

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Stephanie Burgeron Purdue, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 9, 2018

Henry T. Mangham
270 County Road 130
Mullin, TX 76864-3141

RE: Change of Ownership
Certificate of Adjudication No. 14-1753

Dear Mr. Mangham:

This acknowledges the receipt of the Change of Ownership form for Certificate of Adjudication No. 14-1753 on August 17, 2013.

Enclosed is a copy of the *TCEQ Water Rights Change of Ownership Memorandum*.

If you have any questions concerning this matter, please contact **Erik Shtaygrud** via e-mail at Erik.Shtaygrud@tceq.texas.gov or by telephone at (512) 239-4658.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Joseph Nicosia", with a long horizontal line extending to the right.

R. Joseph Nicosia, Team Leader, MC 160
Water Rights Compliance Assurance Team
Water Availability Division

Enclosure

RJN/es

TCEQ Water Rights Change of Ownership Memorandum

To: Records Management
From: Permit Support Compliance and
Groundwater Section Water
Availability Division

Date: July 9, 2018
Certificate of Adjudication No. 14-1753
Source County: Mills
Source Basin: Colorado

Subject: Change of Ownership

Delete: Catherine Mangham and Charles Mangham; as owners

Add: Henry T. Mangham; as owner

Conveyance Documents Reviewed

Title	Dated	Volume	Page
Warranty Deed	10/12/2002	253	566
Trust Termination and Land Exchange Agreement	10/12/2002		

The change of ownership form and \$100 recording fee (Receipt No. R334422) were received from Henry T. Mangham (Applicant) on August 17, 2013. The review of the submittal documents was completed on July 9, 2018. The conclusions in this memo are based upon a review of the above mentioned conveyance documents filed in the Official Public Records of Mills County, Texas. The conclusions are subject to change if additional information is received.

Ownership of Record with Addresses and Remarks:

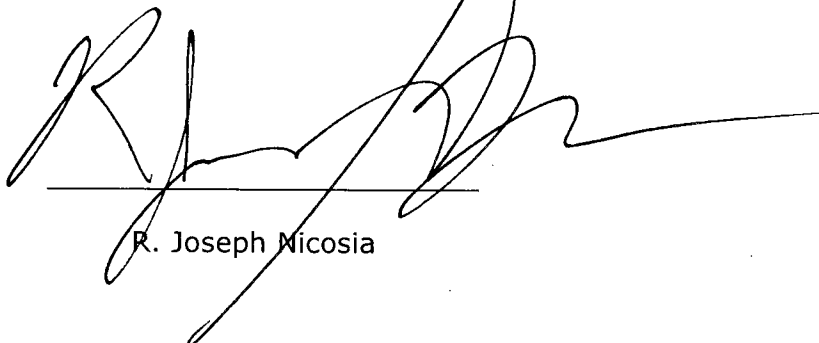
1. Henry T. Mangham
270 CR 130
Mullin, TX 76864-3141

The ownership interest has been apportioned as follows:

Authorization 1: A diversion of 52 acre-feet of water per year for Agricultural Purposes from an 82.5 acre-foot reservoir, which is exempt pursuant to TWC Section 11.142, on Pompey Creek, Colorado River Basin, to irrigate 26 acres of land out of a 186.35-acre tract located in the Hays County School Land Survey 123, Abstract 319, Mills County, Texas.

Owner Names
Henry T. Mangham

This agricultural water right is appurtenant to the entire larger tract. As such, a conveyance of any portion of these acres will automatically carry a proportionate share of the water right to the new owner unless the water right is reserved in the conveyance.



R. Joseph Nicosia

WARRANTY DEED

Date: 12 SEPT., 2002

Grantors: Henry Thomas Mangham, Joseph Scott Mangham, and Jon Charles Mangham, as Co-Trustees of the Mangham Family Trust under Agreement dated December 28, 1990

Grantors' Mailing Address (including county):

%Jon Charles Mangham

1904 GLIDEWELL RD

Mineral Wells, Texas PALO PINTO Co

Grantee: Henry Thomas Mangham

Grantee's Mailing Addresses (including county):

RT 1 BOX 83

MULLIN, Texas MILLS Co.

