees 14 minutes West - Deed), a distance of 508.42 feet to the Southeast corner of said Block 62, same being the Northwest corner of said Block 66, a one-half inch iron pin found at South 68 degrees 03 minutes 43 seconds East, a distance of 0.51 feet from said corner, said corner being an interior corner of this 654.90 acre tract; Thence, continuing with the Northerly line of said 590.21 acre tract with the North line of said Block 66, North 89 degrees 28 minutes 33 seconds East (recorded South 89 degrees 46 minutes East - Plat), a distance of 1,456.50 feet to the Northeast corner of said Block 66, same being the Northwest corner of said Block 65, continuing with the Northerly line of said 590.21 acre tract, same being the North line of said Block 65, a total distance of 3,333.36 feet to the Easternmost Northeast corner of said 590.21 acre tract, same being the Northeast corner of said Block 65, said corner being in the East line of said Briggs & Coleman Subdivision, same being the West line of McLeod-Hood Properties No. 1 Subdivision as recorded in Volume 8, Page 57 of the

Map Records of Cameron County, Texas, a one-half inch iron pin found at North 34 degrees 39 minutes 15 seconds West, a distance of 1.43 feet from said corner, said corner being the Easternmost Northeast corner of this 654.90 acre tract;

Thence, with the East line of said 590.21 acre tract, same being the East line of said Block 65, same being the East line of said Briggs Coleman Subdivision, same being the West line of said McLeod-Hood Properties No. 1 Subdivision, South 00 degrees 26 minutes 41 seconds East (recorded South 00 degrees 18 minutes West -Deed), a distance of 733.10 feet to the Southwest corner of said McLeod-Hood Properties No. 1 Subdivision, same being the Northwest corner of the remainder of a 565.02 acre tract conveyed to Stone Brothers as recorded in Volume 10123, Page 230 of the Official Records of Cameron County, Texas, continuing with the East line of said 590.21 acre tract, same being the East line of said Block 65, same being the East line of said Briggs & Coleman Subdivision, same being the West line of said Block 65, same being the Southeast corner of said Briggs & Coleman Subdivision, continuing with the East line of said 590.21 acre tract, same being the West line of said 565.02 acre tract, a total distance of 2,278.12 feet to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in the Westerly line of a 9.056 acre tract conveyed to Cameron County as recorded in Volume 9699, Page 268 of the Official Records of Cameron County, Texas, same being the Westerly right-of-way line of Farm-to-Market Road 509 (existing 150 ft. wide right-of-way), said point being in a curve to the right, having a radius of 2,217.17 feet, said point being an exterior corner of this 654.90 acre tract;

Thence, with the Westerly line of said 9.056 acre tract, same being the Westerly right-of-way line of said Farm-to-Market Road 509, with said curve to the right, an arc distance of 115.00 feet (chord: South 38 degrees 08 minutes 57 seconds West, a distance of 114.99 feet), for a corner of this 654.90 acre tract;

Thence, continuing with the Westerly line of said 9.056 acre tract, same being the Westerly right-of-way line of said Farm-to-Market Road 509, South 39 degrees 38 minutes 06 seconds West (recorded South 40 degrees 24 minutes 50 seconds West -Deed), a distance of 815.98 feet to the point of curvature of a curve to the left, having a radius of 2,366.83 feet, a five-eighths inch iron pin found at North 53 degrees 56 minutes 26 seconds West, a distance of 0.86 feet from said point, said point being a corner of this 654.90 acre tract;

Thence, continuing with the Westerly line of said 9.056 acre tract, same being the Westerly right-of-way line of said Farm-to-Market Road 509, with said curve to the left, an arc distance of 1,657.61 feet (chord: South 19 degrees 34 minutes 17 seconds West, a distance of 1,623.95 feet) to a point, a five-eighths inch iron pin found at North 12 degrees 45 minutes 14 seconds West, a distance of 0.83 feet from said point, said point being a corner of this 654.90 acre tract;

Thence, continuing with the Westerly line of said 9.056 acre tract, same being the Westerly right-of-way line of said Farm-to-Market Road 509, South 00 degrees 29 minutes 32 seconds East, a distance of 184.95 feet (recorded South 00 degrees 17 minutes 12 seconds West, a distance of 187 .64 feet - Deed) to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in the Southerly line of said 590.21 acre tract, for the Southeast corner of this 654.90 acre tract;

Thence, with the Southerly line of said 590.21 acre tract, South 89 degrees 32 minutes 19 seconds West, a distance of 2,185.73 feet (recorded North 89 degrees 43 minutes West - Deed) to the Southernmost Southwest corner of said 590.21 acre tract, a one-half inch iron pin found at South 00

degrees 30 minutes 58 seconds West, a distance of 0.37 feet from said corner, said corner being the Southernmost Southwest corner of this 654.90 acre tract;

