

2nd Authorized Company Representative

Full Name

Luke Schwoch

Title

Senior Director of Tax & Treasury

Organization

Saronic Technologies, Inc.

Phone Number

512-826-6371

Email Address

luke.schwoch@saronic.com

Street Address

400 Industrial Blvd

City

Austin

State

TX

Zip Code

78745

Project Information

County Name

Cameron

County Population

421,017

Minimum Investment Required

\$100 million

Required No. of New Jobs

50 Jobs

Property Activity

Manufacturing Facility

The Central Appraisal District (CAD) that will be responsible for appraising the property

Cameron CAD

Indicate which zone the land on which proposed new construction or new improvements is located

Enterprise Zone under Government Code Chapter 2303

Zone Name

48061012700

Will any of the proposed required investment be leased under a capitalized lease?

Yes

Compelling Factors

Has the applicant entered into any agreements, contracts or letters of intent related to this project?

Yes

Has the applicant made any publicly available statements regarding the proposed project?

Yes

Has the applicant applied for or received any federal, state or local permits for activities at the proposed project site?

No

Grants and Loans

Program Name

Proposed/Requested Amount

Texas Enterprise Fund

100,000,000

Texas Maritime Grant

16,000,000

TXDot

5,000,000

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
M&O (ISD)	Point Isabel ISD	0.6798	100
County	Cameron	0.424393	100
Other	TX Southmost College	0.111809	100
Other	Emergency Service District #1	0.062736	100
Other	Brownsville Navigation District	0.025589	100
I&S (ISD)	Point Isabel ISD	0.0505	100
M&O (ISD)	South Texas ISD	0.0492	100

Schedule B - Construction Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
1	2033	\$36,468,387	\$2,517,000,000	\$2,553,468,387	\$36,468,387
2	2034	\$36,468,387	\$286,734,000	\$323,202,387	\$36,468,387

Schedule B - Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
3	2035	\$36,468,387	\$292,468,680	\$328,937,067	\$109,585,557
4	2036	\$40,115,226	\$298,318,054	\$338,433,280	\$114,694,740
5	2037	\$40,115,226	\$304,284,415	\$344,399,641	\$116,186,330
6	2038	\$40,115,226	\$310,370,103	\$350,485,329	\$117,707,752
7	2039	\$40,115,226	\$316,577,505	\$356,692,731	\$119,259,602
8	2040	\$40,115,226	\$322,909,055	\$363,024,281	\$120,842,490
9	2041	\$40,115,226	\$329,367,236	\$369,482,462	\$122,457,035
10	2042	\$40,115,226	\$335,954,581	\$376,069,807	\$124,103,871
11	2043	\$40,115,226	\$342,673,673	\$382,788,899	\$125,783,644

12

2044

\$40,115,226

\$349,527,146

\$389,642,372

\$127,497,013

Schedule B - Post Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
13	2045	\$40,115,226	\$356,517,689	\$396,632,915	\$396,632,915
14	2046	\$44,126,748	\$363,648,043	\$407,774,791	\$407,774,791
15	2047	\$44,126,748	\$370,921,004	\$415,047,752	\$415,047,752
16	2048	\$44,126,748	\$378,339,424	\$422,466,172	\$422,466,172
17	2049	\$44,126,748	\$385,906,212	\$430,032,960	\$430,032,960
18	2050	\$44,126,748	\$393,624,336	\$437,751,084	\$437,751,084
19	2051	\$44,126,748	\$401,496,823	\$445,623,571	\$445,623,571
20	2052	\$44,126,748	\$409,526,760	\$453,653,508	\$453,653,508

Wage Requirements

Wage NAICS Code

336611

Indicate the NAICS level used

County

Texas Workforce Commission Quarterly Census of Employment and Wages Area

Cameron

Annual Wages

Wage Reporting Year	Wage Reporting Quarter	Average Weekly Wage
2024	Q4	\$1,276.00
2025	Q1	\$1,231.00
2025	Q2	\$1,316.00
2025	Q3	\$1,457.00
Average Annual Wage: \$68,640		110% of Average Annual Wage: \$75,504

DESCRIPTION OF PROJECT

Description of Project – Phase 4

Project Hercules, also known as Project Gondor and Port Alpha, is a proposed greenfield, large-scale shipbuilding and maritime industrial facility designed to support the serial construction, integration, and launch of ships in a controlled, high-throughput production environment. The project will support new vessel construction, with flexibility to accommodate maintenance, repair, and overhaul (MRO) activities.

The facility will be structured around modular and block-based shipbuilding, emphasizing enclosed fabrication, land-level erection, and modern material handling systems. Development is planned in phases, allowing capacity, automation, and workforce levels to scale in alignment with market demand and program requirements.

The entire project will be built over the course of 4 phases, with each phase designed to invest in the equipment and site development needed to scale production from 1-2 vessels the first phase, 6 vessels annually in phase 2, 12+ vessels in phase 3, and then 20+ vessels annually in phase 4.

Primary Activities at the Site

- Steel fabrication and welding
- Assembly of panels, sub-assemblies, and large structural blocks
- Hull erection and integration at land level
- Surface preparation, blasting, and coating
- Machinery installation and outfitting
- Vessel launch
- Final testing, commissioning, and delivery via waterfront infrastructure

Job Creation

- Phase 4 of the 4-Phase Project Hercules is expected to create 1,424 new jobs—totaling 10,000 jobs between Phases 1, 2, 3 and 4.

Capital Investment

- Phase 4 of the 4-Phase Project Hercules is expected to include real and personal property capital investments of approximately \$281 million—totaling approximately \$3.25 billion over Phases 1, 2, 3, and 4.

Map of Phase 4:



This project boundary encompasses 4 phases (J0024-Phase 1, J0025-Phase 2, J0026 Phase-3, and J0027- Phase 4).

LEGAL DESCRIPTION OF THE REAL PROPERTY

Legal Description of the Real Property

Project is located in a portion of a Parcel that does not have an address as it is an unimproved site.

The parcel that contains the project boundaries can be identified in the Cameron County Appraisal District's property search website under PROPERTY ID: 171770, GEOGRAPHIC ID: 82-3000-3000-1000-00.

The legal descriptions in the following pages were provided by the Port of Brownsville, the owner of the property, at the time of the application. These legal descriptions contemplate the larger tax parcel within which the project site boundary is situated.




No current legal description has been made at the time of submission for the project site boundary due to the acquisition of the land under consideration having been acquired by the Port of Brownsville in the 1930's. Project Hercules will notify all parties once the legal description is finalized and available.



Subject property, outlined in red, is a portion of the parcel outlined in blue.

Map of Property within Property ID: 171770



Legend:

-  Site boundary
-  Parcel Boundary
-  Site Boundary overlapping site boundary

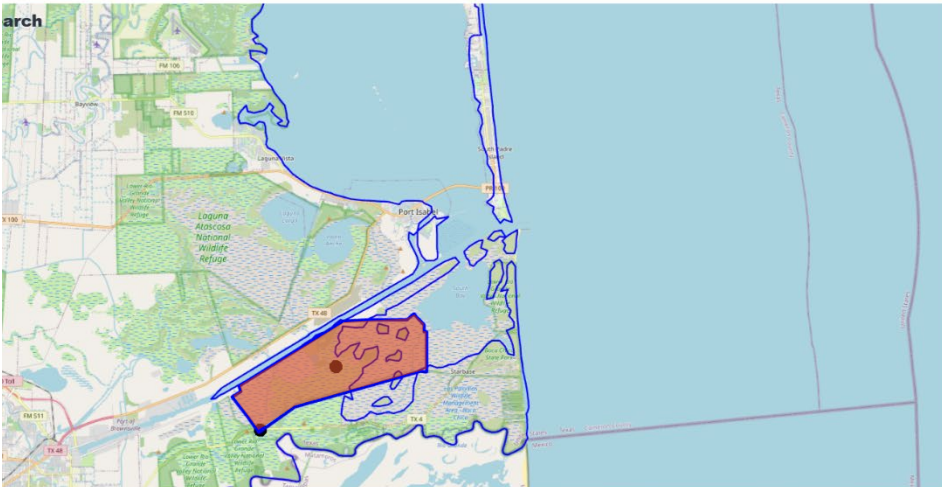
-  Site pin
-  Parcel pin

This project site boundary encompasses 4 phases (J0024-Phase 1, J0025-Phase 2, J0026 Phase-3, and J0027- Phase 4).

Screenshot of Parcel shown in Cameron County Property Appraisal District's Assessor's Page

Property Search > 171770 BROWNSVILLE NAVIGATION DISTRICT > Map

Property | 171770 2026 Maps Print



PROPERTY INFORMATION

Prop ID: **171770** Geo ID: 82-3000-3000-1000-00

Situs Address: **Boca Chica Blvd**

Legal Description: **ABST 6 - J Y TREVINO PT SHARES 3-4, 8978.70 ACRES**

Taxing Units: **CAD**

Market Area	Legal Acreage
823000	8978.7000

Abstract/Subdv Code: 0122000 Block: 2000

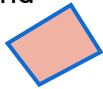
OWNER INFORMATION

Owner Name & Mailing Address: **BROWNSVILLE NAVIGATION DISTRICT (111854)
PO Box 3070
Brownsville TX 78523-3070**

IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
Land Size	Type		

Legend



Tax Parcel Boundary (thicker blue line filled in red)



Texas State Boundary (thinner blue line)

PROPERTY ID: 171770 | GEOGRAPHIC ID: 82-3000-3000-1000-00

THE STATE OF TEXAS: I HEREBY certify that the above described premises are the same as those described in the

COUNTY OF CAMERON: I HEREBY certify that the above described premises are the same as those described in the

File No. 1604

WHEREAS, the Brownsville Navigation District of Cameron County, Texas has by deed of even date herewith conveyed to Alfonso A. Champion that certain tract, piece or parcel of land comprising 57.9 acres, more or less, out of and a part of Share Five (5) of the San Martin Grant, in Cameron County, Texas, and described by metes and bounds in said deed, in consideration of the conveyance hereinafter made; Now, Therefore, therefore

KNOW ALL MEN BY THESE PRESENTS: That ALFONSO A. CHAMPION and ISABEL CRIKELL CHAMPION, husband and wife, of the County of Cameron and the State of Texas, for and in consideration of the aforesaid conveyance, the receipt and sufficiency of which is hereby acknowledged, HAVE GRANTED, SOLD and CONVEYED, and do hereby GRANT, SELL and CONVEY unto the BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS, a navigation district having its domicile in Brownsville, Cameron County, Texas, except as below stated, all that certain tract, piece or parcel of land lying and being situated in Share Five (5) of the San Martin Grant in Cameron County, Texas, and being more fully described as follows:

BEGINNING at a 2" pipe for a point for the SE corner of the tract which is located N 17° 02' 30" W 849.6' from a 4 x 4 concrete monument on the common boundary line between Share 4 and Share 5, San Martin Grant and the North ROW line of State Highway 4;

THENCE N 87° 45' 15" W 1235.9' to a two inch pipe for the SW corner of this tract, (being also the NE corner of the tract traded to Champion by the BND);

THENCE N 17° 02' 30" W 4367.4' to a point for a corner, said point being the SW corner of a 102 acre tract conveyed to the Brownsville Navigation District by Jack A. and Eleanor A. Herwig by a deed dated 30th July 1958 and recorded in Cameron County deed records Vol. 660 Pages 342-344;

THENCE, S 36° 25' E 3516.8' along the South boundary of the aforementioned tract to a point for the NE corner;

THENCE S 17° 02' 30" E 1458.6' along the common boundary between Share 4 and Share 5 of the San Martin Grant to the point of beginning;

The area being 78.0 acres, more or less.