Consideration: One Dollar (\$1.00) and other good and valuable consideration

Property (including any improvements):

Tract of land in Mills County, Texas, described by metes and bounds on Exhibit "C" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to Deeds of Trust Liens and indebtedness and to all prior oil, gas and mineral reservations of record and any and all restrictions, covenants, conditions and easements, if any, relating to the property conveyed, but only to the extent they are still in effect and shown of record, and to all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein described property.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators and assigns forever. Grantors bind Grantors and Grantors' successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators 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 conveyance and warranty.

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

EXHIBIT "C"

All of the following described property, lying and situated in the County of Mills, in the State of Texas, to-wit:

186.35 acres of land in Block 96 of the Hays County School Land Survey 123, Mills County, Texas, said Block 96 being shown on a map recorded in Vol. 7, Page 372, Mills County Transcribed Deed Records. Said 186.35 acre tract is a part of that land that G. M. Patrick, et ux, deeded to J. L. Aldridge by deed dated February 19, 1949, and recorded in Vol. 101, page 620, Mills County Deed Records.

BEGINNING at a point located on the north line of said Block 96 and on the east line of the F M Highway 573. Said point is located 40 feet S 88° 6' E of the center of said highway and 1 ft. S 88° 6' E of an iron stake and corner post. Said beginning point is also located 40 ft. S 88° 6' of the NW corner of said Block 96 and the SW corner of Block 97.

THENCE South 981.97 varas along the east line of said highway to a point located on the north line of a public road. Said point is located 31.5 ft. N 87° 8' W of and 7 ft. North of an iron stake and corner post.

THENCE S 87° 8' E 1060.63 varas along the north line of said public road and along the general course of a fence line to a point located on the east line of said Block 96. Said point is located 3 ft. N 0° 16' E of an iron stake and corner post.

THENCE N 0° 16' E 999.72 varas along a fence line to an iron stake and corner post located at the NE corner of said Block 96 and the NW corner of Block 95.

THENCE N 88° 6' W 1064.52 varas along a fence line to the placing of beginning.

Signed on the day and date first above written.

MANGHAM FAMILY TRUST

Henry Thomas Mangham
HENRY THOMAS MANGHAM

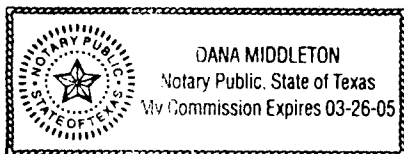
Joseph Scott Mangham
JOSEPH SCOTT MANGHAM

Jon Charles Mangham
JON CHARLES MANGHAM

Co-Trustees

THE STATE OF TEXAS §
COUNTY OF Comanche §

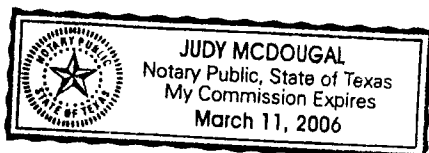
This instrument was acknowledged before me on the 19th day of September, 2002,
by HENRY THOMAS MANGHAM.



Dana Middleton
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF _____ §

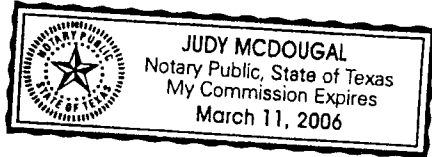
This instrument was acknowledged before me on the 12th day of September, 2002,
by JOSEPH SCOTT MANGHAM.



Judy McDougal
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the 12th day of September, 2002,
by JON CHARLES MANGHAM.




Notary Public, State of Texas

After recording return to:
Allan Howeth
Cantey & Hanger, L.L.P.
801 Cherry St., Suite 2100
Fort Worth, TX 76102

Prepared in the law office of:
Allan Howeth
Cantey & Hanger, L.L.P.
801 Cherry St., Suite 2100
Fort Worth, TX 76102

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED

AT 11:35 O'CLOCK A M
ON THE 27 DAY OF Sept
A.D., 20 02.


