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**BILL OF SALE**

STATE OF TEXAS

COUNTY OF HAYS

Effective Date: *September 16*  
August 16, 2005

Seller: Robert Mayo

Seller's Mailing Address: **[include county]**

333 Upper Turtle Creek  
Kerrville, Texas 78756  
Kerr County

Buyer: Texas Water Brand Cattle Company, L.L.C., a Texas Limited Liability Company

Buyer's Mailing Address: **[include county]**

P. O. Box 1764  
Wimberley, Texas 78676  
Hays County

Consideration: One and No/100 Dollars (\$1.00) and other valuable consideration

Personal Property:

All cattle, on-site agricultural equipment, operations and grazing rights, currently owned with respect to the following subdivisions: River Mountain Ranch, River Creek, Fox Hole, White Wings, Riverbend Ranch, Red Hawk Estates, Estrellita Estates and Lone Man Creek, for the purpose of maintaining the "Agricultural Open Space Tax Exemption" in Hays County, Texas.

And Robert Mayo does hereby bind itself, its successors and assigns to forever Warrant and Defend the title to the aforesaid property unto the said Texas Water Brand Cattle Company, L.L.C., its successors and assigns, against the lawful claim or claims of any and all persons whomsoever.

Texas Water Brand Cattle Company, L.L.C. shall assume all responsibility with respect to overseeing all cattle and related operations and shall work directly with the property owners of lots within River Mountain Ranch, River Creek, Fox Hole, White Wings, Riverbend Ranch, Red Hawk Estates, Estrellita Estates and Lone Man Creek in securing Grazing Leases and completing any applications for submission to the Hays County Central Appraisal District to ensure the

continuation of the "Agricultural Open Space Tax Exemption". In that regard, Texas Water Brand Cattle Company, L.L.C. shall hold Robert Mayo free and harmless from and against any claim, demand or causes of action arising out of either directly or indirectly from the cattle operation on the above subdivisions from and after the date of this Bill of Sale.

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

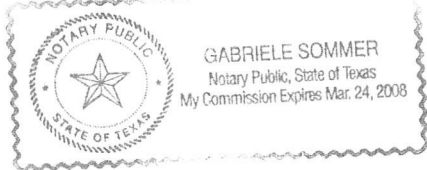
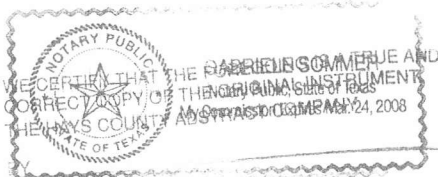
*Robert V. Mayo*

Robert Mayo

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me this 16th day of September, 2005 by Robert Mayo.



*Gabriele Sommer*

Notary Public, State of Texas

Filed for Record in:  
Hays County  
On: Sep 19, 2005 at 03:07P  
Document Number: 05027475  
Amount: 20.00  
Receipt Number - 132997  
By:  
Olga Martinez, Deputy  
Lee Carlisle, County Clerk  
Hays County