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TO HAVE AND TO HOLD the above described premises together with
all and singular the rights and appurtenances thereto in anywise belong-
ing unto the said BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS,
its successors and assigns, forever; and we do hereby bind ourselves, our
heirs, executors and administrators to warrant and forever defend all and
singular the said premises unto the said BROWNSVILLE NAVIGATION DISTRICT
OF CAMERON COUNTY, TEXAS, its successors and assigns, against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

Out of the grant hereby made there is, however, excepted and
reserved to the Grantors herein, their heirs and assigns, all oil, gas
and other minerals in, on and under and that may be produced from the pre-
mises above described, and it is understood and agreed that the Grantors,
their heirs and assigns, shall have, and they hereby have, the right and
power to take all usual, necessary and convenient means for working, get-
ting, drilling for, laying up, dressing, making merchantable and taking
away said minerals, including the right and power at any and all times
to grant oil, gas and mineral leases and to enter into development con-
tracts therein or with respect thereto.

WITNESS our hands, on this, the 2nd day of August, A. D. 1967.

s/ Alfonso A. Champion
Alfonso A. Champion

s/ Isabel Crixell Champion
Isabel Crixell Champion

THE STATE OF TEXAS |
COUNTY OF CAMERON |

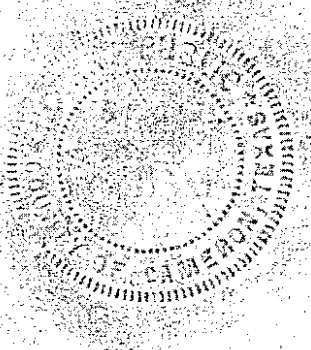
BEFORE ME, the undersigned authority, on this day personally
appeared ALFONSO A. CHAMPION and ISABEL CRIXELL CHAMPION, his wife, both
known to me to be the persons whose names are subscribed to the foregoing
instrument, and acknowledged to me that they each executed the same for
the purposes and consideration therein expressed, and the said ISABEL
CRIXELL CHAMPION, wife of ALFONSO A. CHAMPION, having been examined by

1604

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me privily and apart from her husband, and having the same fully explained to her, she, the said ISABEL CRIXELL CHAMPION, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

^{August} GIVEN under my hand and seal of office, on this, the 2nd day of ~~June~~, A. D. 1967.



A handwritten signature in dark ink, appearing to read "George E. Metzenthin".

Notary Public in and for George E. Metzenthin
Cameron County, Texas
My commission expires 6/1/69.

THE STATE OF TEXAS X 17° 02' 30" E 876' to E 2' W 4

COUNTY OF CAMERON X

File No. 1605

WHEREAS, Alfonso A. Champion and Isabel Crixell Champion, hus-

band and wife, of the County of Cameron and State of Texas, has by deed of the highway and the highway to the curve to the of even date herewith conveyed to the Brownsville Navigation District of Cameron County, Texas that certain tract, piece or parcel of land compris-

ing 78.0 acres, more or less, out of and a part of Share Five (5) of the San Martin Grant, in Cameron County, Texas, and described by metes and bounds in said deed, in consideration of the conveyance hereinafter made; Now, Therefore,

KNOW ALL MEN BY THESE PRESENTS: That the BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS, a navigation district having its domicile in Brownsville, Cameron County, Texas, for and in consideration of the aforesaid conveyance, the receipt and sufficiency of which is hereby acknowledged, HAS GRANTED, SOLD and CONVEYED, and by these presents DOES

GRANT, SELL and CONVEY unto ALFONSO A. CHAMPION, of the County of Cameron and the State of Texas, except as below stated, all that certain tract, piece or parcel of land lying and being situated in Share Five (5) of the San Martin Grant in Cameron County, Texas, and being more fully described as follows:

BEGINNING at a point that is the SE corner of the tract, and is located S 78° 17' 30" W 1164.5' from the intersection of the East line of Share 5 and the West line of Share 4 with the center line of State Highway 4. Said intersection is marked by a bolt and is S 17° 02' 30" E 50.4' from a 4 x 4 concrete monument on the North ROW line of State Highway 4 and on the common boundary line between Share 4 and Share 5;

TENENCE N 17° 02' 30" W 1006' to a 4 x 4 concrete monument and N 17° 02' 30" W 203.9' to a 2" pipe and the NE corner of this tract;

TENENCE N 54° 32' 15" W 1998.2' to a 4 x 4 concrete monument for the NW corner;

TENENCE S 17° 02' 30" E 988' to a 4 x 4 concrete monument;

TENENCE S 17° 02' 30" E 1000' to a 4 x 4 concrete monument;

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To MARY DOZIER	From V. MARTINEZ	
Co.	Co.	
Dept.	Phone # 831-4592	
Fax # 1-512-882-2162	Fax # 831-5006	

29. 2, 1967

THENCE S 17° 02' 30" E 976' to a 4 x 4 concrete monument on the North ROW line of State Highway 4;
THENCE S 17° 02' 30" E 51.7' to a bolt on the centerline of State Highway 4 for the SW corner of the tract;

THENCE N 58° 17' 30" E 1004.3' along the centerline of the highway and the tangent to the curve to the P. 1 of said curve for a point;

THENCE N 78° 17' 30" E 245.3' to the point of beginning;

The area being 57.9 acres, more or less.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said ALFONSO A. CHAMPION, his heirs and assigns, forever;

and the said BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said ALFONSO A. CHAMPION, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Out of the grant hereby made there is, however, excepted and reserved to the Grantor herein, its successors and assigns, all oil, gas and other minerals in, on and under and that may be produced from the premises above described, and it is understood and agreed that the Grantor, its successors and assigns, shall have, and it hereby has, the right and power to take all usual, necessary and convenient means for working, getting, drilling for, laying up, dressing, making merchantable and taking away said minerals, including the right and power at any and all times to grant oil, gas and mineral leases and to enter into development contracts therein or with respect thereto.

It is, however, understood and agreed that out of the property above conveyed there is also hereby excepted and reserved unto the Grantor, its successors and assigns, an easement for a roadway 100' in width and extending along the entire west boundary of the tract above described, the west boundary line of said tract being the west boundary line of said roadway.

IN TESTIMONY WHEREOF, the said BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS has caused these presents to be executed by its proper officers thereunto duly authorized, on this, the 2nd day of ~~June~~ ^{August}, A. D. 1967.

BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS

ATTEST:

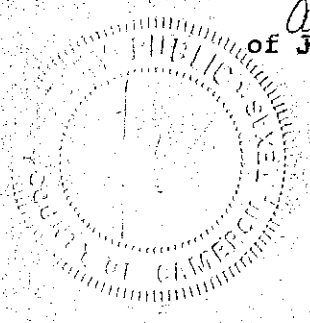
James R. Bell
Secretary

BY Ygnacio Garza, Jr.
Ygnacio Garza, Jr., Chairman of the Board of Navigation and Canal Commissioners of the Brownsville Navigation District of Cameron County, Texas

THE STATE OF TEXAS I
COUNTY OF CAMERON I

BEFORE ME, the undersigned authority, on this day personally appeared YGNACIO GARZA, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be Chairman of the Board of Navigation and Canal Commissioners of the Brownsville Navigation District of Cameron County, Texas, a municipal corporation, and acknowledged to me that he executed the same as the act and deed of said corporation, in his official capacity as stated, under the seal thereof, for the purposes and consideration therein expressed.

~~June~~ ^{August} GIVEN under my hand and seal of office, on this, the 2nd day of ~~June~~ ^{August}, A. D. 1967.



Betty V. Houghtaling
Notary Public in and for
Cameron County, Texas
My commission expires 6/1/69.

