

Corrected vesting deed # 2



BOSQUE COUNTY # 2023-04018 WARRANTY DEED



BOSQUE COUNTY # 2023-04006 WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS     §  
  §  
COUNTY OF BOSQUE     §

KNOW ALL MEN BY THESE PRESENTS:

M. L. Gray Ranch Management, LLC, a Texas limited liability company ("*Grantor*"),

whose address is:     1811 Greenville Avenue, Suite 150, Dallas, Texas 75206,

for and in consideration of the sum of \$1.00, and other good and valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to

M.L. Gray Partnership, LLC (collectively, "*Grantee*"),

whose address is:     1811 Greenville Avenue, Suite 150, Dallas, Texas 75206,

the following described property, together with all improvements on it:

All that certain five tracts of land lying and being situated in Bosque County, Texas, and being more fully described in the attached Exhibit "A".

**Reservations from Conveyance: None**

**Exceptions to Conveyance and Warranty:** Mineral Reservation contained in instrument dated March 26, 2021, from Ralph G. Ray and Wanda A. Ray, acting by Ralph G. Ray, agent, a married couple, to M.L. Gray Ranch Management, LLC, a Texas limited liability company, and recorded in Document Number 2021-01135, Official Public Records, Bosque County, Texas. Oil and Gas Lease contained in instrument dated September 29, 1948, from Casper Olson and wife, Clarice Olson, as Lessor, to L.D. Smith, as Lessee, recorded in Volume 3 Page 40, Oil and Gas Lease Records, Bosque County, Texas. Oil and Gas Lease contained in instrument dated June 2, 1954, from Casper Olson and wife, Clarice Olson as Lessor to B.W. Williams as Lessee recorded in Volume 13 Page 165, Oil and Gas Lease Records, Bosque County, Texas. Oil and Gas Lease contained in instrument dated October 5, 1973, from Ralph G. Ray and wife, Wanda M. Ray as Lessor to H.R. Harris as Lessee recorded in Volume 22 Page 42, Oil and Gas Lease Records, Bosque County, Texas. Oil and Gas Lease contained in instrument dated April 17, 1990 from Ralph G. Ray and wife, Wanda M. Ray as Lessor to Mark IV Energy, as Lessee, recorded in Volume 28 Page 259, Oil and Gas Lease Records, Bosque County, Texas. Right of Way Easement contained January 7, 1993, from Ralph G. Ray to Mustang Valley Water Supply

Corporation, recorded in Volume 14 Page 136, Right of Way Records, Bosque County, Texas. Right of Way Easement contained in instrument dated November 4, 1994, from Ralph G. Ray and Wanda Ray to Mustang Valley Water Supply Corporation, recorded in Volume 14 Page 857, Right of Way Records, Bosque County, Texas. Easement reserved in Warranty Deed dated May 16, 1959, from P.B. Rohne and wife, Alma B. Rohne to Bert O. Olson and Olena Dahl, recorded in Volume 183 Page 193, Deed Records, Bosque County, Texas. Easement contained in instrument dated April 1, 2021, from Michael L. Gray, Manager of M.L. Gray Ranch Management LLC to Mustang Valley Water Supply Corporation, recorded in Document Number 2021-01292, Official Public Records, Bosque County, Texas.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservation from Conveyance and the Exceptions to Conveyance and Warranty.

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

Executed on this 5<sup>th</sup> day of DECEMBER, 2023.

GRANTOR:  
M. L. Gray Ranch Management, LLC,  
a Texas limited liability company

By: MICHAEL GRAY Manager

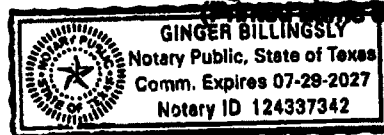
STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 5<sup>th</sup> day of December, 2023, by Michael L. Gray, Manager of M.L. Gray Ranch Management, LLC, a Texas limited liability company.

Ginger Billingsly  
Notary Public for the State of Texas

My Commission Expires:

7/29/27



**PREPARED IN THE OFFICE OF:**

Nixon Jach Hubbard, PLLC  
Crescent International Plaza III  
14241 Dallas Parkway, Suite 575  
Dallas, Texas 75254

**After recording, return to:**

Michael S. Nixon  
Nixon Jach Hubbard, PLLC  
Crescent International Plaza III  
14241 Dallas Parkway, Suite 575  
Dallas, Texas 75254

Filed for Record in:

STATE OF TEXAS, BOSQUE COUNTY TEXAS

I hereby certify that this instrument was filed on the  
date and time stamped hereon by me and was duly  
recorded in the records of:

BOSQUE COUNTY TEXAS

Tabatha Ferguson, COUNTY CLERK

Instr.: 2023-04006

December 5, 2023 at 2:35 PM

Stamps: 3 Page(s)

