

TCEQ Interoffice Memorandum

To:	Records Management	Date:	October 12, 2015
From:	Groundwater & Permit Support Section Water Availability Division		Certificate of Adjudication No. 14-1818 Menard County Colorado River Basin Water Rights: 23.68 acre-feet irrigation
Subject:	Change of Ownership		
Delete:	<u>Stan Williamson, as part owner</u>		
Add:	<u>Stout Energy Inc., as part owner</u>		

The *Warranty Deed* dated February 7, 2014, recorded as Document No. 00014622, Vol. 243, Page 96, in the Official Public Records of Menard County has been checked and found to cover the water right. The \$100 change of ownership fee was received October 2, 2014, (Receipt No. M502969).

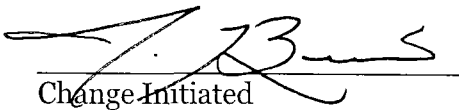
Ownership of Record with Addresses and Remarks:

- |   |   |
|---|---|
| 1. Raymond Jaramillo, et<br>(Diane V. Jaramillo)<br>P.O. Box 686<br>Menard, Texas 76859 | 2. Stout Energy Inc.<br>C/O Donovan Stout<br>P.O. Box 7434<br>Midland, TX 79708 |
|---|---|

The ownership of the water rights under this certificate of adjudication is established as follows:

- |                      |   |
|----------------------|---|
| 1. Raymond Jaramillo | 23.57 ac/ft. for irrigation of 15.72 ac out of 32.907 ac tr   |
| 2. Stout Energy Inc. | <u>23.68 ac/ft. for irrigation of 15.78 ac out of 26.692 ac tr</u><br>47.25 ac/ft. for irrigation of 31.5 ac out of 59.599 acres tr |

In the Interoffice memo dated January 11, 2011 Jane Arnold Vaughan, et al conveyed in *Warranty Deed* recorded as Document No. 12620, **26.692 acres out of their 33.053 acre tract** to Stan Williamson. The 26.692 acres are located solely in the J. Lindemann Survey No. 59, Abstract No. 524. Jane Arnold Vaughan conveyed her portion of the water right to Stan Williamson but retained ownership of the 6.361 acres, reducing the appurtenant acreage from 65.96 acres to 59.599 acres. The Water Right is now found be appurtenant to 59.599 acres.

  
Change Initiated

\_\_\_\_\_  
Data Entry Made

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P. E. *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 12, 2015

Stout Energy Inc.  
c/o Donovan Stout  
P.O. Box 7434  
Midland, TX 79708

RE: Change of Ownership  
Certificate of Adjudication No. 14-1818

Dear Mr. Stout:

This acknowledges receipt of the *Change of Ownership Form*, the *Warranty Deed*, the *Core Data Form*, and the \$100 change of ownership fee (Receipt No. M502969), we are changing our records to reflect Stout Energy Inc. as part owner of Certificate of Adjudication No. 14-1818.

Your portion of Certificate of Adjudication No. 14-1818 authorizes the diversion and use of 23.68 acre-feet of water per year from the San Saba River, Colorado River Basin, for agricultural purposes to irrigate 15.78 acres located out of a 26.692-acre tract in the J. Lindemann Survey No. 59, Abstract No. 524, Menard County, Texas.

Please keep in mind that the diversion of the 23.68 acre-feet of water per year of agricultural water rights referenced above are appurtenant to the entire 26.692 acres of land referenced above. As such, a conveyance of *any* portion of these 26.692 acres, in the future, will automatically carry a *proportionate* share of the water right to the new owner unless it specifies otherwise in the conveyance.

If you have any questions concerning this matter please contact me via e-mail at [Travis.Brice@tceq.texas.gov](mailto:Travis.Brice@tceq.texas.gov) or by telephone at (512) 239-4780.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Brice", with a stylized flourish at the end.

Travis S. Brice, Change of Ownership Specialist, MC-160  
Groundwater & Permit Support Section  
Water Availability Division  
Texas Commission on Environmental Quality

cc: Christopher Mayben, TCEQ Reg. 8



# Texas Commission on Environmental Quality

PO Box 13088, MC-160  
Austin, Texas 78711-3088  
Telephone (512) 239-4691, FAX (512) 239-4770

## CHANGE OF OWNERSHIP FORM

Request for Transfer of

☐ Permit No. \_\_\_\_\_

☒ Certificate of Adjudication No. 14-1818

Pursuant to TAC 297.81-297.83 relating to Conveyances of Land and Water Rights, the owners must provide the completed copy of this **"Change of Ownership" form** together with the following:

- (1) Certified and/or recorded copies of legal documents establishing a complete chain of title from the owner of record to the current owner. These documents usually consist of **deeds and other such conveyances or**, in case of an inheritance, the (a) **will**, (b) **probate order** and (c) **will inventory**.
- (2) **\$100 fee** for changing the ownership records of the permit/certificate of adjudication. Make your remittance payable to Texas Commission on Environmental Quality.

New Owner's Name: Stout Energy, Inc

Address: P. O. Box 7434  
Midland, TX 79708

Telephone No(s): Home: (432) 631-6572 Office: (432) 618-0499 Fax: (432) 618-0527

Customer Reference Number (if issued): CN

*Note:* If you do not have a Customer Reference Number, complete Section II of the Core Data Form (TCEQ-10400) and submit it with this application.

