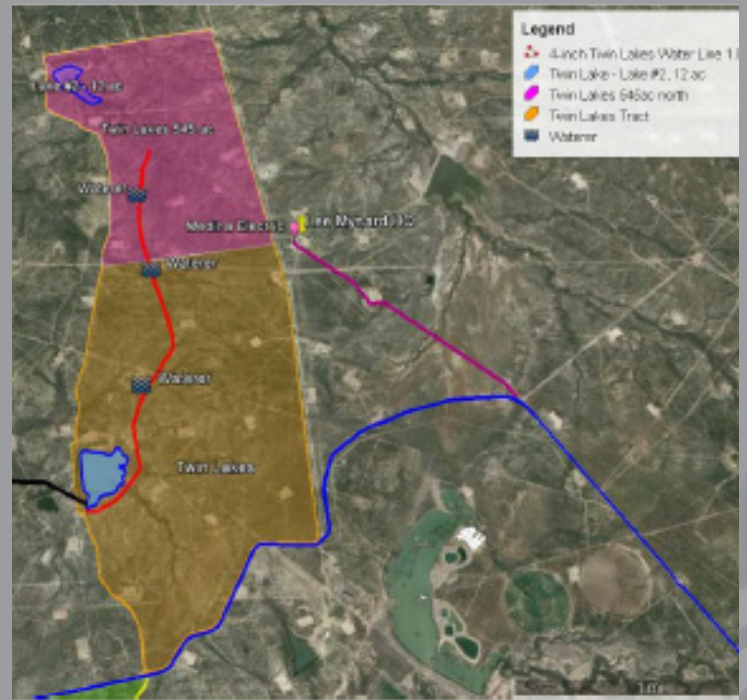
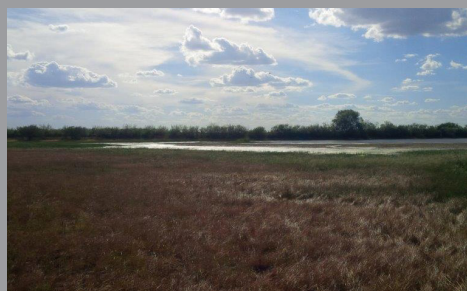


Twin Lakes Ranch - A Division of Tecomate's La Perla Ranch



This property is being offered exclusively by Compass Real Estate Investments. This ranch is part of a master planned wildlife paradise designed by Gary Schwarz, the founder of Tecomate Seed Company. Take the La Perla Ranch tour at www.tecomateranch.com and see first hand how you can create your own wildlife paradise here at Twin Lakes. Gary is world famous for growing big whitetails and being on the forefront of wildlife conservation and is the authority on land management in South Texas. To learn more about Gary's other accomplishments, we invite you to visit the Tecomate web site at www.tecomate.com. Asking price \$2,689,550.00 or \$1,975.00 per acre.



HABITAT

This property has some of the best views in South Texas. The property has a very diverse topography with high look out points, creeks, deep ravines with thick brush, and sparsely open brush/pasture land rolling throughout the property. The property is currently enjoying a MLD 3 status with game biologist Mickey Hellickson supervising all harvesting and game surveying of the property. Harvest data is available upon request. As you can imagine, this property has a healthy population of whitetail deer with several mature deer in the 170 to 180 point class range. The ranch also boasts a very healthy population of bobwhite quail, dove, ducks, geese, and a fishery in the 2 stock tanks that have bass in the 5lb to 8lb. range. The wildlife on this ranch is second to none!



WIND RIGHTS

The Seller currently owns 100% of the Wind Rights over Twin Lakes Ranch. The Seller will convey 50% of the Wind Rights to the new Buyer of the surface. With current activity in the area very high with adjacent properties already executing Wind Leases, the option for the new owner to lease the Wind Rights are very high. This should contribute to the investment of the land purchase and future improvements.



WILDLIFE

The property is currently enjoying a MLD 3 status with game biologist Mickey Hellickson supervising all harvesting and game surveying of the property. Harvest data is available upon request. As you can imagine, this property has a healthy population of whitetail deer with several mature deer in the 170 to 180 point class range. The ranch also boasts a very healthy population of bobwhite quail, dove, ducks, geese, and a fishery in the 2 stock tanks that have bass in the 5lb to 8lb. range. The wildlife on this ranch is second to none!



IMPROVEMENTS

The property is high fenced and has been managed in such a manor for (10 years). This ranch has been designed for the Whitetail hunter in mind with several hunting locations that look out of a combination of roller chopped areas and senders. Each location was meticulously designed by Mr. Schwarz to maximize hunting and wildlife viewing with tri-pod hunting stations uniquely designed to give everyone a chance to hunt and observe the trophy wildlife that is on this ranch. The property has 2 very nice stock tanks that are 13 acre and 2 acre in size respectively. Stock tank #2 is located in the NW corner of property and is stocked with bass, blue gill, (perch-shiners). The owners regularly catch bass in the 5lb. range at this tank. Located adjacent to tank #2 is a non-irrigated legume field. Stock tank #1 is located in the South portion of the property and is the perfect location to expand to a very large water feature with the help of the improved irrigation system located on the property. Near tank #1 is an irrigated 7 acre alfalfa field. Also located on the property are 3 watering holes for the wildlife. These watering holes are supplied by a 4" line from a holding pond. There is approximately 9,700 ft. of water line located on the property supplying water to the stock tanks, watering holes, and food plots. There are 2 pressurized water supply meters for domestic use. An electrical easement has been put into place by the current owner and the adjacent owner. Electrical service is provided by Medina Electric Co-Op. The electrical easement is located on East boundary fence of the property.

WATER

All of these improvements would not be possible without the water pumping facility located on the property. Along with the conveyed water rights and Water master agreement in place, you truly can continue the enhancement of the property. The water rights from the Rio Grande River that will be conveyed with the property total 9.7 acre feet of Class B water rights. This will allow for the owner to pump up to 3Mil. Gallons per year to the property. The current pumping system capacity is 1,500 gpm. Through a 10" water line that stretches from the Rio Grande terminating in Twin Lakes Ranch. La Perla Ranch will retain a waterline easement from Twin Lakes to Loop Road for continued supply to La Perla Ranch. Currently, all TCEQ permits and requirements have been met by the Water master and La Perla Ranch.



HISTORY

Rich in Spanish and South Texas History

The La Perla Ranch and Twin Lakes Ranch are part of the original land grant given to José Vázquez Borrego by the king of Spain. The original land grants played a significant role in the future ranching of South Texas.

José Vázquez Borrego, a pioneer cattle rancher from Coahuila, Mexico, made his living as a rancher breeding horses and mules on his ranch, San Juan del Álamo, which was sixty-eight miles northeast of Monclova, Coahuila. Vázquez Borrego established the first permanent settlement at the site of present-day Dolores in South Texas on August 22, 1750. When José de Escandón, who also founded Laredo, Texas, began his forays into South Texas, Vázquez Borrego requested his settlement be included in the new colonial project dubbed Nuevo Santander. As an incentive for granting José Vázquez Borrego's request, Vázquez Borrego began a ferry on the Rio Grande. It was the only ferry on the river and it became a key entry point to Texas. Dolores thrived for decades. The Dolores settlement became home to more than twenty-three families and eventually reached over 350,000 acres in total land grants that straddled what is now Webb and Zapata counties. However, the settlement declined on the heels of the founding of Laredo. A new route established on the Rio Grande at Laredo became more widely used and the crossing at Dolores was eventually abandoned. Over the years, the original grant has been divided, sold, and the subject of many familial disputes and lawsuits. Yet, the history and legend of this land are grand. It has been said that the Texas Rangers were modeled after the flying squadron of twelve men assembled by Vázquez Borrego to fend off the Indians. Historical markers dot the area on the route to San Ygnacio and Zapata.

Citation

<http://www.tshaonline.org/handbook/online/articles/fva43>
Handbook of Texas Online, John Hazelton, "Nuestra Señora De Los Dolores Hacienda," <http://www.tshaonline.org/handbook/online/articles/uen02>.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date