By: Sandra Wells

Deputy Clerk



Exhibit "A"

TRACT ONE:

191-1/2 acres of land situated in Bosque County, Texas, being 172-1/2 acres of the Adam Kuykendall Survey, and 19 acres of the James Pollard Survey, on the waters of Neill's Creek, and described by metes and bounds as follows:

BEGINNING at a point 1607 vrs S 60 W from the NE corner of the Adam Kuykendall Survey, for the NW corner of this;

THENCE N 60 E 436 vrs to the SW corner of a tract sold by A. N. Carlson to B. O. Olson out of said Pollard Survey, for a corner of this;

THENCE N 17-1/2 W 353 vrs to the south line of a public road for a corner of this;

THENCE with the meanders of said road, as follows: N 78 E 303 vrs; S 45 E 270 vrs; N 57 E 297 vrs; S 63 1/2 E 153-1/3 vrs; S 26 E 576 vrs; S 34 E 126 vrs to a stake for the SE corner of this;

THENCE S 60 W 163 vrs to a stake for a corner of this;

THENCE S 30 E 5 vrs to a stake in the south line of a 230 acre tract sold by O. F. Carlson to B. O. Olson;

THENCE S 60 W 475 vrs to a stake for a corner of this;

THENCE N 30 W 244 vrs to a stake for a corner of this;

THENCE S 60 W 337-2/3 vrs to a stake for the SW corner of this;

THENCE N 30 W 261 vrs to the SW corner of a tract heretofore sold by B. O. Olson to Claus Olson for a corner of this;

THENCE N 67 E 37 vrs to the SE corner of said O. Olson tract;

THENCE N 61 W 110-1/2 vrs to the NE corner of said Claud Olson tract;

THENCE S 75 W 15 vrs;

THENCE N 65 1/2 W 81 vrs to the NW corner of said Claus Olson tract;

THENCE N 30 W 170 vrs to the place of beginning.

AND being the same land conveyed by J. W. Butler and wife, Maidee C. Butler, by deed dated

**BEGINNING** at a stake for the SEC of this tract in the west line of the Olson tract and for the SWC of the John Pool Survey;

**THENCE** S 60 W with an old post line and the south side of an abandoned road, 121 vrs the east R/W of public road;

**THENCE** with said R/W, S 78 W 48.5 vrs; S 59 deg 45' W 86.3 vrs to a 5" cedar post for a corner of a 400.7 acre tract and the west corner of this tract;

**THENCE** with south line of said 400.7 acre tract, the following courses and distances: N 24 deg 45' E with wire fence, 75 vrs a 5" cedar post; N 46 E with wire fence at 32 vrs cross branch, at 40 vrs a L. O. tree for corner; N 76 E 50 vrs; N 72 deg 15' E 100.6 vrs to 6" cedar post for the SEC of said 400.7 acre tract and the NEC of this tract;

**THENCE** S 30 E 28.5 vrs to the place of beginning.

**TRACT TWO, TRACT THREE and TRACT FOUR** are the identical land described in deed dated May 17, 1961 from Olena Dahl etal to Ralph G. Ray and Wanda M. Ray, in Volume 188, Page 95, Deed Records of Bosque County, Texas.

**TRACT FIVE:**

**BEING** a tract of land out of the H. Y. Hubbell Survey, Abstract No. 354, Bosque County, Texas, being described as follows:

**BEGINNING** at a fence post situated in the most northerly northeast corner of said survey;

**THENCE** South 59 degrees 34 minutes 25 seconds West 418.3 feet to a point in the northerly ROW line of a County Road;

**THENCE** along said ROW line the following courses:

South 88 degrees 15 minutes 57 seconds East 112.67 feet;

North 79 degrees 12 minutes 41 seconds East 92.75 feet;

South 88 degrees 24 minutes East 113.54 feet;

South 77 degrees 30 minutes 53 seconds East 80.53 feet;

South 69 degrees 22 minutes 09 seconds East 124.6 feet to a point for corner;

**THENCE** North 30 degrees 02 minutes 02 seconds West 303.3 feet to the place of beginning and containing 1.18 acres of land.

**TRACT FIVE** being the identical land described in deed dated January 6, 1984 from H. D. Edmondson and wife, Betty J. Edmondson to Ralph G. Ray and wife, Wanda Ray, in Volume 282, page 727, Deed Records of Bosque County, Texas,

Filed for Record in:  
STATE OF TEXAS, BOSQUE COUNTY TEXAS  
I hereby certify that this instrument was filed on the  
date and time stamped hereon by me and was duly  
recorded in the records of:

BOSQUE COUNTY TEXAS  
Tabatha Ferguson, COUNTY CLERK

Instr.: 2023-04018  
December 6, 2023 at 4:26 PM

Stamps: 6 Page(s)

By: Sandra Wall  
Deputy Clerk