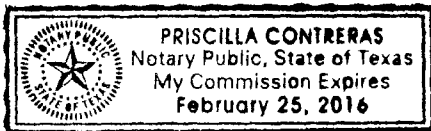
[Signature]  
Name (sign)

\_\_\_\_\_  
Name (sign)

\_\_\_\_\_  
Name (print)

\_\_\_\_\_  
Name (print)

Subscribed and sworn to me as being true and correct before me this 29<sup>th</sup> day of September, 2014



Priscilla Contreras  
Notary Public, State of Texas

2014 OCT 2 PM 3:48

WIC 21-10-6-12-10-10  
TCEQ  
101-10-10



10-OCT-14 09:51 AM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

<u>Fee Description</u>	<u>Fee Code</u> <u>Account#</u> <u>Account Name</u>	<u>Ref#1</u> <u>Ref#2</u> <u>Paid In By</u>	<u>Check Number</u> <u>Card Auth.</u> <u>User Data</u>	<u>CC Type</u> <u>Tran Code</u> <u>Rec Code</u>	<u>Slip Key</u> <u>Document#</u>	<u>Tran Date</u>	<u>Tran Amount</u>
WTR USE PERMITS	WUP	M502969	15002		BS00037704	10-OCT-14	-\$101.25
	WUP	ADJ141818	100914	N	D5800607		
	WATER USE PERMITS	STOUT	RCROWDER	CK			
		ENERGY INC					
						Total (Fee Code):	-\$101.25
						Grand Total:	-\$446.25

2014 OCT 13 PM 10 16  
TCEQ  
10 OCT 14  
10:16 AM  
TCEQ



TCEQ Use Only

# TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

## SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)	
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)	
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input checked="" type="checkbox"/> Other <b>change in ownership</b>
2. Attachments Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	physical location in latitude & longitude
3. Customer Reference Number (if issued)	4. Regulated Entity Reference Number (if issued)
CN	RN

## SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)		2/7/2014	
6. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check only one of the following:			
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Operator	<input type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee	<input type="checkbox"/> Responsible Party	<input type="checkbox"/> Voluntary Cleanup Applicant	<input type="checkbox"/> Other: _____
7. General Customer Information			
<input type="checkbox"/> New Customer	<input checked="" type="checkbox"/> Update to Customer Information	<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)		<input type="checkbox"/> No Change**	
**If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.			
8. Type of Customer:			
<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	<input type="checkbox"/> Sole Proprietorship- D.B.A	
<input type="checkbox"/> City Government	<input type="checkbox"/> County Government	<input type="checkbox"/> Federal Government	
<input type="checkbox"/> Other Government	<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership	
9. Customer Legal Name (If an individual, print last name first: ex: Doe, John)		If new Customer, enter previous Customer below	
Stout Energy Inc.		Stan & Linda Williamson	
		End Date: 2/7/2014	
10. Mailing Address:			
PO Box 7434			
City	Midland	State	TX
ZIP	79708	ZIP + 4	
11. Country Mailing Information (if outside USA)		12. E-Mail Address (if applicable)	
13. Telephone Number		14. Extension or Code	
( 432 ) 618-0499			
		15. Fax Number (if applicable)	
		( 432 ) 618-0527	
16. Federal Tax ID (9 digits)		17. TX State Franchise Tax ID (11 digits)	
75-261560			
		18. DUNS Number (if applicable)	
		19. TX SOS Filing Number (if applicable)	
20. Number of Employees		21. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input type="checkbox"/> New Regulated Entity	<input type="checkbox"/> Update to Regulated Entity Name
<input type="checkbox"/> Update to Regulated Entity Information	<input checked="" type="checkbox"/> No Change** (See below)
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.	
23. Regulated Entity Name (name of the site where the regulated action is taking place)	

24. Street Address of the Regulated Entity: (No P.O. Boxes)							
	City		State		ZIP		ZIP + 4
25. Mailing Address:							
	City		State		ZIP		ZIP + 4
26. E-Mail Address:							
27. Telephone Number	28. Extension or Code		29. Fax Number (if applicable)				
( ) -			( ) -				
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)		32. Primary NAICS Code (5 or 6 digits)		33. Secondary NAICS Code (5 or 6 digits)		
34. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description.)							

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	4588 State Hwy 29						
36. Nearest City	County		State		Nearest ZIP Code		
Menard	Menard		TX		76859		
37. Latitude (N) In Decimal:	see attachments			38. Longitude (W) In Decimal:			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Industrial Hazardous Waste	<input type="checkbox"/> Municipal Solid Waste
<input type="checkbox"/> New Source Review – Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS	<input type="checkbox"/> Sludge
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Title V – Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input checked="" type="checkbox"/> Water Rights	<input type="checkbox"/> Other:
			14-1818	

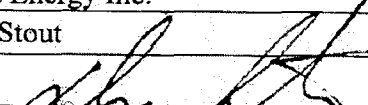
#### SECTION IV: Preparer Information

40. Name:	Priscilla Contreras	41. Title:	Secretary
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
( 432 ) 618-0499		( 432 ) 618-0527	

#### SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Stout Energy Inc.	Job Title:	Owner
Name (in Print):	Don Stout	Phone:	( 432 ) 618-0499
Signature:		Date:	3/23/2015

# Watson & Associates of Mason

PROFESSIONAL ENGINEERS, LAND SURVEYORS &  
PLANNERS

P.O. Box 463, Mason, Texas 76856, (325) 347-6883, Fax (325) 347-5522  
201 Westmoreland Street, Mason, Texas 76856, Toll free (877) 347-6883  
E-mail [REDACTED]

**LEGAL DESCRIPTION:** Being 26.682 acres of land out of the Jno. Lindemann Survey No. 58, Abstract No. 524 in Menard County, Texas and being that certain 10.46 acre tract conveyed to Jane Arnold Vaughan, Andra Arnold Stubbs, Yvonne Arnold Meyer by deed recorded in Volume 108, Page 590 of the Deed Records of Menard County, Texas; Said 26.682 acre tract being more particularly described as follows and as surveyed under the supervision of Watson & Associates of Mason in June, 2004:

**BEGINNING** at an iron pipe found at a fence corner post found in the south line of that certain 177.32 acre tract described in Volume 97, Page 825 of said Deed Records for the northwest corner of that certain 32.907 acre tract conveyed to Carole Ann Waggoner by deed recorded in Volume 107, Page 774 of said Deed Records and the northeast corner hereof;

**THENCE** South 00°00'00" East a distance of 2648.01 feet along the west line of said 32.907 acre tract to a point in the north bank of the San Saba River for the southwest corner of said 32.907 acre tract and the southeast corner hereof and from which an iron pipe found bears North a distance of 53.19 feet;

**THENCE** along the general meanders of the north bank of said San Saba River the following 26 courses:

1. North 45°00'48" West a distance of 78.25 feet to a point;
2. North 51°09'02" West a distance of 61.27 feet to a point;
3. North 38°09'41" West a distance of 62.40 feet to a point;
4. North 58°43'00" West a distance of 78.45 feet to a point;
5. North 75°58'12" West a distance of 65.96 feet to a point;
6. South 78°14'20" West a distance of 78.95 feet to a point;
7. South 53°31'43" West a distance of 71.06 feet to a point;
8. South 62°28'58" West a distance of 53.42 feet to a point;
9. South 74°42'47" West a distance of 69.25 feet to a point;
10. North 59°39'45" West a distance of 61.66 feet to a point;
11. North 00°06'15" East a distance of 68.85 feet to a point;