COUNTY CLERK, MILLS CO., TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF MILLS

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 Real Records of
Mills County, Texas.




County Clerk, Mills County, Texas

VOL. 253 PAGE 566

RECORDED 9-27-2002
11:40 P.M.

**TRUST TERMINATION
AND
LAND EXCHANGE AGREEMENT**

RECEIVED

2016 APR 28 A 10:51

This agreement is entered into on this the 12 day of 5 WATER AVAILABILITY DIV, ²⁰⁰² by and between CHARLES H. MANGHAM, CATHERINE ROSE MANGHAM, HENRY THOMAS MANGHAM, JOSEPH SCOTT MANGHAM, and JON CHARLES MANGHAM, on the following terms and conditions.

1. By Trust Agreement dated December 28, 1990, CHARLES H. MANGHAM and CATHERINE ROSE MANGHAM as Grantors, established the MANGHAM FAMILY TRUST, with HENRY THOMAS MANGHAM, JOSEPH SCOTT MANGHAM and JON CHARLES MANGHAM as Co-Trustees and Beneficiaries. The Trust Agreement provides that during the continuation of the Trust, the Trustees can make discretionary distributions of assets from the Trust. The Trust is to terminate five (5) years following the death of CHARLES H. MANGHAM. Upon termination, the assets of the Trust are to be distributed in equal shares to HENRY THOMAS MANGHAM, JOSEPH SCOTT MANGHAM and JON CHARLES MANGHAM.

2. Over a period of several years, commencing in 1990 and continuing through 1997, CHARLES H. MANGHAM and CATHERINE ROSE MANGHAM have conveyed to the Trustees of the MANGHAM FAMILY TRUST, as gifts, undivided interests in certain tracts of land in Palo Pinto County, Texas, consisting of 2 tracts of 518.423 acres and 230.072 acres, described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. As a result of the conveyances, the Trustees hold title to an undivided .83224 interest in the 2 tracts of land described on Exhibit "A.". The balance of the interest in the 2 tracts of land described on

this agreement, will constitute an even exchange in values which all of them acknowledge is fair and equitable, without payment of any cash or differential between any of the parties.

7. As a result of this agreement, and its performance by conveyances to be placed of record in the office of the County Clerks of the respective counties, the following will be the ownership of the several tracts of land:

Tracts No. 1 and 4, of the Palo Pinto County, Texas, land described on Exhibit "B" will be owned by JON CHARLES MANGHAM.

Tracts No. 2 and 3, of the Palo Pinto County, Texas, land described on Exhibit "B" will be owned by JOSEPH SCOTT MANGHAM.

The Mills County, Texas, property described on Exhibit "C" will be owned by HENRY THOMAS MANGHAM.

The 2 tracts of land in Palo Pinto County, Texas, described on Exhibit "A" attached hereto, will be owned by CHARLES H. MANGHAM and CATHERINE ROSE MANGHAM, and Tract No. 5, land in Palo Pinto County, Texas, described on Exhibit "B" attached hereto, will remain in the ownership of CHARLES H. MANGHAM and CATHERINE ROSE MANGHAM.

8. Each of the parties hereto agrees to execute such Warranty Deeds, and other instruments, either contemporaneous with this agreement or at a later time, as shall be necessary to carry out the purpose and intent of this agreement.

9. This agreement shall be governed by Texas law, and shall be performable in Palo Pinto County, Texas.

10. Any remaining cash or other assets in the MANGHAM FAMILY TRUST, after payment of all expenses and obligations, shall be distributed equally to HENRY THOMAS MANGHAM, JOSEPH SCOTT MANGHAM and JON CHARLES MANGHAM.