Thence, continuing with the Southerly line of said 590.21 acre tract, North 00 degrees 30 minutes 57 seconds West, a distance of 1,726.56 feet (recorded North 00 degrees 26 minutes East, a distance of 1,729.0' - Deed) to a one-half inch iron pin found, for an interior corner of this 654.90 acre tract;

Thence, continuing with the Southerly line of said 590.21 acre tract, South 89 degrees 43 minutes 05 seconds West (recorded North 89 degrees 34 minutes West - Deed), a distance of 1,898.30 feet, for an exterior corner of this 654.90 acre tract;

Thence, continuing with the Southerly line of said 590.21 acre tract, North 00 degrees 59 minutes 17 seconds West (recorded North 00 degrees 14 minutes East - Deed), a distance of 475.47 feet to a one-half inch iron pin found in the Southeast corner of said 108.77 acre tract, for an interior corner of this 654.90 acre tract;

Thence, with the South line of said 108.77 acre tract, South 89 degrees 41 minutes 03 seconds West, a distance of 3,190.25 feet (recorded North 89 degrees 33 minutes 42 seconds West, a distance of 3,191.42 feet - Deed) to a one-half inch iron pin found in the Southwest corner of said 108.77 acre tract, same being the Southeast corner of a 64.50 acre tract conveyed to the City of Harlingen as recorded in Volume 816, Page 404 of the Deed Records of Cameron County, Texas, said corner being the Westernmost Southwest corner of this 654.90 acre tract;

Thence, with the Westerly line of said 108.77 acre tract, same being the East line of said 64.50 acre tract, North 00 degrees 20 minutes 50 seconds West, a distance of 1,281.18 feet (recorded North 00 degrees 27 minutes 58 seconds East, a distance of 1,281.70 feet - Deed) to a point in the South line of said Block 70, same being the South line of said Briggs & Coleman Subdivision, said point being the Southeast corner of a 20.00 acre tract conveyed to the City of Harlingen as recorded in Volume 816, Page 404 of the Deed Records of Cameron County, Texas, said point being a corner of this 654.90 acre tract;

Thence, continuing with the Westerly line of said 108.77 acre tract, same being the East line of said 20.00 acre tract, North 00 degrees 31 minutes 27 seconds West, a distance of 598.15 feet (recorded North 00 degrees 14 minutes East, a distance of 597.95 feet - Deed) to a one-half inch iron pin found in the Westernmost Northwest corner of said 108.77 acre tract, said corner being the Southwest corner of a 9.00 acre tract conveyed to Ernesto Flores as recorded in Volume 3630, Page 19 of the Official Records of Cameron County, Texas, said corner being the Westernmost Northwest corner of this 654.90 acre tract;

Thence, continuing with the Northerly line of said 108.77 acre tract, same being the South line of said 9.00 acre tract, North 89 degrees 28 minutes 33 seconds East, a distance of 730.35 feet (recorded South 89 degrees 46 minutes East, a distance of 728.30 feet - Deed) to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in an interior corner of said 108.77 acre tract, same being the Southeast corner of said 9.00 acre tract, said corner being in the East line of said Block 70, same being the West line of said Block 69, said corner being an interior corner of this 654.90 acre tract;

Thence, continuing with the Northerly line of said 108.77 acre tract, same being the East line of said 9.00 acre tract, same being the East line of said Block 70, same being the West line of said Block 69, North 00 degrees 31 minutes 27 seconds West, a distance of 598.15 feet (recorded North 00 degrees 14 minutes East, a distance of 597.96 feet-Deed) to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in the Northernmost Northwest corner of said 108.77 acre tract, same being the Northeast corner of said 9.00 acre tract, said corner being the Northwest corner of said Block 69, said corner being an exterior corner of this 654.90 acre tract;

Thence, continuing with the Northerly line of said 108.77 acre tract, same being the North line of said Block 69, North 89 degrees 28 minutes 33 seconds East (recorded South 89 degrees 46 minutes East -Deed), a distance of 728.25 feet to the Northernmost Northeast corner of said 108.77 acre tract, same being the Westernmost Northwest corner of said 590.21 acre tract, continuing with the Northerly line of said 590.21 acre tract, same being the North line of said Block 69, at a distance of 1,456.50 feet to the Northeast corner of said Block 69, same being the Northwest corner of said Block 68, continuing with the Northerly line of said 590.21 acre tract, same being the North line of said Block 68, a total distance of 2,184.75 feet to an interior corner of said 590.21 acre tract, same being the Southeast corner of a 23.622 acre tract conveyed to Roel Frias, Jr. and Estevan Frias as recorded in Volume 21013, Page 209 of the Official Records of Cameron County, Texas, a one-half inch iron pin found at South 07 degrees 36 minutes 20 seconds East, a distance of 0.81 feet from said corner, said corner being an interior corner of this 654.90 acre tract;