*per AA, gm*

*Sw*

21  
pg 2 of 3

12. North 23°50'11" East a distance of 94.10 feet to a point;
13. North 53°18'40" East a distance of 182.39 feet to a point;
14. North 43°27'53" East a distance of 71.24 feet to a point;
15. North 30°01'33" East a distance of 104.08 feet to a point;
16. North 48°44'57" East a distance of 84.22 feet to a point;
17. North 02°24'17" West a distance of 79.14 feet to a point;
18. North 21°55'31" East a distance of 91.11 feet to a point;
19. North 11°13'00" East a distance of 108.93 feet to a point;
20. North 11°51'58" East a distance of 85.84 feet to a point;
21. North 06°31'05" West a distance of 126.56 feet to a point;
22. North 47°47'49" West a distance of 98.50 feet to a point;
23. North 35°28'52" West a distance of 62.04 feet to a point;
24. North 55°18'48" West a distance of 79.44 feet to a point;
25. North 74°59'35" West a distance of 57.87 feet to a point;
26. South 84°57'15" West a distance of 131.15 feet to a concrete marker found for the southeast corner of that certain 39.808 acre tract conveyed to V.L.B. by deed recorded in Volume 71, Page 103 of said Deed Records and the southwest corner hereof and from which an iron rod found bears North 20°24'59" West a distance of 2.13 feet;

THENCE North 00°03'28" West a distance of 1443.01 feet along the east line of said 39.808 acre tract to a fence corner post found with a disturbed concrete marker found at base of post in the south line of said 177.32 acre tract for the northeast corner of said 39.808 acre tract and the northwest corner hereof;

THENCE North 89°48'40" East a distance of 563.22 feet along the south line of said 177.32 acre tract to the POINT OF BEGINNING containing 26.692 acres more or less.

Note: Bearings are based on the west line of said 32.907 acre tract. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:

Mark R. Watson, RPLS  
Job No. MO400475

June 25, 2004



*for A.A., Jr.*

*SW*

2

pg 3 of 3



Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 11, 2015

Donovan Stout  
Stout Energy, Inc.  
P.O. Box 7434  
Midland, Texas 79708

**CERTIFIED MAIL**

91 7199 9991 7033 2997 5195

RE: Change of Ownership  
Certificate of Adjudication No. 14-1818 authorizes the diversion and use of 23.68 acre-feet of water per year from the San Saba River, Colorado River Basin, for agricultural purposes to irrigate 15.78 acres located in the J. Lindemann Survey No. 59, Abstract No. 524, Menard County, Texas.

Dear Mr. Stout:

This acknowledges receipt of the *Change of Ownership Form*, the first page of the *Warranty Deed*, and the \$100 change of ownership fee (Receipt No. M502969).

In a letter dated March 10, 2015 (enclosed), we requested additional information regarding the above referenced permit.

To date we have not received sufficient information to complete the change of ownership.

Please provide the requested information by **September 26, 2015**, or the application will be returned pursuant to 30 Texas Administrative Code §281.18.

If you have any questions concerning this matter please contact me via e-mail at [Sonia.Crawford@tceq.texas.gov](mailto:Sonia.Crawford@tceq.texas.gov) or by telephone at (512) 239-0636.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonia F. Crawford".

Sonia F. Crawford, Water Right Ownership Specialist, MC-160  
Water Rights Permitting & Availability Section  
Water Availability Division

cc: Christopher Mayben, TCEQ, Region 8

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Zak Covar, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 10, 2015

Donovan Stout  
Stout Energy, Inc.  
P.O. Box 7434  
Midland, Texas 79708

**CERTIFIED MAIL**

91 7199 9991 7033 2822 3341

RE: Change of Ownership  
Certificate of Adjudication No. 14-1818 authorizes the diversion and use of 23.68 acre-feet of water per year from the San Saba River, Colorado River Basin, for agricultural purposes to irrigate 15.78 acres located in the J. Lindemann Survey No. 59, Abstract No. 524, Menard County.

Dear Mr. Stout:

This acknowledges receipt of the *Change of Ownership Form*, the first page of the *Warranty Deed*, and the \$100 change of ownership fee (Receipt No. M502969, copy enclosed).

Pursuant to Texas Administrative Code §297.81-297.83, Relating to Conveyances of Land and Water Rights, before the change of ownership can be completed, please submit a completed *Core Data Form* (copy enclosed).

Pursuant to 30 Texas Administrative Code §281.18, please submit the requested information by April 9, 2015.

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If you have any questions concerning this matter please contact me via e-mail at [Sonia.Crawford@tceq.texas.gov](mailto:Sonia.Crawford@tceq.texas.gov) or by telephone at (512) 239-0636.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonia F. Crawford", written over a horizontal line.

Sonia F. Crawford, Water Right Ownership Specialist, MC-160  
Water Rights Permitting & Availability Section  
Water Availability Division

cc: Christopher Mayben, TCEQ, Region 8

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P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • [tceq.texas.gov](http://tceq.texas.gov)

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printed on recycled paper

## SCHEDULE B

GF No. 00102338

Policy No. [REDACTED]

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) that arise by reason of the terms and conditions of the leases or easements insured, if any, shown in Schedule A and the following matters:

1. ~~The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping or improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured.
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year **2010**, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year..
6. The following matters and all terms of the documents creating or offering evidence of the matters (the Company must insert matters or delete this exception):
  - a. **Rights of parties in possession.**
  - b. **Any visible or apparent roadway or easement on, over, or across the subject property, the existence of which does not appear of record.**
  - c. **Any land lying within the confines of any public or private roadway which the public or other persons might have acquired fee simple title or an easement by prescription, dedication, way of necessity, or otherwise, and subject to the rights of the public or other persons herein.**
  - d. **Specifications and Standards for Subdivisions as set forth in instrument recorded in Vol. 189, Page 592 Official Public Records, Menard County, Texas.**
  - e. **Terms, conditions, and stipulations of Menard County Flood Damage Prevention Court Order as set forth in instrument recorded in Vol. 123, Page 324, Deed Records, Menard County, Texas.**
  - f. **Rules and Regulations of the Menard County Water Control & Improvement District #1 as set forth in instrument recorded in Vol. 68, Page 471, Deed Records, Menard County, Texas**

Menard Title & Abstract Co., Inc.

First American Title Insurance Company

Texas Owner T-1 (Rev. 1-1-93) - Schedule A

Valid Only if Schedule B and Cover are attached

**SCHEDULE B - continued**

File No. 00102338

Policy No. [REDACTED]

- g. Rules and Regulations of the Menard County Underground Water District as set forth in instrument recorded in Vol. 190, Page 432, Official Public Records, Menard County, Texas.**
- h. Order adopting rules for onsite sewage facilities recorded in Vol. 213, Page 16, Official Public Records, Menard County, Texas.**
- i. Rights or claims of adjoining property owners in and to that portion of the property, if any, which lies inside record title boundary but outside fences, and inside fences but outside record title boundary.**
- j. Apparent abandoned irrigation ditch or canal as set forth in Vol. 27, Page 598, Deed Records, Menard County, Texas and shown by plat recorded in Vol. 1, Page 30, Plat Records, Menard County, Texas.**
- k. Right of Way and Easement in favor of West Texas Utilities Company as set forth Vol. 55, Page 98, Deed Records, Menard County, Texas. "Title to said easement has not been investigated subsequent to the date thereof."**
- l. All matters as set forth in Certificate of Adjudication recorded in Vol. 101, Page 667, Deed Records, Menard County, Texas.**

**Menard Title & Abstract Co., Inc.**

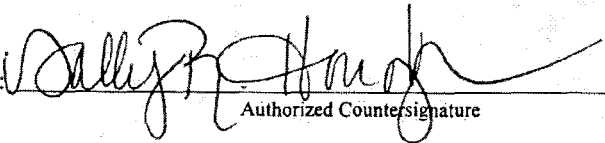
By:   
Authorized Countersignature (ODW/srh)

EXHIBIT "A"

Being a certain 32.907 acre tract of land located approximately five miles east of the City of Menard, Menard County, Texas, and consisting of 2.232 acres out of and a part of Survey No. 59, Abstract No. 524 and 30.675 acres out of and a part of Survey No. 60, Abstract No. 238, Menard County, Texas, being described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin set for the Northwest corner of said 32.907 acre tract, said pin bearing South 04° 40' 28" West a distance of 920.32 feet from the Northwest corner of said Survey No. 60;

THENCE South 00° 00' 00" East, a distance of 2592.95 feet to an iron pin in the North bank of the San Saba River for the Southwest corner of this tract;

THENCE South 85° 27' 50" East, a distance of 554.11 feet with the San Saba River for the Southeast corner of this tract;

THENCE North 00° 11' 07" West a distance of 2637.78 feet to a fence corner for the Northeast corner of this tract;

THENCE South 89° 53' 44" West a distance of 543.85 feet to the PLACE OF BEGINNING.

Being the same land conveyed to Carole Ann Waggoner by Dan Arnold and wife, Lois Arnold, by deed dated March 24, 1983, recorded in Volume 107, Page 774, Deed Records of Menard County, Texas.

Together with all water rights owned by Grantor herein under Certified Filing No. 300 as set forth in the records of real property of Menard County, Texas.

Bryan W. Shaw, Ph.D., *Chairman*  
Buddy Garcia, *Commissioner*  
Carlos Rubinstein, *Commissioner*  
Mark R. Vickery, P.G., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 11, 2011

Mr. Stan Williamson  
1510 W. Indiana Ave.  
Midland, Texas 79701

RE: Certificate of Adjudication No. 14-1818  
Request for Change of Ownership

Dear Mr. Williamson:

Based on the Warranty Deed and receipt of the \$100.00 change of ownership fee (Receipt No R110950), we are changing our records to reflect you as part owner of Certificate of Adjudication No. 14-1818.

Certificate of Adjudication No. 14-1818 authorizes the diversion and use of not to exceed 19.28 acre-feet of water per year from the San Saba River to irrigate 12.85 acres out of 26.92 acres, located in the J. Lindemann Survey 59, Abstract 524, in Menard County, Texas.

Please keep in mind that the 19.28 acre-feet per year of agricultural water rights under this certificate are appurtenant to the entire 26.92 acres of land referenced above. As such, a conveyance of **any portion** of these 26.92 acres by you, in the future, will automatically carry a **proportionate** share of the water rights to the new owner unless it **specifies otherwise** in the conveyance.

If you have any questions concerning this matter please contact **Sonia Crawford** via e-mail at [scrawfor@tceq.state.tx.us](mailto:scrawfor@tceq.state.tx.us) or by telephone at (512) 239-0636.

Sincerely,

A handwritten signature in cursive script that reads "Kellye Rila".

Kellye Rila, Manager  
Water Rights Permitting & Availability Section  
Water Supply Division

KR/sc

cc: Jane Vaughan

They made a mistake  
on # of acre ft of water  
it was suppose to be 23.69  
acre ft. I called and they  
found the mistake and are going  
to mail me the correction.

Talked to Sonia Crawford - 21-11 Stan

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

How is our customer service? [www.tceq.state.tx.us/goto/customersurvey](http://www.tceq.state.tx.us/goto/customersurvey)  
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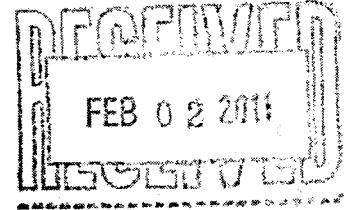
Bryan W. Shaw, Ph.D., *Chairman*  
Buddy Garcia, *Commissioner*  
Carlos Rubinstein, *Commissioner*  
Mark R. Vickery, P.G., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 24, 2011



Mr. Stan Williamson  
1510 W. Indiana Ave.  
Midland, Texas 79701

RE: Certificate of Adjudication No. 14-1818  
Request for Change of Ownership

Dear Mr. Williamson:

In a letter dated January 11, 2011, enclosed, we erroneously indicate that you received 19.28 acre-feet of water per year for agricultural purposes to irrigate 12.85 acres associated with Certificate of Adjudication No. 14-1818.

Upon further review of the Warranty Deed, it evidences that Jane Arnold Vaughan, Yvonne Meyer and Andra Arnold Stubbs sold a portion their property and all of the appurtenant agricultural water rights to you.

Therefore, we are updating our records to name you as part owner of Certificate of Adjudication No. 14-1818. The certificate authorizes you the right to divert and use not to exceed 23.68 acre-feet of water per year from the San Saba River to irrigate 15.78 acres out of 26.92 acres, located in the J. Lindemann Survey 59, Abstract 524, in Menard County, Texas.

Please keep in mind that the 23.68 acre-feet per year of agricultural water rights under this certificate are appurtenant to the entire 26.92 acres of land referenced above. As such, a conveyance of **any portion** of these 26.92 acres by you, in the future, will automatically carry a **proportionate** share of the water rights to the new owner unless it **specifies otherwise** in the conveyance.

If you have any questions concerning this matter please contact **Sonia Crawford** by telephone at (512) 239-0636 or via e-mail at [Sonia.crawford@tceq.texas.gov](mailto:Sonia.crawford@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "KR for".

Kellye Rila, Manager  
Water Rights Permitting & Availability Section  
Water Supply Division

KR/sc

cc: Jane Vaughan

---

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

How is our customer service? [www.tceq.state.tx.us/goto/customersurvey](http://www.tceq.state.tx.us/goto/customersurvey)

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TEXAS SECRETARY of STATE  
CARLOS CASCOS

[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

**Filing Number:**  
**Original Date of Filing:**  
**Formation Date:**  
**Tax ID:**  
**Duration:**

136737900  
August 23, 1995  
N/A  
17526156033  
Perpetual

**Entity Type:**  
**Entity Status:**  
  
**FEIN:**

Domestic For-Profit Corporation  
In existence

**Name:**  
**Address:**

STOUT ENERGY INC.  
P O BOX 7434  
MIDLAND, TX 79708 USA

<u>REGISTERED</u> <u>AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED</u> <u>ENTITIES</u>
<b>Name</b> Donovan S Stout		<b>Address</b> 4912 LANCASHIRE RD. Midland, TX USA			<b>Inactive Date</b>

Order

Return to Search

Instructions:  
● To place an order for additional information about a filing press the 'Order' button.





## Franchise Tax Account Status

As of: 03/09/2015 10:36:44 AM

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**This Page is Not Sufficient for Filings with the Secretary of State**

---

### STOUT ENERGY INC.

Texas Taxpayer Number 17526156033

Mailing Address PO BOX 7434  
MIDLAND, TX 79708-7434

Right to Transact Business ACTIVE  
in Texas

State of Formation TX

Effective SOS Registration 08/23/1995  
Date

Texas SOS File Number 0136737900

Registered Agent Name DONOVAN S STOUT

Registered Office Street 4912 LANCASHIRE RD.  
Address MIDLAND, TX

**WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING 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.**

**THE STATE OF TEXAS** X  
X **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF MENARD** X

**DATE:** February 7, 2014.

**GRANTORS:** **STAN WILLIAMSON and wife, LINDA WILLIAMSON.**  
1510 W. Indiana  
Midland, Midland County, Texas 79701

**GRANTEE:** **STOUT ENERGY, INC.**  
P. O. BOX 7434  
Midland, Midland County, Texas 79708

**CONSIDERATION:** Ten and no/100 Dollars (\$10.00) cash and other good and valuable consideration to us in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

**LAND:** Being 26.692 acres of land, more or less, lying and being situated in Menard County, Texas, and being more particularly described in Exhibit "A" which is attached hereto, incorporated herein and made a part hereof for all purposes the same as though it had been written verbatim herein; together with a Right-of-Way Easement abutting a public road as set forth in Volume 228, Page 511, Official Public Records of Menard County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping or improvements.

Any visible or apparent roadway or easement on, over, or across the subject property the existence of which does not appear of record.

Rights or claims of adjoining property owners in and to that portion of the property, if any, which lies inside record title boundary but outside fences, and inside fences but outside record title boundary.

Any land lying within the confines of any public or private roadway which the public or other persons might have acquired fee simple title or an easement by prescription, dedication, way of necessity, or otherwise, and subject to the rights of the public or other persons herein.

Order adopting rules for onsite sewage facilities recorded in Volume 213, Page 16, Official Public Records of Menard County, Texas.

84 8 134 2 100 1102  
100 1102 1102  
1102 1102 1102  
1102 1102 1102

Rules and regulations of Menard County Water Control and Improvement District #1 as set forth in instrument recorded in Volume 68, Page 471, Deed Records of Menard County, Texas.

Rules and regulations of the Menard County Underground Water District as set forth in instrument recorded in Volume 190, Page 432, Official Public Records of Menard County, Texas.

Specifications and Standards for Subdivisions as set forth in instrument recorded in Volume 229, Page 18, Official Public Records of Menard County, Texas.

Terms, conditions, and stipulations of Menard County Flood Damage Prevention Court Order as set forth in instrument recorded in Volume 123, Page 324, Deed Records of Menard County, Texas.

Apparent abandoned irrigation ditch or canal as set forth in Volume 27, Page 598, Deed Records of Menard County, Texas and shown by Plat recorded in Volume 1, Page 38, Plat Records of Menard County, Texas.

Right-of-Way Easement in favor of West Texas Utilities Company as set forth in Volume 55, Page 98, Deed Records of Menard County, Texas.

All matters as set forth in Certificate of Adjudication recorded in Volume 101, Page 667, Deed Records of Menard County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights privileges, and immunities relating thereto appearing in the Public Records.

Standby fees, taxes and assessments by any taxing authority for the year 2014 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Any titles or rights asserted by anyone, including, but not limited to, persons, the Public, corporations, governments or other entities,

- a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
- b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
- c. to filled-in lands, or artificial islands, or
- d. to statutory water rights, including riparian rights, or
- e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across the area.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey the property to Grantee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, its successors or assigns forever.

Grantors hereby bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all

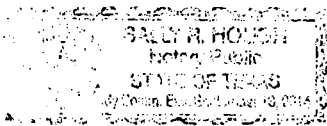
and singular the property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to warranty.