EXHIBIT "C"

All of the following described property, lying and situated in the County of Mills, in the State of Texas, to-wit:

186.35 acres of land in Block 96 of the Hays County School Land Survey 123, Mills County, Texas, said Block 96 being shown on a map recorded in Vol. 7, Page 372, Mills County Transcribed Deed Records. Said 186.35 acre tract is a part of that land that G. M. Patrick, et ux, deeded to J. L. Aldridge by deed dated February 19, 1949, and recorded in Vol. 101, page 620, Mills County Deed Records.

BEGINNING at a point located on the north line of said Block 96 and on the east line of the F M Highway 573. Said point is located 40 feet S 88° 6' E of the center of said highway and 1 ft. S 88° 6' E of an iron stake and corner post. Said beginning point is also located 40 ft. S 88° 6' of the NW corner of said Block 96 and the SW corner of Block 97.

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THENCE N 88° 6' W 1064.52 varas along a fence line to the placing of beginning.

DATED on the day and date first above written.

Charles H Mangham
CHARLES H. MANGHAM

Catherine Rose Mangham
CATHERINE ROSE MANGHAM

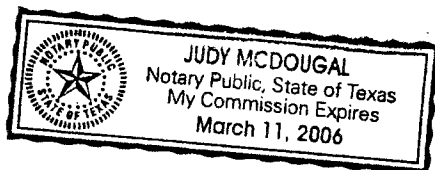
Henry Thomas Mangham
HENRY THOMAS MANGHAM,
as Co-Trustee and Individually

Joseph Scott Mangham
JOSEPH SCOTT MANGHAM,
as Co-Trustee and Individually

Jon Charles Mangham
JON CHARLES MANGHAM,
as Co-Trustee and Individually

STATE OF TEXAS §
COUNTY OF _____ §

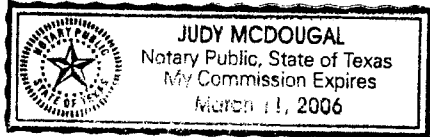
SUBSCRIBED AND SWORN TO BEFORE ME on the 12th day of
September, 2002, by CHARLES H. MANGHAM.



Judy McDougal
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

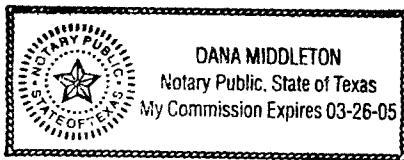
SUBSCRIBED AND SWORN TO BEFORE ME on the 12th day of September, 2002, by CATHERINE ROSE MANGHAM.



Judy McDougal
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Comanche §

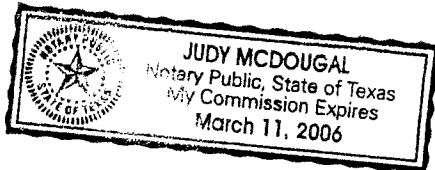
SUBSCRIBED AND SWORN TO BEFORE ME on the 19th day of September, 2002, by HENRY THOMAS MANGHAM.



Dana Middleton
Henry Thomas Mangham
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

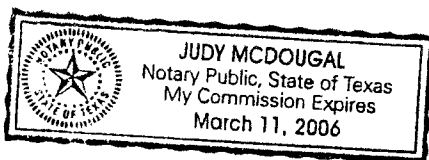
SUBSCRIBED AND SWORN TO BEFORE ME on the 12th day of September, 2002, by JOSEPH SCOTT MANGHAM.



Judy McDougal
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

SUBSCRIBED AND SWORN TO BEFORE ME on the 12th day of September, 2002, by JON CHARLES MANGHAM.



Judy McDougal
Notary Public, State of Texas



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. 1753

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: Henry T. Mangham

Address: 270/CR 130 Mullin, Tx. 76864

Telephone No(s): Home: (325) 985-3771 Office: _____ Fax: _____

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.