THE STATE OF TEXAS
COUNTY OF CAMERON
File No. 1606

WHEREAS, the United States of America, in cooperation with the
Brownsville Navigation District of Cameron County, Texas, is carrying on
the work of constructing, improving and maintaining a channel from Brazos
Santiago Pass to and including a turning basin in the vicinity of Brownsville, Texas; and

WHEREAS, the said parties desire to secure, for the purpose of
depositing spoils from said ship channel, an easement over and on cer-
tain lands in Cameron County, Texas, owned by the grantors herein and
hereinafter more particularly described:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That We, ALFONSO
A. CHAMPION and ISABEL CRICKELL CHAMPION, husband and wife, of Brownsville,
Cameron County, Texas, for and in consideration of the benefits accrued and
to accrue to us from the construction, maintenance and improvement of said
ship channel and turning basin and of other consideration received by us
from the Brownsville Navigation District of Cameron County, Texas, the re-
ceipt and sufficiency of which is hereby acknowledged and confessed, HAVE
GRANTED, SOLD and CONVEYED and DO hereby GRANT, SELL and CONVEY to the
said BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS, its succes-
sors and assigns a permanent and perpetual easement and right to deposit
all spoil or other matter excavated or removed from said ship channel for
the proper care and maintenance thereof, and any future excavations neces-
sary for the deepening and widening of such channel and such excavation
as may be necessary for the proper care and maintenance of such channel
as so widened and deepened in, upon and across the following described
tract, piece or parcel of land lying and being situated in Share Five (5)
of the San Martin Grant in the County of Cameron, State of Texas, describ-
ed as follows, to-wit:

BEGINNING at a point that is the SE corner of the tract
and is located S 78° 17' 30" W 1164.5' from the inter-
section of the East line of Share 5 and the West line

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of Share 4 with the center line of State Highway 4. Said intersection is marked by a bolt and is S 17° 02' 30" E 50.4' from a 4 x 4 concrete monument on the North ROW line of State Highway 4 and on the common boundary line between Share 4 and Share 5;

THENCE N 17° 02' 30" W 1006' to a 4 x 4 concrete monument and N 17° 02' 30" W 203.9' to a 2" pipe and the NE corner of this tract;

THENCE N 54° 32' 15" W 1998.2' to a 4 x 4 concrete monument for the NW corner;

THENCE S 17° 02' 30" E 988' to a 4 x 4 concrete monument;

THENCE S 17° 02' 30" E 1000' to a 4 x 4 concrete monument;

THE STATE OF TEXAS
COUNTY OF CAMERON

THENCE S 17° 02' 30" E 976' to a 4 x 4 concrete monument on the North ROW line of State Highway 4;

THENCE S 17° 02' 30" E 51.7' to a bolt on the centerline of State Highway 4 for the SW corner of the tract; and

THENCE N 58° 17' 30" E 1004.3' along the centerline of the highway and the tangent to the curve to the P. 1 of said curve for a point;

THENCE N 78° 17' 30" E 245.3' to the point of beginning;

The area being 57.9 acres, more or less.

And these grantors do hereby expressly release said Brownsville

Navigation District of Cameron County, Texas, its successors and assigns and its officers, agents and contractors from liability for any and all damages done or caused to be done and from any claim or demand of any kind whatsoever from injuries suffered or done to said lands and premises, by reason of the deposit of such spoils or other matter.

TO HAVE AND TO HOLD the said rights and easements perpetually unto the said BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS, its successors and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said easement and right above granted unto the said BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands, on this, the 2nd day of June, A. D. 1967.

File No. 1605

Alfonso A. Champion and Isabel Crixell Champion, his
husband and wife, of the County of Cameron, Texas
do hereby certify that certain tract, piece or parcel of land compris-
ing 7.14 acres, more or less, of the 5th and 6th sections (5) of the
East Martin Street, in the County of Cameron, Texas, and
being the same land, as described in the conveyance hereinafter made

THE STATE OF TEXAS X
COUNTY OF CAMERON X

BEFORE ME, the undersigned authority, on this day personally
appeared ALFONSO A. CHAMPION and ISABEL CRIXELL CHAMPION, his wife, both
known to me to be the persons whose names are subscribed to the foregoing
instrument, and acknowledged to me that they each executed the same for
the purposes and consideration therein expressed, and the said ISABEL
CRIXELL CHAMPION, wife of ALFONSO A. CHAMPION, having been examined by
me privily and apart from her husband, and having the same fully explained
to her, she, the said ISABEL CRIXELL CHAMPION, acknowledged such instrument
to be her act and deed, and she declared that she had willingly signed the
same for the purposes and consideration therein expressed, and that she
did not wish to retract it.

GIVEN under my hand and seal of office, on this, the 2nd day
of June, A. D. 1967.

George Metzger
Notary Public in and for
Cameron County, Texas

My commission expires 6/1/69.

WITNESS our hands, on this, the 2nd day of August A. D. 1967.

Alfonso A. Champion
Alfonso A. Champion

Isabel Crixell Champion
Isabel Crixell Champion

THE STATE OF TEXAS X
COUNTY OF CAMERON X

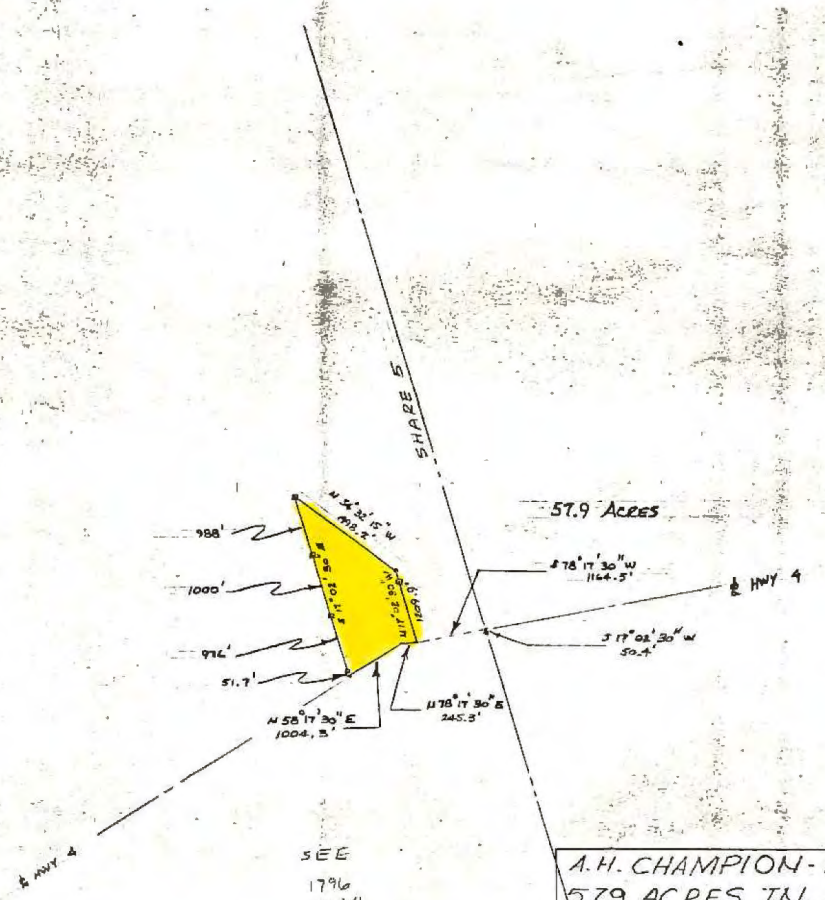
BEFORE ME, the undersigned authority, on this day personally appeared ALFONSO A. CHAMPION and ISABEL CRIXELL CHAMPION, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said ISABEL CRIXELL CHAMPION, wife of ALFONSO A. CHAMPION, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said ISABEL CRIXELL CHAMPION, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.



GIVEN under my hand and seal of office, on this, the 2nd day of August, A. D. 1967.

George E. Metzger
Notary Public in and for
Cameron County, Texas
My commission expires 6/1/69.

(1839) 1



LEGEND:
 □ - MONUMENT
 --- PIPE OR BOLT

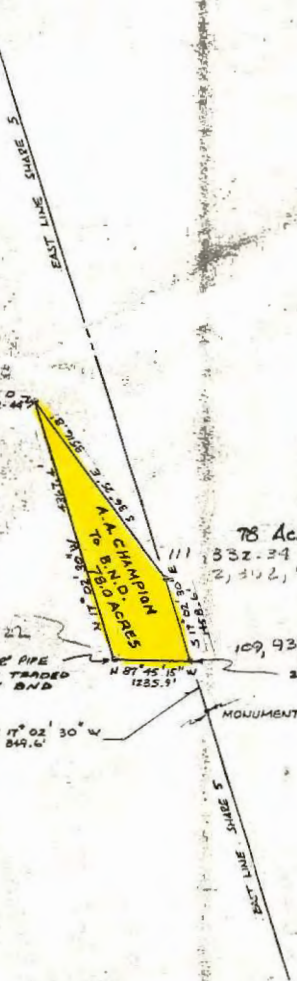
SEE
 1796
 1232

A.H. CHAMPION - LAND EXCHANGE		
57.9 ACRES IN SHARE 5, SMG		
SCALE: 1" = 2000'	DRN: WWL	
DATE: 6-9-77		
DWG: 1839	P 10 F 1	P 1 OF 2

N.T.S.

(1245)

114, 161.05 2,289,920.26
102 AC. TR. F. HERRING TO BND
NW COR. 7/30/58 VOL 460 PP. 342-447



109, 986.22
2, 331, 203.22

78 Acres
111, 332.34
2, 310.2, 007.70

109, 937.78
2, 292, 335.17

N 17° 02' 30" W
849.6

EASEMENT - CONTRACT NO. 1076
APRIL 16, 1977

N.T.S.

SHARE 5: A.A. CHAMPION TO BND	
8-2-67	
SCALE: 1" = 2000'	DWN BY WWL
DATE: 6-9-77	AA CHAMPION DEED FILE F-602
DWG. NO. 1839 P. 10 F. 7	PAGE 1 OF 2

9
#4129.

MARY GERHARD WILSON

TO

BROWNSVILLE NAVIGATION
DISTRICT OF CAMERON
COUNTY, TEXAS.

WARRANTY D E E D.
Dated: March 4th. 1953.
Filed: March 9th. 1953.
Recorded : Vol. 554 pp.
341-343. Deed Records.
Cameron County, Texas.