Stan Williamson  
STAN WILLIAMSON

Linda Williamson  
LINDA WILLIAMSON

THE STATE OF TEXAS           X  
  
COUNTY OF MENARD           X

This instrument was acknowledged before me on the 7th day of February, 2014, by Stan Williamson and wife, Linda Williamson.



Sally R. Hough  
NOTARY PUBLIC, STATE OF TEXAS.

\_\_\_\_\_  
TYPED OR PRINTED NAME OF NOTARY.  
MY COMMISSION EXPIRES: \_\_\_\_\_

# Watson & Associates of Mason

PROFESSIONAL ENGINEERS, LAND SURVEYORS &  
PLANNERS

P.O. Box 463, Mason, Texas 76856, (325) 347-6883, Fax (325) 347-5522  
201 Westmoreland Street, Mason, Texas 76856, Toll free (877) 347-6883  
E-mail [REDACTED]

**LEGAL DESCRIPTION:** Being 26.692 acres of land out of the Jno. Lindemann Survey No. 59, Abstract No. 524 in Menard County, Texas and being that certain 10.46 acre tract conveyed to Jane Arnold Vaughan, Andra Arnold Stubbs, Yvonne Arnold Meyer by deed recorded in Volume 108, Page 590 of the Deed Records of Menard County, Texas; Said 26.692 acre tract being more particularly described as follows and as surveyed under the supervision of Watson & Associates of Mason in June, 2004:

**BEGINNING** at an iron pipe found at a fence corner post found in the south line of that certain 177.32 acre tract described in Volume 97, Page 825 of said Deed Records for the northwest corner of that certain 32.907 acre tract conveyed to Carole Ann Waggoner by deed recorded in Volume 107, Page 774 of said Deed Records and the northeast corner hereof;

**THENCE** South 00°00'00" East a distance of 2646.01 feet along the west line of said 32.907 acre tract to a point in the north bank of the San Saba River for the southwest corner of said 32.907 acre tract and the southeast corner hereof and from which an iron pipe found bears North a distance of 53.19 feet;

**THENCE** along the general meanders of the north bank of said San Saba River the following 28 courses:

1. North 45°00'46" West a distance of 78.25 feet to a point;
2. North 51°09'02" West a distance of 61.27 feet to a point;
3. North 38°09'41" West a distance of 62.40 feet to a point;
4. North 59°43'00" West a distance of 78.45 feet to a point;
5. North 75°56'12" West a distance of 65.98 feet to a point;
6. South 76°14'20" West a distance of 76.95 feet to a point;
7. South 53°31'43" West a distance of 71.06 feet to a point;
8. South 82°28'58" West a distance of 53.42 feet to a point;
9. South 74°42'47" West a distance of 99.25 feet to a point;
10. North 59°39'45" West a distance of 61.66 feet to a point;
11. North 00°06'15" East a distance of 66.85 feet to a point;

*for AA, [signature]*

*Sw*

1

pg 2 of 3

12. North 23°50'11" East a distance of 94.10 feet to a point;
13. North 53°18'40" East a distance of 182.39 feet to a point;
14. North 43°27'53" East a distance of 71.24 feet to a point;
15. North 30°01'33" East a distance of 104.08 feet to a point;
16. North 48°44'57" East a distance of 84.22 feet to a point;
17. North 02°24'17" West a distance of 79.14 feet to a point;
18. North 21°55'31" East a distance of 91.11 feet to a point;
19. North 11°13'00" East a distance of 106.93 feet to a point;
20. North 11°51'56" East a distance of 85.84 feet to a point;
21. North 06°31'05" West a distance of 126.56 feet to a point;
22. North 47°47'49" West a distance of 96.50 feet to a point;
23. North 35°26'52" West a distance of 62.04 feet to a point;
24. North 55°18'46" West a distance of 79.44 feet to a point;
25. North 74°59'36" West a distance of 57.67 feet to a point;
26. South 84°57'15" West a distance of 131.15 feet to a concrete marker found for the southeast corner of that certain 39.808 acre tract conveyed to V.L.B. by deed recorded in Volume 71, Page 103 of said Deed Records and the southwest corner hereof and from which an iron rod found bears North 20°24'59" West a distance of 2.13 feet;

THENCE North 00°03'28" West a distance of 1443.01 feet along the east line of said 39.808 acre tract to a fence corner post found with a disturbed concrete marker found at base of post in the south line of said 177.32 acre tract for the northeast corner of said 39.808 acre tract and the northwest corner hereof;

THENCE North 89°46'40" East a distance of 563.22 feet along the south line of said 177.32 acre tract to the POINT OF BEGINNING containing 26.692 acres more or less.

Note: Bearings are based on the west line of said 32.907 acre tract. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:

Mark R. Watson, RPLS  
Job No. M0400475

June 25, 2004



*for A.A., you*

*SLW*

2

pg 3 of 3

FILED FOR RECORD IN  
Menard County  
Ann Kothmann  
COUNTY CLERK

ON: Feb 12, 2014 AT 01:19P

as  
Recordings

Document Number: 00014622

Vol 243 Ps 96

Receipt Number - 2680

By,

Rhonda Cox, Deputy

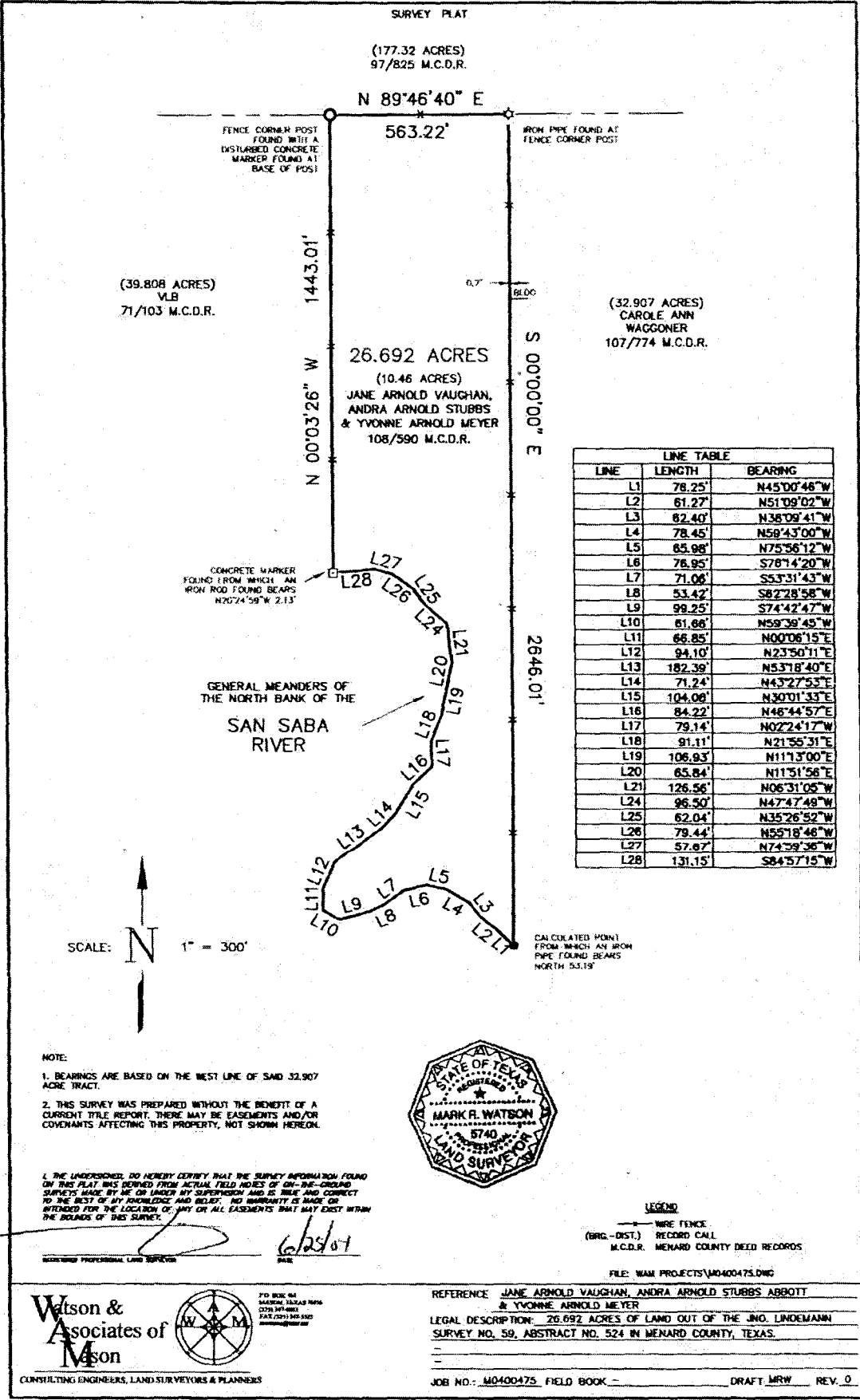
STATE OF TEXAS COUNTY OF MENARD  
I hereby certify that this instrument was filed  
on the date and time stamped hereon by me and  
was duly recorded in the volume and page of  
the named records of:

Menard County

as stamped hereon by me.

Feb 12, 2014

Ann Kothmann, District and County Clerk  
Menard County





WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING 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.

THE STATE OF TEXAS

X

COUNTY OF MENARD

X

KNOW ALL MEN BY THESE PRESENTS:

DATE:

September 30<sup>th</sup>, 2010.

GRANTORS:

JANE ARNOLD VAUGHAN.

14 Greenway Plaza, #5-0  
Houston, Texas 77046

YVONNE MEYER.

c/o JANE ARNOLD VAUGHAN  
14 Greenway Plaza, #5-0  
Houston, Texas 77046ANDRA ARNOLD STUBBS, nka ANDRA ARNOLD STUBBS  
ABBOTT.14 Greenway Plaza, #5-0  
Houston, Texas 77046

Grantors herein all disclaim any homestead rights to the property herein conveyed, and all of us own and claim other properties in The State of Texas as being our respective legal and constitutional homesteads as afforded us as being exempt from forced sale.

GRANTEE:

STAN WILLIAMSON.

1510 W. Indiana Avenue  
Midland, Texas 79701

**CONSIDERATION:** Ten and no/100 Dollars (\$10.00) cash in hand paid to us by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

**LAND:** Being 26.92 acres of land situated in Menard County, Texas, and being more particularly described in Exhibit "A" which is attached hereto, incorporated herein and made a part hereof for all purposes the same as though it had been written verbatim herein; together with a Right-of-Way Easement abutting a public road as set forth in Volume 228, Page 511, Official Public Records of Menard County, Texas.

★ **RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** ★

Rules and regulations of Menard County Water Control and Improvement District #1 as set forth in instrument recorded in Volume 68, Page 471, Deed Records of Menard County, Texas.

Rules and regulations of the Menard County Underground Water District as set forth in instrument recorded in Volume 190, Page 432, Official Public Records of Menard County, Texas.



True and Correct  
Copy of Original  
Filed in Menard  
County Clerks Office

RECEIVED  
TCEQ  
WATER SUPPLY DIV.

2010 DEC 23 PM 12 58

Order adopting rules for onsite sewage facilities recorded in Volume 213, Page 16, Official Public Records of Menard County, Texas.

Specifications and Standards for Subdivisions as set forth in instrument recorded in Volume 189, Page 592, Official Public Records of Menard County, Texas.

Terms, conditions, and stipulations of Menard County Flood Damage Prevention Court Order as set forth in instrument recorded in Volume 123, Page 324, Deed Records of Menard County, Texas.

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

Any visible or apparent roadway or easement on, over or across the subject property, the existence of which does not appear of record.

Any land lying within the confines of any public or private roadway which the public or other persons might have acquired fee simple title or an easement by prescription, dedication, way of necessity, or otherwise, and subject to the rights of the public or other persons herein.

Apparent abandoned irrigation ditch or canal as set forth in Volume 27, Page 598, Deed Records of Menard County, Texas, and shown by plat recorded in Volume 1, Page 30, Plat Records of Menard County, Texas.

Right-of-Way and Easement in favor of West Texas Utilities Company as set forth in Volume 55, Page 98, Deed Records of Menard County, Texas.

★ All matters as set forth in Certificate of Adjudication recorded in Volume 101, Page 667, Deed Records of Menard County, Texas.

