

Calhoun COUNTY ROLLED SKETCH NO. 27
Blind Bayou - Juan Cano Grant - Doremus et al. vs. state.
SURVEYED BY J. Stuart Boyles
FILED July 12, 1976

See 154269 & 154270

counter 436 21

RETURN IN 10 DAYS TO

ATTORNEY GENERAL

JOHN L. HILL

AUSTIN, TEXAS 78711

Calhoun Co.

Rm. 5K. #27

Mr. Jack Giberson
Chief Clerk
General Land Office
Stephen F. Austin State Office Bldg.
Austin, Texas 78701

counter 43622



THE ATTORNEY GENERAL
OF TEXAS

AUSTIN, TEXAS 78711

June 28, 1976

JOHN L. HILL
ATTORNEY GENERAL

RECEIVED

JUN 29 1976

General Land Office

141

Mr. Herman Forbes
Director,
Surveying Division
General Land Office
Stephen F. Austin Office Building
Austin, Texas 78701

Re: Doremus, et al v. The State
of Texas, et al - No. 4664,
24th Judicial District Court
of Calhoun County, Texas

Dear Herman:

Enclosed is a copy of the Judgment in the above styled
cause. If you need a certified copy for your records, I
suggest that you write the District Clerk of the 24th Judicial
District Court, Calhoun County, Texas, for a certified copy.

Very truly yours,

Milton

J. Milton Richardson
Assistant Attorney General

JMR:mh

Enclosure



141

**THE ATTORNEY GENERAL
OF TEXAS**

AUSTIN, TEXAS 78711

**JOHN L. HILL
ATTORNEY GENERAL**

July 6, 1976

RECEIVED

JUL 7 1976

General Land Office

Mr. Herman Forbes, Director
Surveying and Engineering
General Land Office
Stephen F. Austin State Office Bldg.
Austin, Texas 78701

Re: Doremus v. State of Texas

Dear Herman:

I am enclosing a copy of a letter dated January 29, 1968, from me to Jerry Sadler, Commissioner of the General Land Office, to the attention of Jack Giberson, the judgment entered in Cause No. 4664-A, 24th Judicial District Court of Calhoun County, Texas, styled J. W. Doremus, et al, vs. The State of Texas, et al, and a copy of two Warranty Deeds, referred to in the aforementioned letter recorded in Volume 238, page 405 of the Deed Records of Calhoun County and in Volume 238, page 395, Deed Records of Calhoun County, both deeds being from J. W. Doremus, et al, to the State of Texas.

Yours very truly,

Milton

J. Milton Richardson
Assistant Attorney General

JMR:gh
Encl.

*1/2 minerals to
Free Royalty to Public School Fund*

September 22, 1976

Mr. Hardy Hollers
American Bank Tower, Suite 1910
221 West Sixth Street
Austin, Texas 78701

Re: Oil and Gas Lease No. M-74009
62.8 acres bayou connecting
Blind Bayou and Powderhorn Lake
Calhoun County, Texas

Dear Mr. Hollers:

The xerox copy of Oil and Gas Lease, affecting the captioned tract enclosed with your letter of September 16, 1976 has been filed in our records under M-74009 to which mineral file number you should refer in any future correspondence concerning this lease.

Your remittance in the amount of \$942.00 has been applied as the State's portion of the cash bonus due on the lease and a receipt for this amount is enclosed herewith.

Sincerely,

Bob Armstrong

By:

V. C. Morelle, Attorney

VCM/tv

encl.

counter 73625. G²

September 17, 1979

Mr. Hardy Hollers
American Bank Tower, Suite 1910
221 West Sixth Street
Austin, Texas 78701

Re: Oil & Gas Lease M-79905
62.8 acres bayou connecting
Blind Bayou and Powderhorn Lake
Calhoun County, Texas

Dear Mr. Hollers:

Reference is made to your letter of August 14, 1979, with enclosures of a Oil, Gas and Mineral Lease, affecting the above captioned tract, and your \$471.00 remittance.

The xerox copy of Oil, Gas and Mineral Lease has been filed in our records under M-79905 to which mineral file number you should refer in any future correspondence concerning this lease.

Your remittance in the amount of \$471.00 has been applied as the State's portion of the cash bonus due on the lease and a receipt for this amount is enclosed herewith.