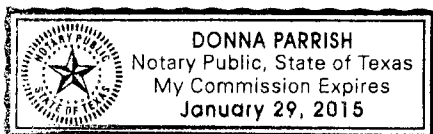
Henry T. Mangham
Name (sign)

Henry T. Mangham
Name (print)

Name (sign)

Name (print)

Subscribed and sworn to me as being true and correct before me this 2nd day of August, 2013



Donna Parrish
Notary Public, State of Texas



08-AUG-13 09:10 AM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

RECEIVED
AUG 09 2013

Fee Description	Fee Code	Account#	Account Name	Ref#1	Check Number	CC Type	Slip Key	Tran Date	Tran Amount
				Ref#2	Card Auth.	Tran Code	Document#		
WTR USE PERMITS	WUP			Paid In By	User Data	Rec Code			
	WUP			R334420	5921		BS00030120	08-AUG-13	-\$100.00
	WUP			2471	080713	N	D3805294		
	WATER USE PERMITS			CHILDRESS, JAMES A/LAW OFC	RCROWDER	CK			
	WUP			R334421	7338		BS00030120	08-AUG-13	-\$100.00
	WUP			5097	080713	N	D3805294		
	WATER USE PERMITS			WOELFEL, STACIE R/WARREN M	RCROWDER	CK			
	WUP			R334422	2892		BS00030120	08-AUG-13	-\$100.00
	WUP			ADJ1753	080713	N	D3805294		
	WATER USE PERMITS			MANGHAM, TOMMY/DONNA	RCROWDER	CK			
Total (Fee Code) :									-\$300.00



Common Land Unit

- Cropland / / Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

RECEIVED
 2016 APR 28 A 10 51
 WATER AVAILABILITY DIV.

2016 Program Year

Map Created October 22, 2015

Farm 8197

Tract 6454

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
REPORT OF SURFACE WATER USED FOR THE YEAR ENDING DECEMBER 31, 2010**

for

TYPE: **6**

WATER RIGHT NO: **1753**

USE: **3 Irrigation**

OWNER:

If you have a change in name, address or ownership, please indicate the changes on this form. NOTE: Changing ownership also requires recorded documents such as deed(s) and in case of inheritance, will, probate order, and will inventory. Per Texas statutes, a fee of \$100.00 will be charged for each transfer or name change.

Instructions for completing the form are enclosed. 1 Acre-Foot = 325,851 Gallons

	Maximum Diversion Rate (Specify: <input type="checkbox"/> CFS or <input type="checkbox"/> GPM)	Monthly Diverted Amount ** (acre-feet)	Monthly Consumed Amount** (acre-feet)	Monthly Return Flow (acre-feet)
January	- 0 -	- 0 -	- 0 -	- 0 -
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
	- 0 - Total:	- 0 -	- 0 -	- 0 -

** The Monthly Diverted Amount and Monthly Consumed Amount may be the same; if they are, record them under both the Monthly Diverted Amount and the Monthly Consumed Amount columns.

For Irrigation Use Only: Indicate the number of acres irrigated, the months and the type of crops grown in the space below:

Crop: _____ Months: _____ Acres: _____
Crop: _____ Months: _____ Acres: _____

ALL USERS MUST EXECUTE THE FOLLOWING

I, Henry Thomas Mangham (print your name), hereby certify that the above is true and correct to the best of my knowledge and belief.

Henry Thomas Mangham
(Signature)

NOTARY

Witness my hand at _____, Texas, this the _____ day of _____, 20____.

(Signature)

Return this form by March 1, 2011 to:
Texas Commission On Environmental Quality ♦ Water Rights Permitting MC 160 ♦ P.O. Box 13087 ♦ Austin TX 78711-3087
Telephone: (512) 239-4691

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
REPORT OF SURFACE WATER USED FOR THE YEAR ENDING DECEMBER 31, 2012**

for

TYPE: **6**

WATER RIGHT NO: **1753**

USE: **3 Irrigation**

TWDB ACCT#:

OWNER:

If you have a change in name, address or ownership, please indicate the changes on this form. NOTE: Changing ownership also requires recorded documents such as deed(s) and in case of inheritance, will, probate order, and will inventory. Per Texas statutes, a fee of \$100.00 will be charged for each transfer or name change.

Instructions for completing the form are enclosed. 1 Acre-Foot = 325,851 Gallons

	Maximum Diversion Rate (Specify: <input type="checkbox"/> CFS or <input type="checkbox"/> GPM)	Monthly Diverted Amount ** (acre-feet)	Monthly Consumed Amount** (acre-feet)	Monthly Return Flow (acre-feet)
January	- 0 -	- 0 -	- 0 -	- 0 -
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
	- 0 - Total:	- 0 -	- 0 -	- 0 -

Comments:

** The Monthly Diverted Amount and Monthly Consumed Amount may be the same; if they are, record them under both the Monthly Diverted Amount and the Monthly Consumed Amount columns.

For Irrigation Use Only: Indicate the number of acres irrigated, the months and the type of crops grown in the space below:

Crop: _____ Months: _____ Acres: _____

Crop: _____ Months: _____ Acres: _____

Signature: Henry Thomas Mangham

Date: 8-1-2013

Contact Name: Henry T. Mangham

Print Name

325/985-3771

Telephone Number

Return this form by March 1, 2013 to:

Texas Commission on Environmental Quality ♦ Water Rights Permitting MC 160 ♦ P.O. Box 13087 ♦ Austin TX 78711-3087
Telephone (512) 239-4691


[Home](#) [Return to Search](#) [Print](#)
[Property Year 2017](#) [Tax Summary](#) [Map/Gis](#)

Information Updated 6/20/2017

Property ID: R000003732 Geo ID: 2031900002600

[< Previous Property](#) [2 / 6](#) [Next Property >](#)
**** Property Alert **** This property's 2017 value(s) are preliminary and un-certified.

Property Details

Ownership

MANGHAM HENRY THOMAS

270 CR 130
MULLIN, TX 76864

Ownership Interest: 1.0000000

L-05

Available Actions

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 1.000, HOUSE, HAYS COUNTY SCH LANDS, ABST-319

Situs: FM 573 620 N

Property Valuation History

Values by Year		2017	2016	2015	2014	2013	n/a
Improvements	+	\$92,190	\$89,510	\$89,510	\$86,110	\$87,960	\$0
Land	+	\$2,200	\$2,200	\$2,200	\$2,000	\$2,350	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$94,390	\$91,710	\$91,710	\$88,110	\$90,310	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$94,390	\$91,710	\$91,710	\$88,110	\$90,310	\$0

Improvement / Buildings Improvement Value: \$92,190

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	M	MAIN	1956	2,172	276
2	CV	COV PORCH	1956	640	176
3	CV	COV PORCH	1956	560	124
4	CV	COV PORCH	1956	68	42
5	ACC	ATT CP/CONC	2014	393	79

Land Details Market Value: \$2,200 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
M04	1.000	43,560	0	0		2,200	0

Deed History

Sold By	Volume	Page	Deed Date	Instrument
MANGHAM CHARLES	253	566	9/27/2002	WARR DEED
MANGHAM CHARLES	253	566	9/27/2002	WARR DEED

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
GM	MILLS CO	94,390	\$0.6872	0.006872	\$648.65
IMU	MULLIN ISD	94,390	\$1.04	0.0104	\$981.66
SR	RD & BR	94,390	\$0.1124	0.001124	\$106.09
Total Estimation			\$1.8396	0.018396	\$1,736.40

The above property tax estimation is not a tax bill. Do not pay.
 Click here to view actual Property Tax Bill.

Southwest Data Solutions provides this information "as is" without warranty of any kind.
 Southwest Data Solutions is not responsible for any errors or omissions.


[Home](#) [Return to Search](#) [Print](#)
Property Year 2017 [Tax Summary](#) [Map/Gis](#)

Information Updated 6/20/2017

Property ID: R000003730 Geo ID: 2031900002500

< Previous Property 1 / 6 Next Property >

**** Property Alert **** This property's 2017 value(s) are preliminary and un-certified.**Property Details****Ownership****Available Actions**

MANGHAM HENRY THOMAS

270 CR 130
MULLIN, TX 76864

Ownership Interest: 1.0000000

L-05

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 171.000, BARNS, HAYS COUNTY SCH LANDS, ABST-319

Situs: FM 573 620 N

Property Valuation History

Values by Year		2017	2016	2015	2014	2013	n/a
Improvements	+	\$4,330	\$4,200	\$4,200	\$4,200	\$4,200	\$0
Land	+	\$0	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$376,200	\$376,200	\$376,200	\$342,000	\$401,850	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$380,530	\$380,400	\$380,400	\$346,200	\$406,050	\$0
Agricultural Loss	-	\$359,950	\$359,950	\$359,940	\$325,930	\$386,630	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$20,580	\$20,450	\$20,460	\$20,270	\$19,420	\$0

Improvement / Buildings Improvement Value: \$4,330

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	BN	BARN		1	
2	DGS	DETGARAGE/STG		1	
3	EQ	EQUIPMENT SHED		1	
4	ST	STORAGE		1	

Land Details Market Value: \$0 Production Market Value: \$376,200 Production Value: \$16,250

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
M04	171.000	7,448,760	0	0		376,200	16,252

Deed History

Sold By	Volume	Page	Deed Date	Instrument
MANGHAM CHARLES	253	566	9/27/2002	WARR DEED

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
GM	MILLS CO	20,580	\$0.6872	0.006872	\$141.43
IMU	MULLIN ISD	20,580	\$1.04	0.0104	\$214.03
SR	RD & BR	20,580	\$0.1124	0.001124	\$23.13
Total Estimation			\$1.8396	0.018396	\$378.59

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

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14-1753

Texas Commission on Environmental Quality

To: Sonia Crawford

Fax: 512-239-2214

Phone: 512-239-0636

Re: Trust Termination and Land Exchange Agreement and
Warranty Deeds

From: Henry T. Mangham

270 CR 130

Mullin, Tx. 76864

Phone 325-985-3771

RECEIVED
TO EQ
WATER SUPPLY DIV.
2013 NOV 14 PM 1 35

C A N T E Y & H A N G E R, L L P

ATTORNEYS AT LAW

MEMBER OF THE MERRITAS LAW FIRMS WORLDWIDE

ALLAN HOWETH
BOARD CERTIFIED - ESTATE PLANNING AND PROBATE LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
DIRECT DIAL 817-877-2800
E-MAIL [REDACTED]

BURNETT PLAZA, SUITE 2100
801 CHERRY STREET, UNIT #2
FORT WORTH, TEXAS 76102-6881
817-877-2800 • METRO 817-420-3815
FAX 817-877-2807

August 29, 2002

Mr. Charles Mangham
5961 Pleasant Valley Road
Mineral Wells, Texas 76067

***Re: Trust Termination and Land Exchange Agreement and
Warranty Deeds***

Dear Charles:

I am enclosing with this letter four originals of Trust Termination and Land Exchange Agreement, and one original each of five Warranty Deeds. The purpose of the Agreement is to constitute an agreement for the equal exchange of land among members of your family.

Under the Agreement, you and Kit would convey to the Trustees tracts 1, 2, 3 and 4 of the land in Palo Pinto County, Texas, currently owned by you and Kit, and the tract in Mills County, Texas, currently owned by you and Kit, in exchange for the .83224 interest in the two tracts of land in Palo Pinto County, Texas, currently owned by the Trustees.

The Agreement provides that from the land received by the Trustees in exchange, Tracts No. 1 and 4 would be conveyed to Jon Charles Mangham, Tracts No. 2 and 3 would be conveyed to Joseph Scott Mangham, and the Mills County, Texas, land would be conveyed to Henry Thomas Mangham. You and Kit would keep Tract No. 5, and would receive the .83224 interest in the two tracts of land in Palo Pinto County, Texas.