---oOo---

THE STATE OF TEXAS)

COUNTY OF CAMERON)

KNOW ALL MEN BY THESE PRESENTS: That I, Mary Gerhard Wilson a feme sole of Los Angeles County, California, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good, valuable and sufficient consideration cash to me in hand paid by the Brownsville Navigation District of Cameron County, Texas, the receipt and sufficiency of which are hereby acknowledged and confessed, HAVE GRANTED, SOLD and CONVEYED and by these presents DO GRANT, SELL and CONVEY unto the said Brownsville Navigation District of Cameron County, Texas, a municipal corporation organized, created and existing under and by virtue of the laws of the State of Texas, and having its domicile in Brownsville, Cameron County, Texas, all that certain tract, piece or parcel of land out of and a part of the West 500 acres of a certain 1000 acres tract out of Sub-Share 1 of Partition Share 5 of the San Martin Grant in Cameron County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a 4" x 4" concrete post set in the South easement line of Brownsville Navigation District for the Northeast corner of the tract herein described; said post being S. 58 deg. 16 min. W. 1,206.1 feet from a 4" x 4" concrete post set in the East line of Partition Share 5 (Private Survey 602) and West line of Partition

Share 4 (Private Survey 603) at intersection with South easement line of Brownsville Navigation District, which said concrete post is N. 17 deg. 02½ min. W. 15,816.9 feet from a 4" x 4" concrete post at the Southeast corner of said Partition Share 5 near Caja Pinta Banco #80;

Thence S. 17 deg. 02½ min. E. 1,166.7 feet from and parallel to East line of said Partition Share 5,
at 1,776.0 feet a 4" x 4" concrete post set on line;
at 3,776.0 feet a 4" x 4" concrete post set on line;
at 5,776.0 feet a 4" x 4" concrete post set on line;
at 6,576.0 feet a 4" x 4" concrete post set on line;
at 7,521.9 feet a 4" x 4" concrete post set on line
in North right-of-way line of Boca Chica Highway, and at 7,572.1 feet a bolt set in centerline of 18-foot concrete pavement, 7.3 feet southwesterly from point of curve in said Highway for the Southeast corner of the tract herein described;

Thence along the centerline of said Highway in a southwesterly direction, on the arc of a 4 deg. curve to the left, having a central angle of 20 deg. 0 min. and a radius of 1,432.5 feet, a distance of 492.7 feet to the end of said curve;

Thence S. 58 deg. 17½ min. W. along centerline of said Highway, a distance of 751.7 feet to a bolt set in centerline of said Highway for the Southwest corner of the tract herein described;

Thence N. 17 deg. 02½ min. W. along the West line of East 1,000 acre tract of Partition Share 1 of Partition Share 5 and East line of the Ellen Gerhard 400 acre tract in said Partition Share 1 of Partition Share 5, at 51.7 feet a 4" x 4" concrete post set in North right-of-way

line of Boca Chica Highway;

at 1,027.8 feet a 4" x 4" concrete post set on line;

at 2,027.8 feet a 4" x 4" concrete post set on line;

at 3,016.7 feet a 4" x 4" concrete post set on line,

said post being also the Northeast corner of the said Ellen Gerhard

400 acre tract out of said Partition Share 1 of Partition Share 5,

at 4,027.8 feet a 4" x 4" concrete post set on line, at 6,027.8

feet a 4" x 4" concrete post set on line, and at 7,484.8 feet a 4"

x 4" concrete post set in South easement line of Brownsville Naviga-

tion District, for the Northwest corner of tract herein described;

Thence N. 56 deg. 16 min. E. along said South easement line,

1,320 feet from and parallel to centerline of Brownsville Ship

Channel, a distance of 1,257.0 feet to the place of beginning.

CONTAINING 209.28 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Brownsville Navigation District of Cameron County, Texas, its successors or assigns, forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Brownsville Navigation District of Cameron County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 4 day of March, 1953.

Mary Gerhard Wilson
Mary Gerhard Wilson

(2-\$1.00, 1-50¢, 2-10¢ & 1-05¢)
(Doc. Rev. Stamps duly cancelled)

THE STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME, the undersigned authority, on this day personally appeared MARY GERHARD WILSON, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 4 day of March A. D. 1953.

(L.S.)

Bertha Knight

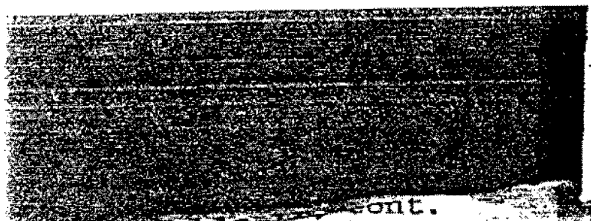
Notary Public in and for

My commission expires February 5, 1955.

Los Angeles County,

California.

Filed for record at 3:35 o'clock P. M., Mar. 9, 1953 and duly recorded Mar. 10, 1953 at 2:38 o'clock P. M., H. D. Seago, Clerk County Court, Cameron County, Texas. By Eva Rendon, Deputy.



cont.

4-H	½-mile strip on channel from east line Share 5 west to patent line	159.5	Clear title as is also in Patent 68	BND with some reservations	Title cleared after 23 deeds
4-C & D	Area east of Hansen line in Patent 68	509.88	Of the total of 842.28; fee on 175.59; spoil & utility easement on 666.69 acres	None	About 509.88 acs. included in patent 68 land. 130.5 acs. apparent vacancy. On 334.29 acs. we traded patent rights to Garcia interests for spoil & utility easement
5-A, B and C	Area east of Hansen line not in Patent 68	332.40		None	
6	Shares 3 & 4 around San Martin Lake	1498.1	Permanent restricted easement for waste, water, etc.	None	We have clear title as previous owner had vacancy & Spanish title
7	Triangular area south of ship channel & along east line of Share 5	102.2	Spanish title on quit claim deed	BND	Title in conflict with Esperson
8	Share 5 area inside of patent land area.	2770.52	Spanish title on all of this land from Herwig, et al. Patent title from Espersons on 924.5 acs. around lake.	None	Clear title on the 924.5 acs. Balance of area in conflict
9	Part of Share 6 that is included in the patent land area	840.0	We hold warranty deed from Vista Del Mar. Patent land to Esperson	None	Attorney says we acquired complete title from Vista Del Mar.
10	Triangular shaped area south of ship channel and in 209.28 ac. tract from Gerhards	14.8	We have Spanish title from Gerhards. Patent title still with Espersons	BND	No restrictions under our title

10

5-9

BNA # 1168

#4129.

MARY GERHARD WILSON

TO

BROWNSVILLE NAVIGATION
DISTRICT OF CAMERON
COUNTY, TEXAS.

WARRANTY D E E D.

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THE STATE OF TEXAS)

COUNTY OF CAMERON)

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Share 4 (Private Survey 603) at intersection with South easement line of Brownsville Navigation District, which said concrete post is N. 17 deg. 02½ min. W. 15,816.9 feet from a 4" x 4" concrete post at the Southeast corner of said Partition Share 5 near Caja Pinta Banco #80;

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at 1,776.0 feet a 4" x 4" concrete post set on line;
at 3,776.0 feet a 4" x 4" concrete post set on line;
at 5,776.0 feet a 4" x 4" concrete post set on line;
at 6,576.0 feet a 4" x 4" concrete post set on line;
at 7,521.9 feet a 4" x 4" concrete post set on line
in North right-of-way line of Boca Chica Highway, and at 7,572.1 feet a bolt set in centerline of 18-foot concrete pavement, 7.3 feet southwesterly from point of curve in said Highway for the Southeast corner of the tract herein described;

Thence along the centerline of said Highway in a southwesterly direction, on the arc of a 4 deg. curve to the left, having a central angle of 20 deg. 0 min. and a radius of 1,432.5 feet, a distance of 492.7 feet to the end of said curve;

Thence S. 58 deg. 17½ min. W. along centerline of said Highway, a distance of 751.7 feet to a bolt set in centerline of said Highway for the Southwest corner of the tract herein described;

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line of Boca Chica Highway;

at 1,027.8 feet a 4" x 4" concrete post set on line;

at 2,027.8 feet a 4" x 4" concrete post set on line;

at 3,016.7 feet a 4" x 4" concrete post set on line,

said post being also the Northeast corner of the said Ellen Gerhard

400 acre tract out of said Partition Share 1 of Partition Share 5,

at 4,027.8 feet a 4" x 4" concrete post set on line, at 6,027.8

feet a 4" x 4" concrete post set on line, and at 7,484.8 feet a 4"

x 4" concrete post set in South easement line of Brownsville Naviga-

tion District, for the Northwest corner of tract herein described;

Thence N. 56 deg. 16 min. E. along said South easement line,

1,320 feet from and parallel to centerline of Brownsville Ship

Channel, a distance of 1,257.0 feet to the place of beginning.

CONTAINING 209.28 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Brownsville Navigation District of Cameron County, Texas, its successors or assigns, forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Brownsville Navigation District of Cameron County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 4 day of March, 1953.

(2-\$1.00, 1-50¢, 2-10¢ & 1-05¢)
(Doc. Rev. Stamps duly cancelled)

Mary Gerhard Wilson
Mary Gerhard Wilson

THE STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

BEFORE ME, the undersigned authority, on this day personally appeared MARY GERHARD WILSON, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 4 day of March A. D. 1953.

(L.S.)

Bertha Knight

Notary Public in and for

My commission expires February 5, 1955.

Los Angeles County,
California.

Filed for record at 3:35 o'clock P. M., Mar. 9, 1953 and duly recorded Mar. 10, 1953 at 2:38 o'clock P. M., H. D. Seago, Clerk County Court, Cameron County, Texas. By Eva Rendon, Deputy.

January 9, 1953

FIELD NOTES FOR A 209.28 ACRE TRACT OF LAND OUT OF THE WEST 500 ACRES OF THE EAST 1,000 ACRES IN PARTITION SHARE 1 OF PARTITION SHARE 5, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS.

(FOR BROWNSVILLE NAVIGATION DISTRICT)

BEGINNING at a 4" X 4" concrete post set in the South easement line of Brownsville Navigation District for the Northeast corner of the tract herein described; said post being S 58 deg. 16 min. W 1,206.1 feet from a 4" X 4" concrete post set in the East line of Partition Share 5 (Private Survey 602) and West line of Partition Share 4 (Private Survey 603) at intersection with South easement line of Brownsville Navigation District, which said concrete post is N 17 deg. 02½ min. W 15,816.9 feet from a 4" X 4" concrete post at the Southeast corner of said Partition Share 5 near Caja Pinta Banco #80;

THENCE S 17 deg. 02½ min. E 1,166.7 feet from and parallel to East line of said Partition Share 5,
at 1,776.0 feet a 4" X 4" concrete post set on line;
at 3,776.0 feet a 4" X 4" concrete post set on line;
at 5,776.0 feet a 4" X 4" concrete post set on line;
at 6,576.0 feet a 4" X 4" concrete post set on line;
at 7,521.9 feet a 4" X 4" concrete post set on line in North right-of-way line of Boca Chica Highway and at 7,572.1 feet a bolt set in centerline of 16 foot concrete pavement, 7.3 feet southwesterly from point of curve in said Highway for the Southeast corner of the tract herein described;

THENCE along the centerline of said Highway in a southwesterly direction, on the arc of a 4 deg. curve to the left, having a central angle of 20 deg. 0 min. and a radius of 1,432.5 feet, a distance of 492.7 feet to the end of said curve;

THENCE S 58 deg. 17½ min. W, along centerline of said Highway, a distance of 751.7 feet to a bolt set in centerline of said Highway for the Southwest corner of the tract herein described;

THENCE N 17 deg. 02½ min. W, along the West line of East 1,000 acre tract of Partition Share 1 of Partition Share 5 and East line of the Ellen Gerhard 400 acre tract in said Partition Share 1 of Partition Share 5, at 51.7 feet a 4" X 4" concrete post set in North right-of-way line of Boca Chica Highway, at 1,027.8 feet a 4" X 4" concrete post set on line;
at 2,027.8 feet a 4" X 4" concrete post set on line;
at 3,016.7 feet a 4" X 4" concrete post set on line, said post being also the Northeast corner of the said Ellen Gerhard 400 acre tract out of said Partition Share 1 of Partition Share 5, at 4,027.8 feet a 4" X 4" concrete post set on line, at 6,027.8 feet a 4" X 4" concrete post set on line and at 7,484.8 feet a 4" X 4" concrete post set in South easement line of Brownsville Navigation District for the Northwest corner of tract herein described;

THENCE N 56 deg. 16 min. E along said South easement line, 1,320 feet from and parallel to centerline of Brownsville Ship Channel, a distance of 1,257.0 feet to the place of beginning, containing 209.28 acres of land, more or less.