Thence, with the Northerly line of said 590.21 acre tract, same being the East line of said 23.622 acre tract, North 00 degrees 31 minutes 27 seconds West (recorded North 00 degrees 14 minutes East -Deed), a distance of 1,156.30 feet to a point in the South right-of-way line of said Farm-to-Market Road 508, a one-half inch iron pin found at South 18 degrees 31 minutes 26 seconds West, a distance of 0.88 feet from said point, continuing a total distance of 1,196.30 feet to the Northernmost Northwest corner of said 590.21 acre tract, said corner being in the North line of said Block 61, same being the centerline of said Farm-to-Market Road 508, a cotton picker spindle found at South 15 degrees 06 minutes 01 second West, a distance of 0.87 feet from said corner, said corner being the Northernmost Northwest corner of this 654.90 acre tract;

Thence, continuing with the Northerly line of said 590.21 acre tract, same being the North line of said Block 61, same being the centerline of said Farm-to-Market Road 508, North 89 degrees 28 minutes 33 seconds East, a distance of 728.25 feet, to the Point of Beginning;

Said described tract containing 654.90 acres, more or less.

Being a 34.95 acre tract of land, more or less, out of Survey 272 in Cameron County, Texas. Said 34.95 acre tract further being out of the remainder of a tract of land identified as a 590.21 acre tract conveyed to Phoenix Farms, Ltd. as recorded in Volume 1150, Page 387 of the Official Records of Cameron County, Texas. Said 34.95 acre tract being more particularly located and described as follows:

Commencing at a "MAG" Nail set in the Northernmost Northeast corner of said 590.21 acre tract, same being the Northeast corner of said Block 61, same being the Northwest corner of said Block 62, same being the Northwest corner of Jet View 2 Subdivision as recorded in Cabinet 1, Slot 1018-B of the Map Records of Cameron County, Texas, said corner being in the intersection of the centerline of Farm-to-Market Road 508 (Combes-Rio Hondo Road -existing 80 ft. wide right-of-way) with the

intersection of Retama Road (existing 40 ft. wide right-of-way), a one-half inch iron pin found at North 00 degrees 31 minutes 27 seconds West, a distance of 3,588.90 feet from said corner;

Thence, with the Northerly line of said 590.21 acre tract, same being the East line of said Block 61, same being the West line of said Block 62, same being the West line of said Jet View 2 Subdivision, same being the centerline of said Retama Road, South 00 degrees 31 minutes 27 seconds East (recorded South 00 degrees 14 minutes West -Deed), a distance of 40.00 feet to a point in the South right-of-way line of said Farm-to-Market Road 508, a one-half inch iron pin found at South 07 degrees 14 minutes 09 seconds West, a distance of 0.44 feet from said point, continuing a total distance of 687.88 feet to the Southwest corner of said Jet View 2 Subdivision, a "60 D" Nail found at South 15 degrees 53 minutes 28 seconds West, a distance of 0.59 feet from said corner; Thence, continuing with the Northerly line of said 590.21 acre tract, same being the South line of said Jet View 2 Subdivision, North 89 degrees 28 minutes 33 seconds East (recorded South 89 degrees 46 minutes East -Deed), a distance of 318.65 feet to the Southeast corner of said Jet View 2 Subdivision, same being the Southwest corner of Jet View Subdivision as recorded in Cabinet 1, Slot 616-B of the Map Records of Cameron County, Texas, continuing a total distance of 1,456.50 feet to the Southeast corner of said Jet View Subdivision, said corner being in the East line of said Block 62, same being the West line of said Block 63, a one-half inch iron pin found at South 68 degrees 27 minutes 06 seconds East, a distance of 0.28 feet from said corner; Thence, continuing with the Northerly line of said 590.21 acre tract, with the East line of said Block 62, same being the West line of said Block 63, South 00 degrees 31 minutes 27 seconds East (recorded South 00 degrees 14 minutes West -Deed), a distance of 508.42 feet to the Southeast corner of said Block 62, same being the Northwest corner of said Block 66, a one-half inch iron pin found at South 68 degrees 03 minutes 43 seconds East, a distance of 0.51 feet from said corner;