The five Warranty Deed enclosed will carry out the terms of the Agreement. The Agreement further provides that your three sons each indemnify and hold harmless each other, from any liability brought about by the termination of the Trust prior to the time that it should have terminated which was five years following your death. Conceivably, if one of your sons was not living five years after the date of your death, his children could raise a question about the early termination of the trust and the conveyance of the properties. Presumably, the land received by that son, or its value if it had been sold or disposed of in the meantime, would be there in place of the land, and the children would have no legal complaint. You indicated that you would prefer that the Trust be terminated if there was some way to do that.

Please let me know if you have any questions about the enclosures. Otherwise, they are ready for signing and notarization by everyone. After the Warranty Deeds are signed and

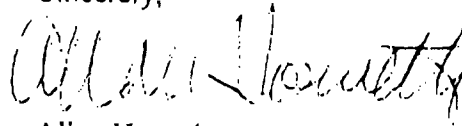
Mr. Charles Mangham

August 29, 2002

Page 2

notarized, they need to be placed of record in Palo Pinto County and Mills County, Texas.
Please call me if there are any questions

Sincerely,

A handwritten signature in cursive script, appearing to read "Allan Howeth".

Allan Howeth

AH/jmg

Enclosures

this agreement, will constitute an even exchange in values which all of them acknowledge is fair and equitable, without payment of any cash or differential between any of the parties.

7. As a result of this agreement, and its performance by conveyances to be placed of record in the office of the County Clerks of the respective counties, the following will be the ownership of the several tracts of land:

Tracts No. 1 and 4, of the Palo Pinto County, Texas, land described on Exhibit "B" will be owned by JON CHARLES MANGHAM.

Tracts No. 2 and 3, of the Palo Pinto County, Texas, land described on Exhibit "B" will be owned by JOSEPH SCOTT MANGHAM.

The Mills County, Texas, property described on Exhibit "C" will be owned by HENRY THOMAS MANGHAM.

The 2 tracts of land in Palo Pinto County, Texas, described on Exhibit "A" attached hereto, will be owned by CHARLES H. MANGHAM and CATHERINE ROSE MANGHAM, and Tract No. 5, land in Palo Pinto County, Texas, described on Exhibit "B" attached hereto, will remain in the ownership of CHARLES H. MANGHAM and CATHERINE ROSE MANGHAM.

8. Each of the parties hereto agrees to execute such Warranty Deeds, and other instruments, either contemporaneous with this agreement or at a later time, as shall be necessary to carry out the purpose and intent of this agreement.

9. This agreement shall be governed by Texas law, and shall be performable in Palo Pinto County, Texas.

10. Any remaining cash or other assets in the MANGHAM FAMILY TRUST, after payment of all expenses and obligations, shall be distributed equally to HENRY THOMAS MANGHAM, JOSEPH SCOTT MANGHAM and JON CHARLES MANGHAM.

Signed on the day and date first above written.

MANGHAM FAMILY TRUST

Henry Thomas Mangham
HENRY THOMAS MANGHAM

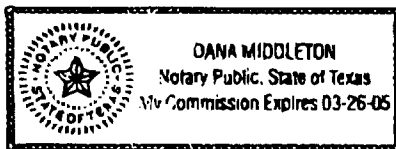
Joseph Scott Mangham
JOSEPH SCOTT MANGHAM

Jon Charles Mangham
JON CHARLES MANGHAM

Co-Trustees

THE STATE OF TEXAS §
COUNTY OF Comanche §

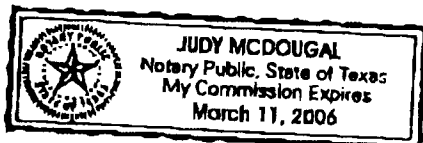
This instrument was acknowledged before me on the 19th day of September, 2002,
by HENRY THOMAS MANGHAM.



Dana Middleton
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the 12th day of September, 2002,
by JOSEPH SCOTT MANGHAM.



Judy McDougal
Notary Public, State of Texas