Sincerely yours,

BOB ARMSTRONG

BY:
V. C. Morelle, Attorney
Oil and Gas Department
Legal Department
512 475-4246

VCM/mr
Enclosure

counter 73626

G

RECEIVED

JUL 7 1976

General Land Office

NO. 4664-A

J. W. DOREMUS, ET AL)	IN THE 24TH JUDICIAL DISTRICT
VS.	}	COURT OF
THE STATE OF TEXAS, ET AL	}	CALHOUN COUNTY, TEXAS

JUDGMENT

Be it remembered that on the 30th day of October, 1967, came on to be heard the above numbered and entitled cause, whereupon came Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, by and through their attorneys of record, Ben Foster, R. G. Harris and Hardy Hollers, and Amanda G. Church, a feme sole, Anne Burrows Church, individually and as Independent Executrix of the Estate of William C. Church, Sr., deceased, William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, by and through their attorney of record, William C. Church, Jr., and Defendant The State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, by and through their attorneys of record, Crawford C. Martin, Attorney General, and Milton Richardson, Assistant Attorney General, and all of said parties in open court waive trial by jury and agree that all matters of fact, as well as of law, should be submitted to trial by the Court, and all of said parties announced ready for trial.

And it appearing to the Court that the Defendant the County of Calhoun, State of Texas, acting through Howard G. Hartzog, County Judge of Calhoun County, Texas, and Frank E. Wedig, Earnest J. Kabela, Wayne Lindsey and W. R. Sanders, Commissioners of Precincts Nos. One (1), Two (2), Three (3), and Four (4) of

Calhoun County, Texas, respectively, acting by and through their attorneys of record, Guittard and Henderson, have heretofore filed a disclaimer disclaiming any right, title or interest in the subject matter of this law suit. It is therefore ORDERED , ADJUDGED and DECREED by the Court that Defendant County of Calhoun, State of Texas, be and it is hereby dismissed from this suit and go hence with its costs.

It further appearing to the Court that the parties in Cause Number 4664, entitled, "J. W. Doremus, et al vs. The State of Texas, et al," on the docket of the 24th Judicial District Court of Calhoun County, Texas, stipulated and agreed that all evidence adduced upon the trial of said cause shall be considered by the Court in the adjudication of this cause.

It further appearing to the Court that Plaintiffs have heretofore sold, granted and conveyed all their right, title and interest to the State of Texas, in and to an undivided interest in the properties described in Plaintiffs' First Amended Original Petition, as follows:

(1) The surface estate for park and recreational purposes;
and

(2) An undivided one-half (1/2) interest in and to all oil, gas and other minerals in, on or under said property or that may be produced therefrom, for the use and benefit of the Public Free School Fund of the State of Texas.

Said deed further providing that Grantors reserve unto themselves, themselves, their heirs and assigns, an undivided one-half (1/2) interest in and to all oil, gas and other minerals in, on or under said property or that may be produced therefrom, and subject to

the right reserved in Plaintiffs, their heirs and assigns to make, execute and deliver any and all oil, gas or other mineral lease or leases for the purpose of exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals thereon and therefrom, for the joint benefit of Plaintiffs, their heirs and assigns, and the State of Texas; said leases to be for such terms, conditions and provisions as said Grantors may deem proper, except, however, one-half of all bonuses, rentals and royalties shall be paid to the State of Texas for the use and benefit of the Public Free School Fund of the State of Texas.

It further appears to the Court that said conveyances provide that Grantors, their heirs and assigns shall not have the right to use the surface of the areas described and known as "Blind Bayou," or described as "a bayou connecting Powderhorn Lake and a lake called Blind Bayou;" except, however, there is reserved to Grantors, their heirs and assigns the right to select and locate one drill site in the area known as Blind Bayou, said drill site not to exceed five acres, subject to the same restrictions as are applicable to other drill sites in Indianola State Park; and further reserved the right to Grantors to use the balance of said land described as "a bayou connecting Powderhorn Lake and a lake called Blind Bayou" for ingress and egress to any of said properties, including the laying and maintenance of all necessary pipe lines over said properties for the purpose of exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals on other properties belonging to Grantors, under the same restrictions as applies to exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals in the designated Indianola Park area.