Thence, continuing with the Northerly line of said 590.21 acre tract with the North line of said Block 66, North 89 degrees 28 minutes 33 seconds East (recorded South 89 degrees 46 minutes East - Plat), a distance of 1,456.50 feet to the Northeast corner of said Block 66, same being the Northwest corner of said Block 65, continuing with the Northerly line of said 590.21 acre tract, same being the North line of said Block 65, a total distance of 3,333.36 feet to the Easternmost Northeast corner of said 590.21 acre tract, same being the Northeast corner of said Block 65, said corner being in the East line of said Briggs & Coleman Subdivision, same being the West line of McLeod-Hood Properties No. 1 Subdivision as recorded in Volume 8, Page 57 of the Map Records of Cameron County, Texas, a one-half inch iron pin found at North 34 degrees 39 minutes 15 seconds West, a distance of 1.43 feet from said corner;

Thence, with the East line of said 590.21 acre tract, same being the East line of said Block 65, same being the East line of said Briggs Coleman Subdivision, same being the West line of said McLeod-Hood Properties No. 1 Subdivision, South 00 degrees 26 minutes 41 seconds East (recorded South 00 degrees 18 minutes West -Deed), a distance of 733.10 feet to the Southwest corner of said McLeod-Hood Properties No. 1 Subdivision, same being the Northwest corner of the remainder of a 565.02 acre tract conveyed to Stone Brothers as recorded in Volume 10123, Page 230 of the Official Records of Cameron County, Texas, continuing with the East line of 590.21 acre tract, same being the East line of said Block 65, same being the East line of said Briggs & Coleman Subdivision, same being the West line of said 565.02 acre tract, at a distance of 1,196.30 feet to the Southeast corner of said Block 65, same being the Southeast corner of said Briggs & Coleman Subdivision, continuing with the East line of said 590.21 acre tract, same being the West line of said 565.02 acre tract, at a distance of 2,278.12 feet to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in

the Westerly line of a 9.056 acre tract conveyed to Cameron County as recorded in Volume 9699, Page 268 of the Official Records of Cameron County, Texas, same being the Westerly right-of-way line of Farm-to-Market Road 509 (existing 150 ft. wide right-of-way), continuing a total distance of 2,515.72 feet to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in the Southerly line of said 9.056 acre tract, same being the Southerly right-of-way line of said Farm-to-Market Road 509, said point being the Northernmost corner and the Point of Beginning of this 34.95 acre tract;

Thence, continuing with the East line of said 590.21 acre tract, same being the West line of said 565.02 acre tract, South 00 degrees 26 minutes 41 seconds East (recorded South 00 degrees 18 minutes West -Deed), a distance of 2,187.08 feet to the Southeast corner of said 590.21 acre tract, said corner being the Southeast corner of this 34.95 acre tract;

Thence, with the Southerly line of said 590.21 acre tract, South 89 degrees 32 minutes 19 seconds West (recorded North 89 degrees 43 minutes West -Deed), a distance of 1,002.80 feet to a one-half inch iron pin with a yellow plastic cap stamped "AMBIOTEC RPLS 5914" set in the Southeast corner of said 9.056 acre tract, said corner being in the Southerly right-of-way line of said Farm-to-Market Road 509, said corner being the Southwest corner of this 34.95 acre tract;

Thence, with the Southerly line of said 9.056 acre tract, same being the Southerly right-of-way line of said Farm-to-Market Road 509, North 00 degrees 29 minutes 32 seconds West, a distance of 185.03 feet (recorded North 00 degrees 17 minutes 12 seconds East, a distance of 187.73' -Deed) to a concrete monument with a 4-inch aluminum disk found in the point of curvature of a curve to the right, having a radius of 2,216.83 feet, for a corner of this 34.95 acre tract;

Thence, continuing with the Southerly line of said 9.056 acre tract, same being the Southerly right-of-way line of said Farm-to-Market Road 509, with said curve to the right, an arc distance of 1,552.56 feet (chord: North 19 degrees 34 minutes 17 seconds East, a distance of 1,521.03 feet) to a one-half inch iron pin found, for a corner of this 34.95 acre tract;

Thence, continuing with the Southerly line of said 9.056 acre tract, same being the Southerly right-of-way line of said Farm-to-Market Road 509, North 39 degrees 38 minutes 06 seconds East, a distance of 749.13 feet (recorded North 40 degrees 24 minutes 50 seconds East, a distance of 747.20 feet -Deed), to the Point of Beginning;

Said described tract containing 34.95 acres, more or less.

Parcels 5, 6, 7, 8, 9, 10, 11, 12 and 13 contain 689.85 acres, more or less

The Property contains 1,775.06 acres, more or less

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2025-24722

eRecording - Real Property

Recorded On: July 16, 2025 04:32 PM

Number of Pages: 18

" Examined and Charged as Follows: "

Total Recording: \$99.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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

File Information:

Document Number: 24722
Receipt Number: 20250716000176
Recorded Date/Time: July 16, 2025 04:32 PM
User: Montserrat L
Station: CC-19-1463

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF CAMERON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of County, Texas.**

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX