

Exhibit I

MINERAL RIGHTS

Property is conveyed to include the land, improvements and mineral rights, if any, but the seller has no knowledge as to whether any mineral rights exist. Property is also subject to all leases, grants, exceptions or reservations of coal, lignite oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing of record in the Official Public Records of Starr County, Texas, along with any leases, grants, exceptions or reservations of mineral interest that are not listed.

Purchaser Initial _____ Purchaser Initial _____ Seller Initial _____