Standby fees, taxes and assessments by any taxing authority for the year 2010 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Any titles or rights asserted by anyone, including, but not limited to, persons, the Public, corporations, governments or other entities,

- a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
- b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
- c. to filled-in lands, or artificial islands, or
- d. to statutory water rights, including riparian rights, or
- e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across the area.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey the property to Grantee, together with all and singular the rights and appurtenances thereto in any wise



True and Correct  
Copy of Original  
Filed in Menard  
County Clerks Office

belonging, to have and hold it to Grantee, his heirs, executors, administrators, successors or assigns forever.

Grantors hereby bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to warranty.

Jane Arnold Vaughan  
JANE ARNOLD VAUGHAN

Yvonne Meyer  
YVONNE MEYER

Andra Abbott  
ANDRA ARNOLD STUBBS NKA ANDRA ARNOLD ABBOTT

THE STATE OF TEXAS                   X

COUNTY OF MENARD                   X

October, 2010, by Jane Arnold Vaughan.                   5<sup>th</sup> day of

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS.

TYPED OR PRINTED NAME OF NOTARY.  
MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS                   X

COUNTY OF Harris                   X

# EXHIBIT "A"

## Watson & Associates of Mason

PROFESSIONAL ENGINEERS, LAND SURVEYORS &  
PLANNERS

P.O. Box 463, Mason, Texas 76856, (325) 347-6883, Fax (325) 347-5522  
201 Westmoreland Street, Mason, Texas 76856, Toll free (877) 347-6883  
E-mail [REDACTED]

**LEGAL DESCRIPTION:** Being 26.692 acres of land out of the Jno. Lindemann Survey No. 59, Abstract No. 524 in Menard County, Texas and being that certain 10.46 acre tract conveyed to Jane Arnold Vaughan, Andra Arnold Stubbs, Yvonne Arnold Meyer by deed recorded in Volume 108, Page 590 of the Deed Records of Menard County, Texas; Said 26.692 acre tract being more particularly described as follows and as surveyed under the supervision of Watson & Associates of Mason in June, 2004:

**BEGINNING** at an iron pipe found at a fence corner post found in the south line of that certain 177.32 acre tract described in Volume 97, Page 825 of said Deed Records for the northwest corner of that certain 32.907 acre tract conveyed to Carole Ann Waggoner by deed recorded in Volume 107, Page 774 of said Deed Records and the northeast corner hereof;

**THENCE** South 00°00'00" East a distance of 2646.01 feet along the west line of said 32.907 acre tract to a point in the north bank of the San Saba River for the southwest corner of said 32.907 acre tract and the southeast corner hereof and from which an iron pipe found bears North a distance of 53.19 feet;

**THENCE** along the general meanders of the north bank of said San Saba River the following 26 courses:

1. North 45°00'46" West a distance of 76.25 feet to a point;
2. North 51°09'02" West a distance of 61.27 feet to a point;
3. North 38°09'41" West a distance of 62.40 feet to a point;
4. North 59°43'00" West a distance of 78.45 feet to a point;
5. North 75°56'12" West a distance of 65.98 feet to a point;
6. South 76°14'20" West a distance of 76.95 feet to a point;
7. South 53°31'43" West a distance of 71.06 feet to a point;
8. South 62°28'58" West a distance of 53.42 feet to a point;
9. South 74°42'47" West a distance of 99.25 feet to a point;
10. North 59°39'45" West a distance of 61.66 feet to a point;
11. North 00°06'15" East a distance of 66.85 feet to a point;

*per AA, gm*

*Sw*

1

pg 2 of 3



True and Correct  
Copy of Original  
Filed in Menard  
County Clerks Office

12. North 23°50'11" East a distance of 94.10 feet to a point;
13. North 53°18'40" East a distance of 182.39 feet to a point;
14. North 43°27'53" East a distance of 71.24 feet to a point;
15. North 30°01'33" East a distance of 104.08 feet to a point;
16. North 46°44'57" East a distance of 84.22 feet to a point;
17. North 02°24'17" West a distance of 79.14 feet to a point;
18. North 21°55'31" East a distance of 91.11 feet to a point;
19. North 11°13'00" East a distance of 106.93 feet to a point;
20. North 11°51'56" East a distance of 65.84 feet to a point;
21. North 06°31'05" West a distance of 126.56 feet to a point;
22. North 47°47'49" West a distance of 96.50 feet to a point;
23. North 35°26'52" West a distance of 62.04 feet to a point;
24. North 55°18'46" West a distance of 79.44 feet to a point;
25. North 74°59'36" West a distance of 57.67 feet to a point;
26. South 84°57'15" West a distance of 131.15 feet to a concrete marker found for the southeast corner of that certain 39.808 acre tract conveyed to V.L.B. by deed recorded in Volume 71, Page 103 of said Deed Records and the southwest corner hereof and from which an iron rod found bears North 20°24'59" West a distance of 2.13 feet;

THENCE North 00°03'26" West a distance of 1443.01 feet along the east line of said 39.808 acre tract to a fence corner post found with a disturbed concrete marker found at base of post in the south line of said 177.32 acre tract for the northeast corner of said 39.808 acre tract and the northwest corner hereof;

THENCE North 89°46'40" East a distance of 563.22 feet along the south line of said 177.32 acre tract to the **POINT OF BEGINNING** containing 26.692 acres more or less.

Note: Bearings are based on the west line of said 32.907 acre tract. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:

  
Mark R. Watson, RPLS  
Job No. M0400475

June 25, 2004



*for At, you*

*SW*

2

pg 3 of 3



True and Correct  
Copy of Original  
Filed in Menard  
County Clerks Office

12620

Filed for Record in my Office  
the 5 day of October 2010  
at 11:45 o'clock A.M.  
Polly Reeves  
County Clerk, Menard County, Texas  
by Ann Kotheimer, dep.

FILED

AT 11:45 O'CLOCK A.M.  
ON THE 5 DAY OF October  
A.D., 2010.

Polly Reeves

COUNTY CLERK, MENARD CO., TEXAS

BY Ann Kotheimer  
DEPUTY

STATE OF TEXAS

COUNTY OF MENARD

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 Official Public Records of Menard County, Texas.



Polly Reeves  
County Clerk, Menard County, Texas

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RECORDED 10-5-10  
True and Correct  
Copy of Original  
Filed in Menard  
County Clerks Office