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.

WATER USE AGREEMENT

THE STATE OF TEXAS §

COUNTY OF LIVE OAK §

KNOW ALL MEN BY THESE PRESENTS:

This Water Use Agreement ("Agreement") is between GRANT BROKEN ARROW RANCH, LTD., a Texas Limited Partnership, acting by and through D. W. Grant, Jr., a General Partner, (whose mailing address is 4594 Highway 59, George West, Texas 78022) of Live Oak County, Texas, ("Grant"); DeGRAAF ADAMS, (whose mailing address is 189 Lamar Drive, Rockport, Texas 78382) of Aransas County, Texas, ("Adams") and JOAN SNYDER, (whose mailing address is P.O. Box 2635, 508 Margo Lane, Port Aransas, Texas 78373) of Nueces County, Texas, ("Snyder"). Grant, Adams and Snyder shall be referred to collectively as (the "Parties").

This Agreement is made and entered into to allow Adams and Snyder to obtain potable water from a water well situated on land and premises owned by Grant.

For and in consideration of Ten and No/100 Dollars ($10.00) and other valuable consideration and the mutual agreements, benefits, and obligations provided for in this Agreement, Grant agrees to allow Adams and Snyder obtain potable water for beneficial use, without waste, from an existing well on Grant's property as long as said well exists and is capable of producing usable amounts of potable water. Adams and Snyder shall be allowed to continue to obtain potable water from said well contingent upon Adams and Snyder sharing their proportionate costs and expenses of the well, including all maintenance costs and expenses of electricity. Said costs and expenses shall be reflected in an annual invoice from Grant, which shall be paid to Grant within thirty (30) days of receipt of invoice by Adams and/or Snyder. Failure to timely pay said invoices shall result in termination of this Agreement as to the defaulting party.

This Agreement is made subject to the following terms and conditions:

I. TERM OF AGREEMENT

1.1 This Agreement shall continue in force so long as the Parties timely and fully pay all invoices for maintenance of the well and the expenses for electricity.

1.2 Adams and Snyder, respectively, shall be responsible for the maintenance of their respective water lines from the said well on Grant's property to their respective properties.

1.3 Notwithstanding anything herein contained to the contrary, should either Adams or Snyder or their respective heirs, successors or assigns succeed in securing a water meter from El Oso Water Supply, this Agreement shall terminate as to such Party.

II. MISCELLANEOUS

2.1 This Agreement is granted without warranty of any nature, express or implied.

2.2 This Agreement constitutes the understanding and entire agreement of the Parties relating to the subject matter hereof as of the Effective Date. This

Agreement, upon full execution, shall supersede and replace any and all other agreements, prior letters of intent, or understanding written or oral, prior discussions, and/or verbal representations or agreements of the Parties as to the contemplated transaction and/or subject matter hereof. This Agreement may be modified or amended only by a duly authorized written instrument executed by each and all of the Parties.

This Agreement is executed in triplicate originals by Grant, Adams and Snyder as of the dates of acknowledgment of their signatures, but shall be effective as of APRIL 6, 2017 (the "Effective Date").

GRANT BROKEN ARROW RANCH, LTD.
a Texas Limited Partnership

By: _____
D. W. GRANT, JR.

_____
DeGRAAF ADAMS

_____
JOAN SNYDER

THE STATE OF TEXAS §

COUNTY OF LIVE OAK §

Before me the undersigned authority on this day APRIL 6, 2017 personal appeared D. W. Grant, Jr., a General Partner of the partnership of GRANT BROKEN ARROW RANCH, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is the act of Grant Broken Arrow Ranch, Ltd., a Texas Limited Partnership, and that he executed the same as its General Partner and as the act of such limited partnership and for the purposes and consideration expressed in the foregoing instrument.

JO A. GOYNES
Notary Public, State of Texas
Notary ID# 371102-2
My Commission Expires
JULY 12, 2019

_____
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF LIVE OAK §

This instrument was acknowledged before me this 28TH day of MARCH, 2017, by DeGRAAF ADAMS.

JO A. GOYNES
Notary Public, State of Texas
Notary ID# 371102-2
My Commission Expires
JULY 12, 2019

_____
Notary Public, State of Texas

Bk Vol Pg
221156 OR 352 712

THE STATE OF TEXAS §

COUNTY OF Nueces §

This instrument was acknowledged before me this 4 day of April, 2017, by JOAN SNYDER.

Rita Arnst
Notary Public, State of Texas

RITA ARNST
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 07/01/2017

221156 Bk OR Vol 352 Pg 713

EXHIBIT "A"

ATTACHED AND MADE A PART OF THAT CERTAIN WATER USE AGREEMENT DATED _____, 2017, BY AND BETWEEN GRANT BROKEN ARROW RANCH, LTD. AND DeGRAFF ADAMS AND JOAN SNYDER

DESCRIPTION OF THE LANDS

BEING 210.611 acres of land, more or less, out of the Thomas Henry Survey, Abstract No. 13, Live Oak County, Texas.

2/2

Filed for Record in:
Live Oak County
On: Apr 07,2017 at 03:58P
Document Number: 221156
Amount: 38.00
Receipt Number - 18869
By,
Miranda Wallace, Deputy
Ida Vasquez, County Clerk
Live Oak County

STATE OF TEXAS
COUNTY OF LIVE OAK
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF April, 2017.
IDA VASQUEZ, COUNTY CLERK
BY Mi Wallace
DEPUTY

Jeff Forehand Title Co.
Hold for Plu