The Court, having heard and duly considered the pleadings,

the evidence and arguments of counsel, is of the opinion and so finds and decrees that Plaintiffs are entitled to recover the title to and possession of the properties hereinafter adjudged to them, and the judgment should be rendered for and in their behalf against said Defendants; and the Court is of the opinion and so finds and decrees that Defendant The State of Texas is entitled to recover the title to and possession of the properties hereinafter adjudged to it for and on behalf of the Public Free School Fund, and that Judgment should be rendered for and in its behalf against Plaintiffs; and further is of the opinion and so finds and decrees that Defendant The State of Texas is entitled to recover the title and possession of the properties hereinafter adjudged to it for and on behalf of the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and that Judgment should be rendered for and on its behalf against said Plaintiffs.

I.

It is therefore ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster and Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from Defendant The State of Texas, the State Parks Board of the State of Texas, title to and possession of an undivided one-half (1/2) interest in and to all oil, gas and other minerals on, in or under a bayou connecting Powderhorn Lake and a lake called Blind Bayou, out of the Juan Cano Grant of record in Volume 67, Page 813, Spanish Archives, General Land Office, State of Texas, and being a part of Bayside Beach, a subdivision in Calhoun County, Texas, of record in Volume "Z" at pages 28, 39, 40, 42 and 46 of the Map or Plat Records of Calhoun County, Texas, and being the same property surveyed by J. Stuart Boyles and described by metes and bounds as follows, to-wit:

BEGINNING at a stake near where this bayou connects with Blind Bayou, the coordinates of said stake being X equals 2,799.197.94 and Y equals 259,644.92, from which stake the head of the bayou going into Blind Bayou bears North $41^{\circ} 23'$ West 78 ft. and 98 ft.;

THENCE South $28^{\circ} 56'$ West
at 30 ft. 0.6 ft. elevation 92 and 71 ft. right
at 192 ft. 0.6 ft. elevation 74 and 54 ft. right
at 274 ft. 0.6 ft. elevation 40 and 20 ft. right
at 353.6 ft. set a nail in center line of a shell road, 0.6 ft. elevation 27 and 7 ft. right;

THENCE South $71^{\circ} 01'$ East
at 176 ft. 0.6 ft. elevation 97 and 82 ft. right
at 245 ft. 0.6 ft. elevation 54 and 39 ft. right
at 420 ft. set stake 0.6 ft. elevation 40 and 28 ft. right;

THENCE South $37^{\circ} 03'$ East
at 84 ft. 0.6 ft. elevation 112 and 125 ft. right
at 106 ft. 0.6 ft. elevation 112 and 60 ft. right
at 182 ft. cross 0.6 ft. elevation
at 213 ft. 0.6 ft. elevation 10 ft. left
at 258 ft. recross 0.6 ft. elevation
at 393 ft. 0.6 ft. elevation 109 and 98 ft. right
at 417.7 ft. set hub 0.6 ft. elevation 40 and 28 ft. right;

THENCE South $79^{\circ} 41'$ East
at 19 ft. 0.6 ft. elevation 73 and 57 ft. right
at 100 ft. 0.6 ft. elevation 57 and 36 ft. right
at 163 ft. 0.6 ft. elevation 59 and 38 ft. right
at 285 ft. cross 0.6 ft. elevation
at 330 ft. recross 0.6 ft. elevation
at 400 ft. 0.6 ft. elevation 60 and 40 ft. left
at 783 ft. 0.6 ft. elevation 60 and 45 ft. left
at 844 ft. 0.6 ft. elevation 71 and 40 ft. left
at 900 ft. 0.6 ft. elevation 3 and 23 ft. left
at 900 ft. set stake;

THENCE South $62^{\circ} 00'$ East
at 100 ft. 0.6 ft. elevation 20 and 00 ft. left
at 200 ft. 0.6 ft. elevation 3 and 23 ft. left
at 300 ft. 0.6 ft. elevation 38 and 18 ft. left
at 400 ft. 0.6 ft. elevation 38 and 14 ft. left
at 463 ft. cross 0.6 ft. elevation
at 563 ft. recross 0.6 ft. elevation
at 662 ft. 0.6 ft. elevation 72 and 42 ft. right
at 700 ft. set stake 0.6 ft. elevation 29 ft. right;

THENCE South $46^{\circ} 40'$ East
at 240 ft. 0.6 ft. elevation 46 ft. right
at 134 ft. 0.6 ft. elevation 48 ft. right
at 29 ft. 0.6 ft. elevation 29 ft. right
at 440 ft. set stake whence the 0.6 ft. elevation across bayou bears:

South $78^{\circ} 45'$ West 256 ft.
North $68^{\circ} 30'$ West 494 ft.
North $63^{\circ} 15'$ West 400 ft. and
North $56^{\circ} 00'$ West 480 ft.;

THENCE South $64^{\circ} 00'$ East
at 22 ft. 0.6 ft. elevation 64 ft. right
at 180 ft. 0.6 ft. elevation 64 ft. right
at 272 ft. 0.6 ft. elevation 80 ft. right
at 422 ft. 0.6 ft. elevation 100 ft. right
at 517 ft. 0.6 ft. elevation 60 ft. right
at 521.9 ft. set stake 0.6 ft. elevation across bayou
bears South $15^{\circ} 45'$ East 170 ft. and South $23^{\circ} 00'$ East 290 ft.; counter 13631 B5

THENCE South $60^{\circ} 59'$ East
 at 45 ft. 0.6 ft. elevation 10 ft. right
 at 118 ft. 0.6 ft. elevation 88 ft. right
 at 209 ft. 0.6 ft. elevation 46 ft. right
 at 295 ft. 0.6 ft. elevation 60 ft. right
 at 364.4 ft. nail in shell road; 0.6 ft. elevation 50 ft. right.
 0.6 ft. elevation across bayou bears South $38^{\circ} 15'$ East 384
 ft. and South $10^{\circ} 15'$ East 354 ft. and South $43^{\circ} 00'$ West 352
 ft. and South $71^{\circ} 00'$ West 512 ft.;

THENCE South $84^{\circ} 00'$ East
 at 84 ft. 0.6 ft. elevation 22 ft. right
 at 164 ft. 0.6 ft. elevation 36 ft. right
 at 434 ft. 0.6 ft. elevation 15 ft. right
 at 464 ft. set stake 0.6 ft. elevation 46 ft. right;

THENCE North $17^{\circ} 45'$ West
 at 31 ft. 0.6 ft. elevation 52 ft. right
 at 76 ft. 0.6 ft. elevation 11 ft. right
 at 169 ft. 0.6 ft. elevation 38 ft. right
 at 278 ft. 0.6 ft. elevation 34 ft. right
 at 365.3 ft. set stake 0.6 ft. elevation 44 ft. right

THENCE North $15^{\circ} 28'$ East
 at 71 ft. 0.6 ft. elevation 70 ft. left
 at 102 ft. 0.6 ft. elevation 6 ft. right
 at 104 ft. cross 0.6 ft. elevation
 at 144 ft. recross 0.6 ft. elevation
 at 300 ft. set stake;

THENCE South $34^{\circ} 32'$ East
 at 95 ft. 0.6 ft. elevation 17 ft. right
 at 151 ft. 0.6 ft. elevation 78 ft. right
 at 360 ft. 0.6 ft. elevation 29 ft. right
 at 502 ft. 0.6 ft. elevation 22 ft. right
 at 630 ft. 0.6 ft. elevation 43 ft. right
 at 843 ft. set stake 0.6 ft. elevation 10 ft. right;

THENCE South $78^{\circ} 38'$ East
 at 78 ft. 0.6 ft. elevation 60 ft. right
 at 167 ft. 0.6 ft. elevation 42 ft. right
 at 229 ft. 0.6 ft. elevation 81 ft. right
 at 290 ft. 0.6 ft. elevation 90 ft. right
 at 310 ft. 0.6 ft. elevation 79 ft. right
 at 385 ft. 0.6 ft. elevation 66 ft. right
 at 459.8 ft. set stake 0.6 ft. elevation 64 ft. right
 0.6 ft. elevation across bayou bears:
 South $69^{\circ} 45'$ East 134.0 ft.;
 South $09^{\circ} 30'$ East 90.0 ft.;
 South $58^{\circ} 45'$ East 182.0 ft.;
 South $50^{\circ} 50'$ West 314.0 ft.; and
 South $55^{\circ} 30'$ West 520.0 ft.;

THENCE North $68^{\circ} 12'$ East
 at 78 ft. 0.6 ft. elevation 60 ft. right
 at 167 ft. 0.6 ft. elevation 42 ft. right
 at 229 ft. 0.6 ft. elevation 81 ft. right
 at 290 ft. 0.6 ft. elevation 90 ft. right
 at 310 ft. 0.6 ft. elevation 79 ft. right
 at 385 ft. 0.6 ft. elevation 66 ft. right
 at 459.8 ft. set stake 0.6 ft. elevation 64 ft. right
 0.6 ft. elevation across bayou bears:
 South $69^{\circ} 45'$ East 134.0 ft.;
 South $09^{\circ} 30'$ East 90.0 ft.;
 South $58^{\circ} 45'$ East 182.0 ft.;
 South $50^{\circ} 50'$ West 314.0 ft.; and
 South $55^{\circ} 30'$ West 520.0 ft.;

THENCE North 68° 12' East

at 99 ft.	0.6 ft. elevation	40 ft. right
at 196 ft.	0.6 ft. elevation	92 and 25 ft. right
at 373 ft.	0.6 ft. elevation	58 ft. right
at 413 ft.	0.6 ft. elevation	38 ft. right
at 521 ft.	0.6 ft. elevation	71 ft. right
at 566 ft.	0.6 ft. elevation	122 ft. right
at 50 ft.	0.6 ft. elevation	96 ft. right
at 673.3 ft. set stake	0.6 ft. elevation	41 ft. right;

THENCE North 21° 30' West

at 41 ft.	0.6 ft. elevation	48 ft. right
at 118 ft.	0.6 ft. elevation	57 ft. right
at 363 ft.	0.6 ft. elevation	57 ft. right
at 458.3 ft. set stake;		

THENCE South 71° 56' East

at 100 ft.	0.6 ft. elevation	20 ft. left
at 116 ft. cross	0.6 ft. elevation	
at 124 ft. stake	0.6 ft. elevation	bears:
South 28° 30' East	380.0 ft.;	
South 25° 30' East	92.0 ft., 170.0 ft. and 270.0 ft.;	
at 553.8 ft. set stake where	0.6 ft. elevation bears:	
South 37° 00' West	277.0 ft.;	
South 32° 30' West	264.0 ft.;	and
South 17° 15' West	280.0 ft.;	

THENCE South 33° 33' East

at 71 ft.	0.6 ft. elevation	47 and 21 ft. right
at 160 ft.	0.6 ft. elevation	94 and 11 ft. right
at 234 ft.	0.6 ft. elevation	66 ft. right
at 268 ft.	0.6 ft. elevation	66 ft. right
at 334 ft.	0.6 ft. elevation	18 ft. right
at 355.2 ft. set stake;		

THENCE South 33° 53' East

at 82 ft.	0.6 ft. elevation	11 ft. right
at 250 ft.	0.6 ft. elevation	8 ft. right
at 346 ft.	0.6 ft. elevation	20 ft. right
at 456 ft.	0.6 ft. elevation	25 ft. right
at 650 ft.	0.6 ft. elevation	62 ft. right
at 731.6 ft. set stake	0.6 ft. elevation	80 ft. right;

THENCE South 04° 08' East

at 64 ft.	0.6 ft. elevation	60 ft. right
at 140 ft.	0.6 ft. elevation	41 ft. right
at 279 ft.	0.6 ft. elevation	52 ft. right
at 416.2 ft. set stake;		

THENCE South 45° 36' West

at 165 ft.	0.6 ft. elevation	64 ft. right
at 345 ft. set stake;		

THENCE South 30° 30' West

at 112 ft.	0.6 ft. elevation	29 ft. right
at 238 ft.	0.6 ft. elevation	27 ft. right
at 281.5 ft. set stake	0.6 ft. elevation	24 ft. right;

THENCE South 14° 36' West

at 75 ft.	0.6 ft. elevation	19 ft. right
at 176 ft. cross	0.6 ft. elevation	
at 300 ft. recross	0.6 ft. elevation	
at 420 ft.	0.6 ft. elevation	17 ft. right
at 549 ft.	0.6 ft. elevation	40 ft. right
at 557.97 ft. set stake;		

THENCE North 88° 03' West
at 40 ft. cross 0.6 ft. elevation
at 545.15 ft. set stake 0.6 ft. elevation 43 ft. right
North 88° 03' West;

THENCE North 08° 22' East on opposite side of bayou
at 181 ft. cross 0.6 ft. elevation
at 318 ft. stake;

THENCE North 42° 04' East
at 10 ft. 0.6 ft. elevation 50 ft. right
at 190 ft. 0.6 ft. elevation 23 ft. right
at 490 ft. 0.6 ft. elevation 7 ft. right
at 670 ft. 0.6 ft. elevation 117 ft. right
at 890 ft. 0.6 ft. elevation 59 ft. right
at 1061 ft. 0.6 ft. elevation 24 ft. right
at 1156 ft. cross 0.6 ft. elevation
at 1366 ft. 0.6 ft. elevation 55 ft. left
at 1463 ft. recross 0.6 ft. elevation
at 1490 ft. to stake at end of the meander line. South 53° 33'
East 731.6 ft.

And that the Plaintiffs aforesaid, J. W. Doremus, R. G. Harris, Ben Foster and Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, shall have and possess the sole and exclusive power to execute any and all leases for the development of said property for oil, gas and other minerals, or any one or more of them, without the joinder of Defendants, said lease or leases to cover and include not only the undivided one-half (1/2) interest in said oil, gas and other minerals of the Plaintiffs aforesaid, but also the remaining undivided one-half (1/2) in said oil, gas and other minerals of the Defendant the State of Texas, which leases shall be for such terms, conditions, royalties and provisions as the Plaintiffs aforesaid may deem proper; provided, however, that any such lease or leases shall be for the joint benefit of the Plaintiffs aforesaid and the State of Texas and that the State of Texas shall be entitled to receive one-half (1/2) of any and all bonuses, rentals and royalties due under said leases.

It is further ORDERED, ADJUDGED and DECREED by the Court that Defendant, the State of Texas, do have and recover of and from Plaintiffs, for and on behalf of the Public Free School Fund, title to and possession of an undivided one-half (1/2)

interest in and to all oil, gas and other minerals on, in or under the above described property, subject to the reservation of leasing or executive rights to the Plaintiffs aforesaid as hereinabove set forth.

It is further ORDERED, ADJUDGED and DECREED by the Court that Defendant, the State of Texas, do have and recover of and from Plaintiffs, for and on behalf of the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, title to and possession of the surface estate of the above described property, subject to the reservation of the Plaintiffs aforesaid to use said land for ingress and egress, including the laying and maintenance of all necessary pipelines over said properties, and for the purpose of exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals on other properties belonging to the Plaintiffs aforesaid or to their Lessees, under the same restrictions as applies to laying and maintaining pipelines, exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals in the designated Indianola Park area.

II.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, and Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from Defendant The State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, title to and possession of an undivided one-fourth (1/4) interest in and to all oil, gas and other minerals on, in or under a bayou known as Blind Bayou, out of the Juan Cano Grant of record in Volume 67, Page 813, Spanish Archives, General Land Office, State of Texas, and being a part of Bayside Beach, a subdivision in Calhoun County, Texas, of record in Volume "Z" at pages 28, 39, 40, 42 and 46 of the Map or Plat Records of Calhoun County, Texas, and being the same property surveyed by J. Stuart Boyles, and described by metes and bounds as follows, to-wit:

BEGINNING at U. S. C. & G. Survey Station Indianola No. 2, coordinates being X equals 2, 798, 796.15 and Y equals 261, 918.85;

THENCE South $45^{\circ} 01' 47''$ East 949.91 ft. to a stake on the meander line herein described, coordinates being X equals 2, 799, 486.19 and Y equals 261, 247.51, 0.6 ft. elevation 71.0 ft. South $26^{\circ} 15'$ East;

THENCE South $61^{\circ} 13'$ West		
at 100 ft.	0.6 ft. elevation	34 ft. left
at 215 ft.	0.6 ft. elevation	2 ft. left
at 395 ft.	0.6 ft. elevation	9 ft. left
at 468 ft.	0.6 ft. elevation	26 ft. left
at 520 ft.	0.6 ft. elevation	29 ft. left
at 599 ft. cross	0.6 ft. elevation	at a bayou
at 645 ft. recross	0.6 ft. elevation	at a bayou
at 690 ft.	0.6 ft. elevation	29 ft. left
at 734 ft.	0.6 ft. elevation	42 ft. left
at 837 ft.	0.6 ft. elevation	17 ft. left
at 1000 ft. set a stake;		

THENCE South $06^{\circ} 27'$ East		
at 165 ft.	0.6 ft. elevation	18 ft. left
at 261 ft.	0.6 ft. elevation	1 ft. left
at 385 ft.	0.6 ft. elevation	15 ft. left
at 500 ft. set a stake	0.6 ft. elevation	29 ft. left;