RUFIN & SETTLES
CIVIL ENGINEERS

DEED RECORDS

SPECIAL WARRANTY DEED

STATE OF TEXAS

COUNTY OF CAMERON

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IN CONSIDERATION of Ten Dollars (\$10) cash in hand paid to Grantors listed below and the additional sum of Two Million Dollars (\$2,000,000) cash in hand paid to Grantors, at the special instance and request of the Grantee named hereinafter, by the First National Bank at Brownsville, at Brownsville, Texas, the receipt of which is hereby acknowledged and confessed, and as evidence of which Grantee has executed and delivered one certain promissory note of even date herewith, in the principal sum of Two Million Dollars (\$2,000,000), due and payable in installments as follows: Five (5) annual installments of Twenty-Five Thousand Dollars (\$25,000) each, due on the first day of August 1975, 1976, 1977, 1978 and 1979; Five (5) annual installments of Fifty Thousand Dollars (\$50,000) each, due on the first day of August 1980, 1981, 1982, 1983 and 1984; Five (5) annual installments of One Hundred Twenty-Five Thousand Dollars (\$125,000) each, due on the first day of August 1985, 1986, 1987, 1988 and 1989; and One (1) final installment of One Million Dollars (\$1,000,000), due on the first day of August 1990, with interest at the rate of six per cent (6%) per annum on the unpaid balance from date until date of maturity, interest payable quarterly as it accrues, an installment of interest being due and payable on the first day of November, February, May and August; all past due principal and interest shall bear interest at the rate of ten per cent (10%) per annum from date of maturity until paid; the whole or any part of the principal indebtedness may be paid at any time, whereupon interest shall cease to accrue on the amount so paid; if said interest is held to be subject to taxation

for income tax purposes, such interest will be renegotiated to provide the holder with the same after tax return as the tax-free six per cent (6%) herein provided for; in addition to such interest, the maker agrees to pay an annual service fee of Five Thousand Dollars (\$5,000) while this note is unpaid; said note contains the usual accelerating maturity and attorney's fee clauses, and all provisions of said note are made a part hereof as though written herein; the payment of said note is secured by the vendor's lien herein and hereby retained, and also by a Deed of Trust of even date herewith from the maker of said note to C. Fount Ray, Trustee, on the hereinafter described and conveyed real property; such consideration to be paid to the following in the proportions indicated:

Gatewood Newberry, Individually and as Independent Co-Executor and Administrator of the Estate of Velma Brown Newberry, Deceased and The Capital National Bank of Austin, Texas, Independent Co-Executor and Administrator of the Estate of Velma Brown Newberry, Deceased, jointly	24%
Myron Williams and wife, Helen Dallerup Williams	14%
Paul Goodrich, Individually and as Independent Executor of the Estate of Celesta Goodrich	14%
Laura M. Terrell	5%
Doris Holm	5%
Nona W. Riddle	3.33334%
Ruth Maurer	3.33333%
Catherine Grigs	3.33333%
Norman Blain	2%
Elinore Blain Bradley	2%
Edwin H. Frank, Jr.	4%

Bank of the Southwest National Association, Houston, as Trustee of the Residuary Trust created under the Will of Lawrence K. Blain, Deceased, E. C. Edens, Jr., Vice President and Trust Officer	2%
Elma Elnora Smith Wright	1%
Cecil Linwood Smith	1%
Helen Juanita McGuire	1%
James Bernard Smith	1%
W. S. Elkins and J. A. Elkins, Jr., Independent Executors of the Estates of J. A. Elkins and Isabel M. Elkins, Both Deceased	2.8%
J. A. Elkins, Jr.	2.1%
W. S. Elkins	1.14546%
Anna W. Elkins	.95454%
Mathilde B. Weems	1.4%
F. Carrington Weems	1.63333%
Elizabeth W. Oberwetter	.23333%
Ben F. Weems	.93333%
Rowena B. Weems Oltorf	.7%
First City National Bank of Houston, Trustee of the Wharton Weems Estate Trusts for F. Carrington Weems, Ben F. Weems and Elizabeth W. Oberwetter	.70001%
F. Carrington Weems and First City National Bank of Houston, Trustees of the E.W.W. Trust	<u>1.4%</u>
	100.00000%

(herein, in said proportions, called Grantors); and

subject to the remaining terms and provisions hereof, Grantors do hereby grant, sell and convey to BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS, a municipal corporation having an office and place of

business in Brownsville, Cameron County, Texas (herein called Grantee);
 subject to the reservation and exception hereinafter set forth, all of
 the following described land:

9028.7 acres, more or less, located within the boundaries of the Gatewood Newberry Patent, Tract 318A, Abstract 269, File SF 12924, Shares 3 and 4 of the San Martin Grant, Abstract 6, and Patent No. 68, Abstract 264, Survey 665, from the State of Texas to Brownsville Navigation District of Cameron County, Texas, all situated in Cameron County, Texas, more fully described as follows:

BEGINNING at a point on the east line of Share 5, San Martin Grant and being the point of intersection of said east line with the south boundary line of Patent 68, Abstract 264, Survey 665, as patented to Brownsville Navigation District, May 2, 1930;

THENCE south 58 deg. 18 min., west 1878.4 feet along the south line of said Patent 68 to a point on the west line of the Gatewood Newberry Patent;

THENCE with the west line of the Gatewood Newberry Patent, south 36 deg. 45 min., east 8365.39 feet to a point south of State Highway 4 to a point for a corner;

THENCE ^{North 55 deg.} north 55 deg., east 8333.33 feet along the south line of the Gatewood Newberry Patent line to a point;

THENCE north 74 deg. 15 min., east 24,444.44 feet with the south line of the Gatewood Newberry Patent line to a point;

THENCE north 84 deg. 10 min., east 1265.6 to a point;

THENCE north 0 deg. 31 min., west 9754.67 feet along the east line of the Gatewood Newberry Survey to a point;

THENCE along the east and north lines of the Gatewood Newberry Patent and the south and east lines of Abstract 270, Survey 673, as patented March 22, 1939.

- North 49 deg. 30 min., west 1617.73 feet
- North 86 deg., west 1000 feet
- South 50 deg. 45 min., west 1777.78 feet
- North 88 deg., west 222.22 feet
- North 90 deg., west 6666.67 feet
- South 87 deg. 15 min., west 5225.85 feet

THENCE south 58 deg. 18 min., west 22,969.2 feet;

THENCE south 17 deg. 05 min., east 1105.79 feet to the POINT OF BEGINNING, containing 9028.7 acres, more or less;

together with all of Grantors' rights as to the enforcement of restrictions, rights of reverter, remainder interests and, without limitation upon the foregoing, all similar rights which might be owned by Grantors.

Without any representation that they own any riparian or other rights with respect to any public waters adjacent to said land, Grantors hereby grant to Grantee all riparian rights, littoral rights, water permits, easements, licenses and rights, and rights of accretion and reliction, if any, owned by or hereafter inuring to the benefit of Grantors by reason of their ownership of said land.

Grantors have heretofore executed and delivered to Skelly Oil Company, each in numerous counterparts, four oil and gas leases, all of which are dated May 23, 1974, and all of which were filed for record on July 3, 1974, in the Office of the County Clerk of Cameron County, Texas, which leases collectively cover lands including all of the above described lands and premises, reference being herewith made to said leases for all purposes as though the same were fully incorporated herein. Grantors, for the use and benefit of themselves, their respective heirs and assigns, do hereby except, reserve and retain all bonuses, delay rentals, royalties and other payments, if any, payable to the lessors under and by virtue of the terms and provisions of said oil and gas leases. This exception and reservation by Grantors shall remain valid and effective as to each of the four above described oil and gas leases for as long as such leases remain valid. When any of such leases terminates, expires or is released by the owner or owners thereof, the reservation and exception of Grantors made in this paragraph shall also terminate and expire, but only as to the lands covered by the particular mineral lease which has terminated, expired or been released.

Ad valorem taxes with respect to the current year having been prorated to the date of delivery hereof, Grantee assumes and agrees to pay all ad valorem taxes for the current year as to the interests herein conveyed.

Grantors severally (and in each instance only to the extent of such Grantor's interest), subject to the exceptions stated below, do hereby warrant and agree to defend the title to the property hereby conveyed (subject to the exceptions and reservations contained in this instrument) against the lawful claims and demands of all persons claiming or to claim the same by, through and under Grantors and not otherwise; provided, however, Grantors except from their warranty all of the following:

- (a) Any titles or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities, to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of mean low tide to the line of vegetation or to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or to filled-in lands, or artificial islands, or to riparian rights, to the rights or interests of the State of Texas or the public generally in the area extending from the line of vegetation or their right of access thereto, or right of easement along and across the same;
- (b) Any loss or gain of said lands resulting from any erosion, accretion or reliction from natural or artificial forces to any portion of said lands bordering on adjacent gulfs or bays;
- (c) All lands situated in the area covered by Patent 68, Abstract 264, Survey 665, from the State of Texas to the Brownsville Navigation District of Cameron County, Texas;
- (d) All oil, gas and other minerals reserved by the State of Texas in Patent to Gatawood Newberry, dated March 23, 1939, recorded in Volume 292, page 31, Deed Records of Cameron County, Texas; and
- (e) All rights of the lessors hereinabove reserved by Grantors in the numerous counterparts of each of the four oil and gas leases described above.

This conveyance is made by Grantors and accepted by Grantee,
 subject to the following:

- (a) Canal easement in favor of Cecil McDonald as shown by instruments recorded in Volume 935, pages 228-307, Deed Records of Cameron County, Texas;
- (b) Pipeline easement dated August 11, 1927, executed by Mrs. Mellie Esperson Stewart, et al, to Port Isabel Townsite & Development Company, recorded in Volume 169, pages 233-236, Deed Records of Cameron County, Texas;
- (c) Easements for roads and roadways underlying said property as shown on survey of W. R. Smith, dated 1939 and as apparent upon the ground; and
- (d) Surface lease for a term of 99 years in favor of Cecil McDonald, covering and affecting a tract of 13.41 acres in the San Martin Grant, Cameron County, Texas.

But it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the First National Bank at Brownsville, at Brownsville, Texas, its successors and assigns, against the above described property, premises and improvements until the above described note and all interest are fully paid according to its face, tenor, reading and effect, when this deed shall become absolute.

Many of the Grantors are married women who are not joined herein by their husbands for the reason that their interest in the above described property is their separate property and constitutes no portion of their homestead.

This instrument may be executed in numerous counterparts, and each counterpart shall be deemed an original instrument for all purposes and shall be binding upon the party or parties executing same regardless of whether or not any of the other parties execute said counterpart or any other counterpart.

Regardless of the actual date of execution and acknowledgment hereof by any of the Grantors, this deed and conveyance is effective as of the 9th day of August, 1971.

Gatewood Newberry

Gatewood Newberry, Individually and as Independent Co-Executor and Administrator of the Estate of Velma Brown Newberry, Deceased

THE CAPITAL NATIONAL BANK OF AUSTIN, TEXAS, Independent Co-Executor and Administrator of the Estate of Velma Brown Newberry, Deceased

ATTEST:

Ene Witter
Asst. Cashier

By *James H. Leech*
James H. Leech, Trust Real Estate Officer

Myron Williams

Helen Dallerup Williams

Paul Goodrich, Individually and as Independent Executor of the Estate of Celesta Goodrich

Laura M. Terrell

Doris Holm

Nona W. Riddle

Ruth Maurer

Catherine Grigs

Norman Blain

Elinore Blain Bradley

Edwin H. Frank, Jr.

BANK OF THE SOUTHWEST NATIONAL
ASSOCIATION, HOUSTON, Trustee of the
Residuary Trust created under the
Will of Lawrence K. Blain, Deceased

ATTEST:

By
E. C. Edens, Jr.,
Vice President and Trust Officer

Elma Elinora Smith Wright

Cecil Linwood Smith

Helen Juanita McGuire

James Bernard Smith

J. A. Elkins, Jr., Individually and
as Independent Executor of the Estates
of J. A. Elkins and Isabel M. Elkins,
Both Deceased

W. S. Elkins, Individually and as
Independent Executor of the Estates
of J. A. Elkins and Isabel M. Elkins,
Both Deceased

Anna W. Elkins

Mathilde B. Weems

F. Carrington Weems, Individually
and as Trustee of the E.W.W. Trust

Elizabeth W. Oberwetter

Ben F. Weems

Rowene B. Weems Oltorf

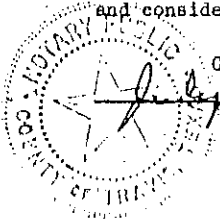
FIRST CITY NATIONAL BANK OF HOUSTON,
Trustee of the Wharton Weems Estate
Trusts for F. Carrington Weems, Ben F.
Weems and Elizabeth W. Oberwetter,
and as Trustee of the E.W.W. Trust

ATTEST:

By _____

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared GATEWOOD NEWBERRY, Individually and as Independent Co-Executor and Administrator of the Estate of Velma Brown Newberry, Deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

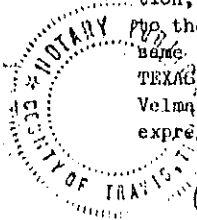


GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of _____, 1974.

Cladys B. Lind
Notary Public in and for
Travis County, Texas
CLADYS BROWN LIND
Notary Public, Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared JAMES M. LEECH, _____ of THE CAPITAL NATIONAL BANK OF AUSTIN, TEXAS, a national banking association, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said THE CAPITAL NATIONAL BANK OF AUSTIN, TEXAS, as Independent Co-Executor and Administrator of the Estate of Velma Brown Newberry, Deceased, for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26 day of July, 1974.

Doris R. Bostic
Notary Public in and for
Travis County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared MYRON WILLIAMS and HELEN DALLERUP WILLIAMS, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1974.

Notary Public in and for
Harris County, Texas

15149

VOL 999 PAGE 708

FILED FOR RECORD
AT 2:15 O'CLOCK P.M.

AUG 12 1974

LYDIA I. GARCIA
County Clerk Cameron County, Tex.
Lydia I. Garcia

Acute

*Brownville Navy List
Brownville, Texas*

STATE OF TEXAS
COUNTY OF CAMERON
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and page of the named RECORDS
of Cameron County, Texas as stamped hereon by me.

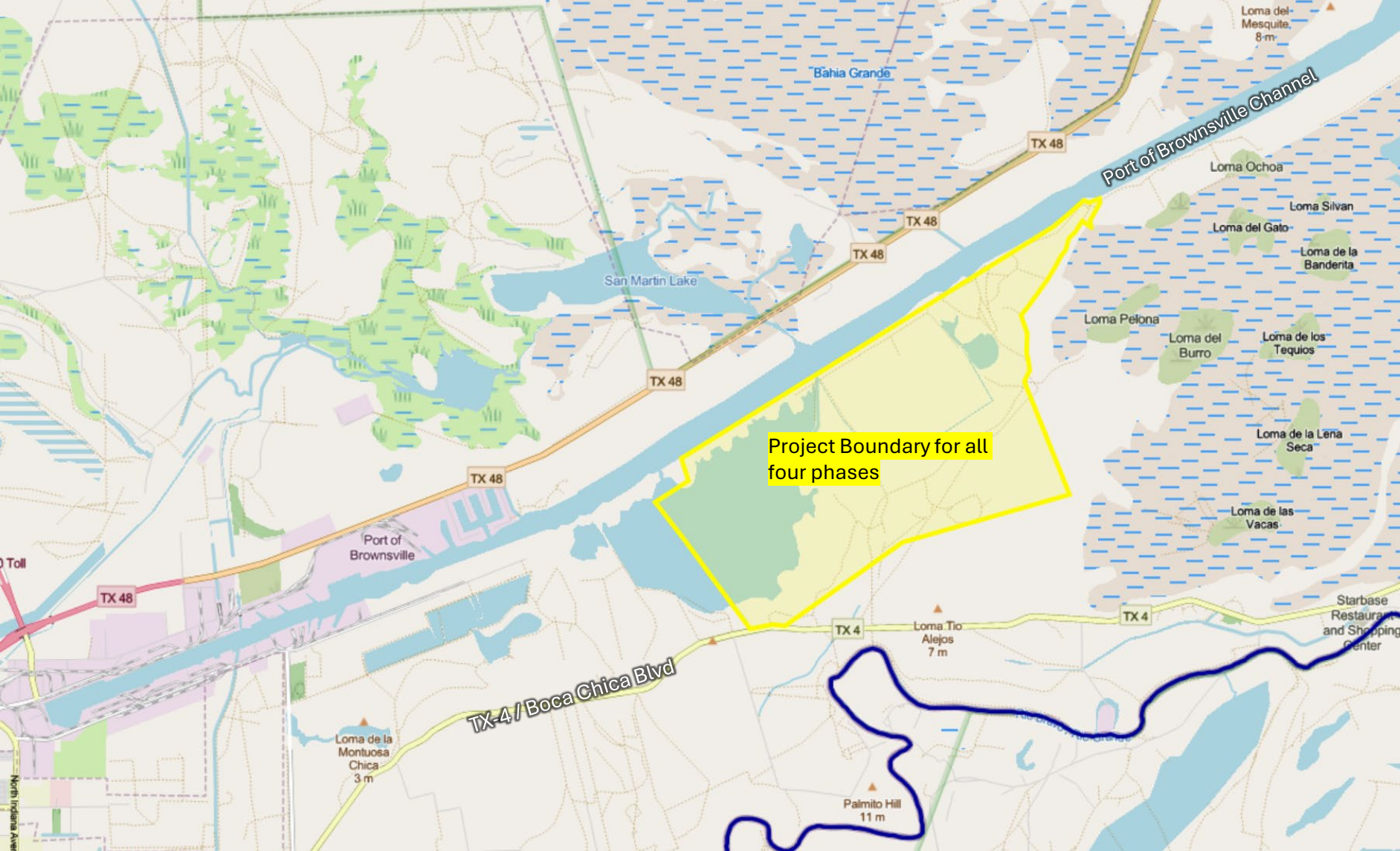
DEED RECORDS



Lydia I. Garcia
County Clerk
Cameron County, Texas

MAP OF PROJECT, ISD, COUNTY AND ZONES

Project Hercules Site



Site

This project boundary encompasses 4 phases (J0024-Phase 1, J0025-Phase 2, J0026 Phase-3, and J0027- Phase 4).

Coordinates for approximate center of site

25°59'6.938"N 97°16'59.043"W

Project Hercules Site



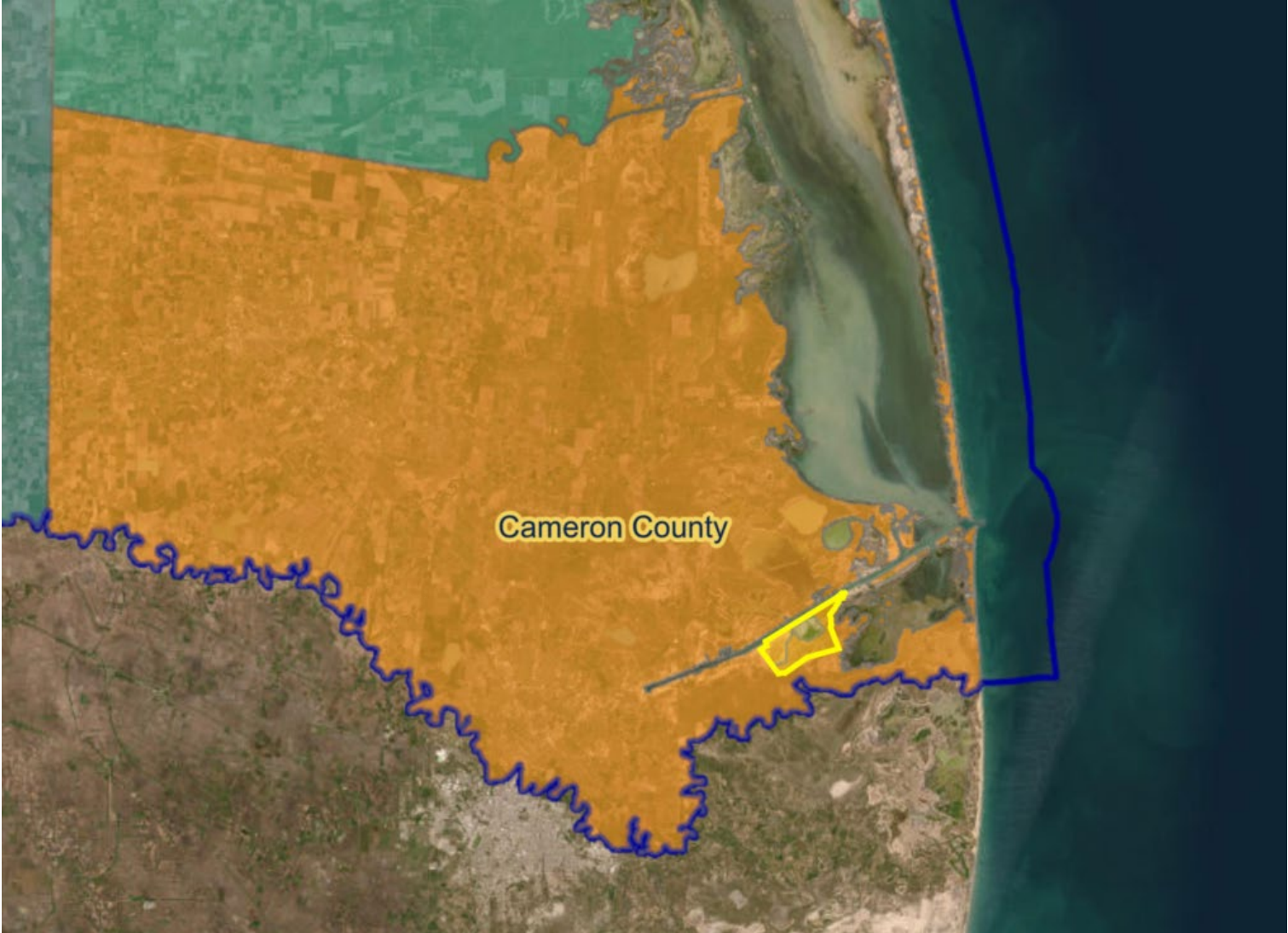
Site



This project boundary encompasses 4 phases (J0024-Phase 1, J0025-Phase 2, J0026 Phase-3, and J0027- Phase 4).

Coordinates for approximate center of site

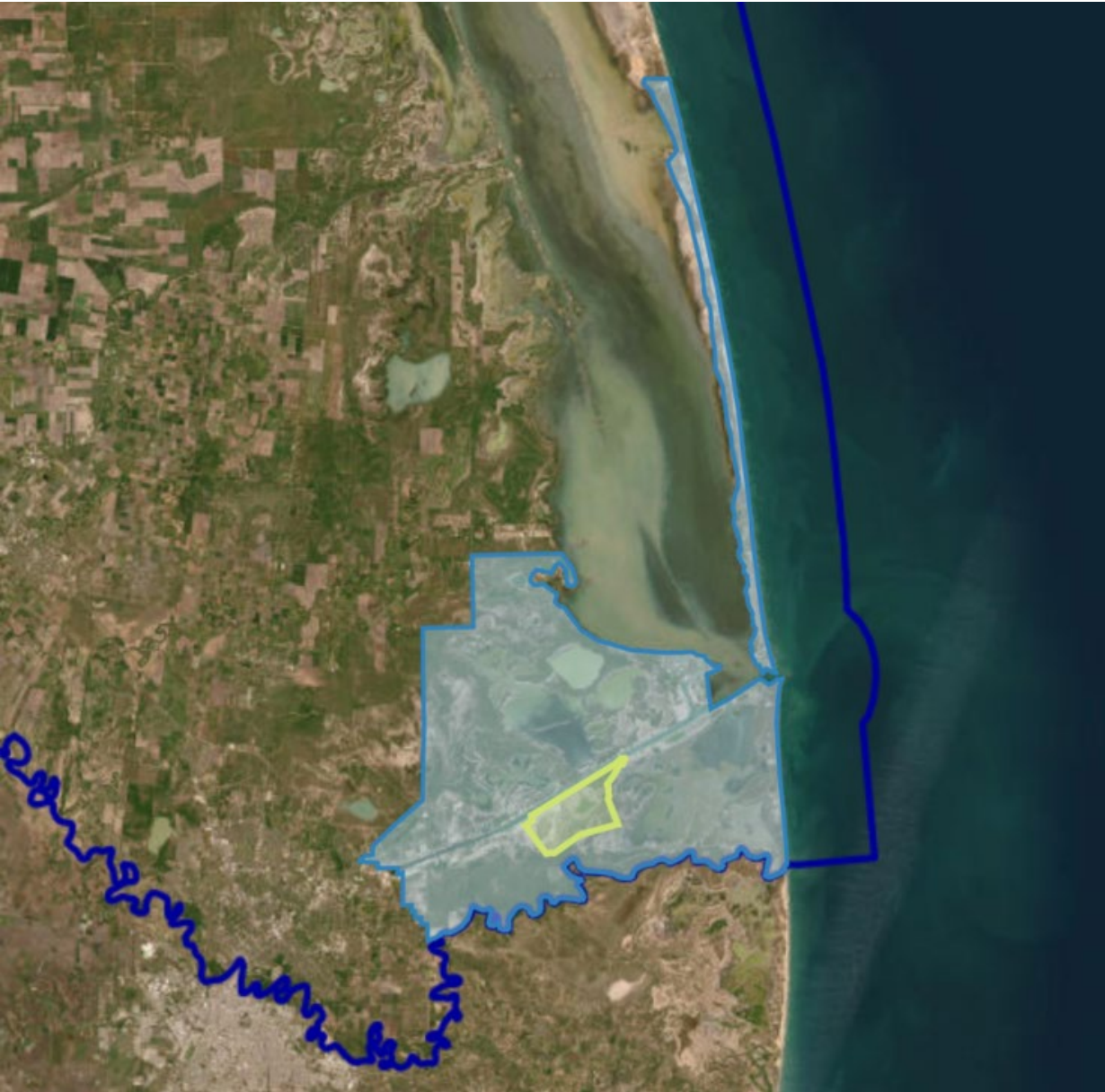
25°59'6.938"N 97°16'59.043"W



Site within Cameron County



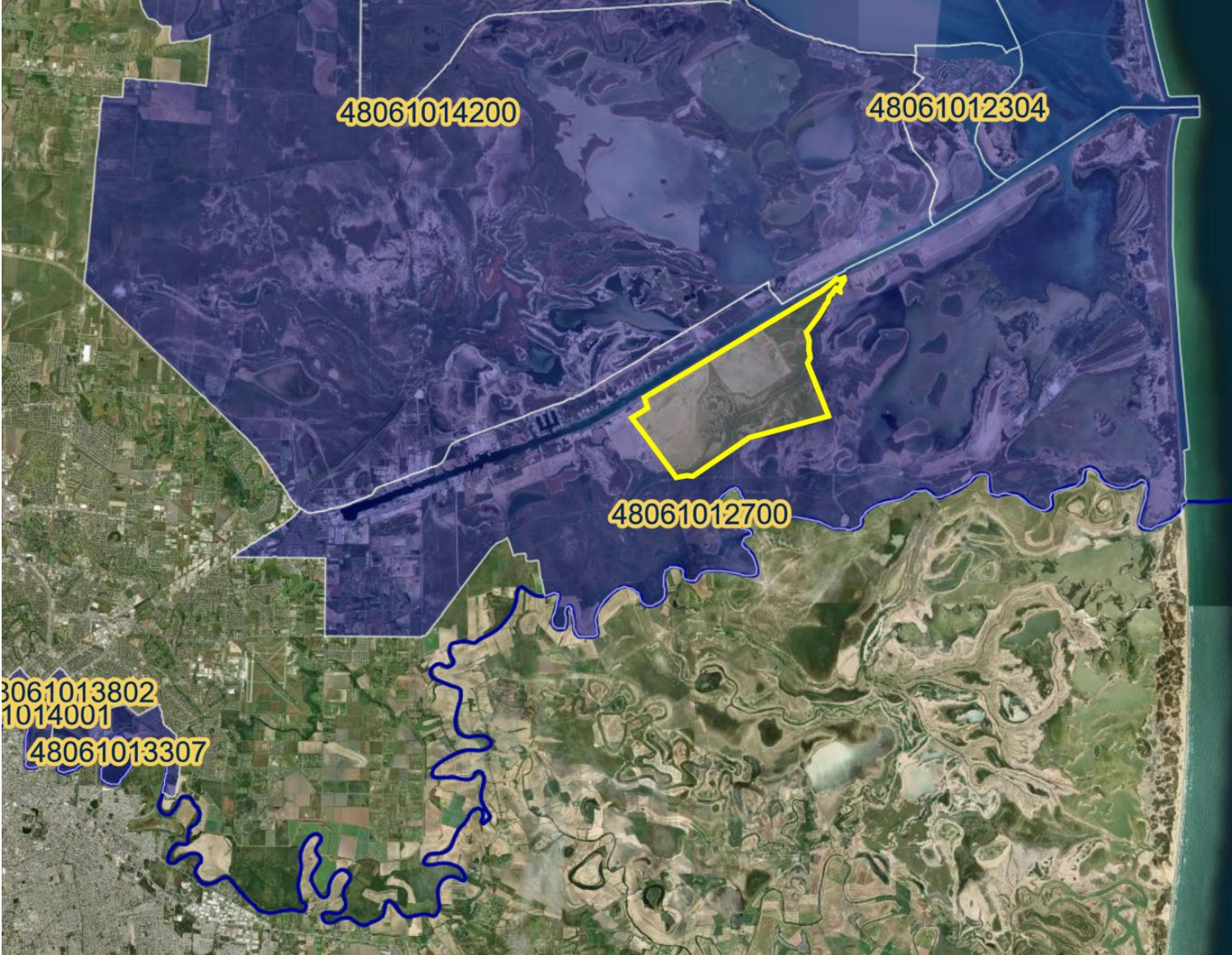
-  Site
-  Cameron County

Point Isabel ISD Overlayed with Site



-  Point Isabel ISD
-  Site

Opportunity Zone

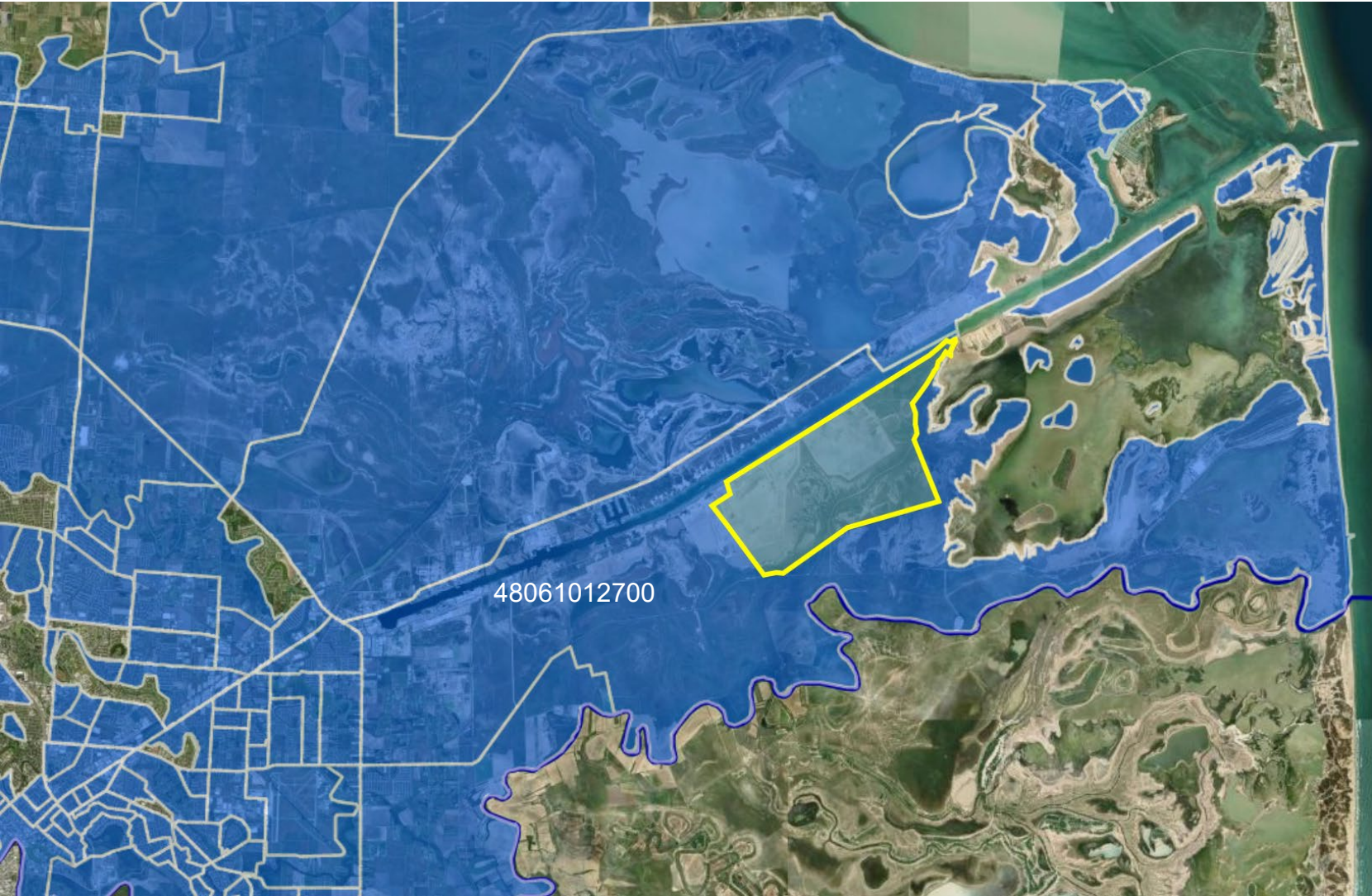


Opportunity Zone

Site

Site is inside
Census Tract #48061012700

Enterprise Zone



Enterprise Zone

Site

Site is inside
Census Tract # 48061012700

DESCRIPTION OF ELIGIBLE PROPERTY

Description of Eligible Property – Phase 4

Construction Period: 2033, 2034

Map of Phase 4:



This project boundary encompasses 4 phases (J0024-Phase 1, J0025-Phase 2, J0026 Phase-3, and J0027- Phase 4).

No improvements have been made to the site as of the time of submission.

Eligible Property will be improvements made during Phase 4 as described in the following page.

Description of Eligible Property – Phase 4

- 1. Site & Land Development**
- 2. Advanced Automation & Robotics Expansion**
- 3. Digital Twin & Real-Time Production Control**
- 4. Final Quay Wall & Waterfront Infrastructure**

INELIGIBLE PROPERTY MAP

Ineligible Property Map - Description of Project Ineligible Property



No improvements, other than the existing road, have been made to the land under consideration as of the time of application submission.

This project boundary encompasses 4 phases (J0024-Phase 1, J0025-Phase 2, J0026 Phase-3, and J0027-Phase 4).

Limitation as Compelling Factor

Limitation as Compelling Factor

States & Ports meeting certain criteria were identified as candidates to receive for the Request for Proposal.

- **PACIFIC**

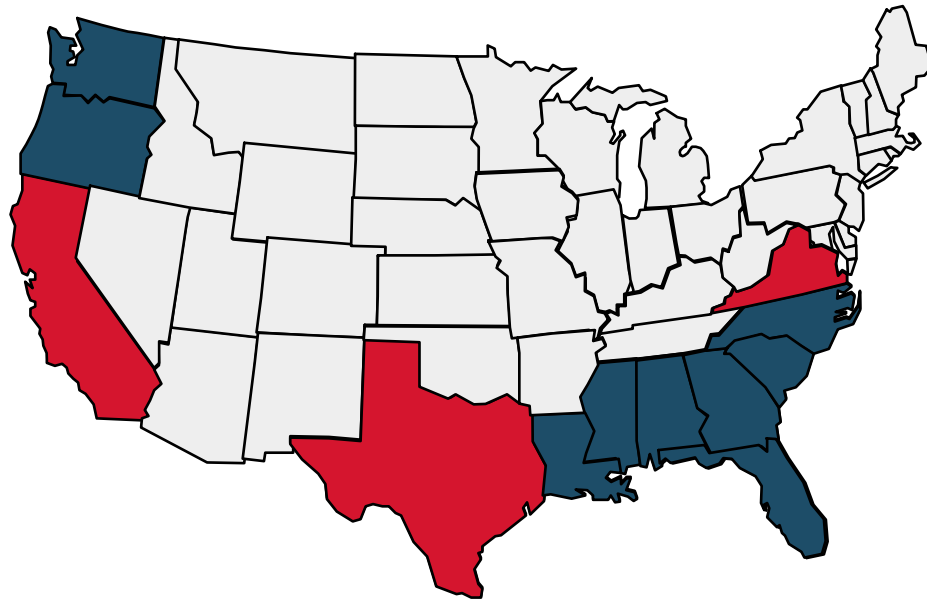
- WASHINGTON
- OREGON
- **CALIFORNIA**

- **GULF**

- **TEXAS**
- LOUISIANA
- MISSISSIPPI
- ALABAMA
- FLORIDA

- **ATLANTIC**

- **VIRGINIA**
- NORTH CAROLINA
- SOUTH CAROLINA
- GEORGIA



■ Finalist states
■ State initially considered

Property taxes in Texas are over one and one-half times greater than other viable locations' property taxes.

Texas is the only state under consideration that imposes inventory; estimated to create an annual inventory tax liability of \$25 million at full ramp of operations.

Both factors combined create a large hurdle for the company to choose Texas as Project Hercules' real and personal property taxable investment values will amount to over \$15 billion and \$2 billion, respectively, over a 10-year period for all phases of the Project.

The JETI Limitation of ISD property taxes would create a more competitive package for the company's evaluation of Texas as a potential site.

The map to the left shows finalist states that remain under consideration indicated in red, and sites that were initially considered in blue.

**Compelling Factor Information for
Related Agreements, Contracts, or Intent
Letters**

Compelling Factor Information for Related Agreements, Contracts, or Intent Letters

Has applicant entered into any agreements, contracts or letters of intent related to this project?

Yes. Saronic has entered into agreements with the finalist sites to facilitate due diligence and evaluations of the properties. The agreements in no way commit the company to a final decision or site selection.

**Compelling Factor Information for Public
Statements
regarding the proposed project**

**Compelling Factor Information for Public Statements
regarding the proposed project**

https://raksha-anirveda.com/texas-based-saronic-technologies-unveils-plans-to-build-an-autonomous-shipyard-port-alpha/?srsltid=AfmBOopWnjp1JarGen_TAvnAd_rGe0Om2Mvkd9VtqT-IAJCQeOCh25sg

[Shipyard of the Future | Saronic Technologies](#)

<https://www.combattech.net/port-alpha-autonomous-shipyard-saronic-technologies/>

In the articles and website linked above, Port Alpha is also known as "Project Gondor" and as "Project Hercules" state that Saronic is seeking a site for Port Alpha. Saronic is currently in negotiations with three finalist states. The articles do not make any representations as to a final site selection in any location, and incentives such as the JETI will play a major role in the company's ultimate decision.