THENCE South $41^{\circ} 23'$ East		
at 63 ft.	0.6 ft. elevation	7 ft. left
at 324 ft.	0.6 ft. elevation	15 ft. left
at 418 ft.	0.6 ft. elevation	44 ft. left
at 479 ft.	0.6 ft. elevation	90 ft. left
at 619 ft.	0.6 ft. elevation	5 ft. left.
at 730 ft.	0.6 ft. elevation	3 ft. left
at 735 ft. cross	0.6 ft. elevation	at a bayou
at 754 ft. recross	0.6 ft. elevation	at a bayou;

at 832 ft. set nail in center line of a shell road, the coordinates of this point being X equals 2, 799, 197.94 and Y equals 259, 644.92. At this point the 0.6 ft. elevation in Blind Bayou bears:

North $30^{\circ} 34'$ West 72 ft. and
North $5^{\circ} 30'$ West 60 ft. and
North $12^{\circ} 00'$ East 134 ft. and
North $26^{\circ} 15'$ East 202 ft. and
North $24^{\circ} 45'$ East 290 ft. and
North $33^{\circ} 15'$ East 340 ft. and
North $40^{\circ} 15'$ East 288 ft. and
North $42^{\circ} 15'$ East 228 ft. and
North $54^{\circ} 45'$ East 60 ft. and
South $89^{\circ} 30'$ East 100 ft. and
North $81^{\circ} 15'$ East 168 ft. and
South $72^{\circ} 00'$ East 202 ft.;

THENCE South $68^{\circ} 51'$ East		
at 577 ft.	0.6 ft. elevation	19 ft. left
at 733 ft.	0.6 ft. elevation	14 ft. left
at 900.6 ft.	0.6 ft. elevation	47 ft. left
and set a stake;		

THENCE North 88° 24' East
 at 79 ft. 0.6 ft. elevation 31 ft. left
 at 356 ft. 0.6 ft. elevation 5 ft. left
 at 541 ft. 0.6 ft. elevation 14 ft. left
 at 689 ft. 0.6 ft. elevation 39 ft. left
 at 870 ft. set a stake;

THENCE North 22° 02' West
 at 159 ft. 0.6 ft. elevation 17 ft. left
 at 362 ft. 0.6 ft. elevation 48 ft. left
 at 488 ft. 0.6 ft. elevation 39 ft. left
 at 500 ft. set a stake;

THENCE North 10° 40' East
 at 37 ft. 0.6 ft. elevation 53 ft. left
 at 135 ft. 0.6 ft. elevation 64 ft. left
 at 250 ft. 0.6 ft. elevation 105 ft. left
 and set a stake;

THENCE North 50° 40' East
 at 164 ft. 0.6 ft. elevation 5 ft. left
 at 287 ft. 0.6 ft. elevation 20 ft. left
 at 500 ft. set a stake;

THENCE North 61° 20' West
 at 59 ft. 0.6 ft. elevation 1 ft. left
 at 89 ft. 0.6 ft. elevation 40 ft. left
 at 150 ft. 0.6 ft. elevation 17 ft. left
 at 200 ft. 0.6 ft. elevation 61 ft. left
 at 240 ft. cross 0.6 ft. elevation
 at 260 ft. 0.6 ft. elevation 30 ft. right
 at 363 ft. 0.6 ft. elevation 23 ft. right
 at 375 ft. recross 0.6 ft. elevation
 at 390 ft. 0.6 ft. elevation 16 ft. left
 at 476 ft. 0.6 ft. elevation 10 ft. left
 at 540 ft. 0.6 ft. elevation 80 ft. left
 at 654 ft. 0.6 ft. elevation 164 ft. left
 at 834 ft. 0.6 ft. elevation 183 ft. left

at 1000 ft. 0.6 ft. elevation 126 ft. left
 and set a stake;

THENCE North 63° 45' West
 at 100 ft. 0.6 ft. elevation 108 ft. left
 at 280 ft. 0.6 ft. elevation 109 ft. left
 at 515 ft. 0.6 ft. elevation 34 ft. left
 at 614 ft. 0.6 ft. elevation 34 ft. left
 at 710 ft. 0.6 ft. elevation 7 ft. left
 at 821 ft. 0.6 ft. elevation 28 ft. left
 and at 900 ft. stake and PLACE OF BEGINNING, said area being known as Blind Bayou; the area embraced within the meander lines being 71.53 acres, but the area encompassed by the 0.6 ft. or mean higher high water contour will be several acres less. All courses based on South Central Zone Lambert Coordinates.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs Amanda G. Church, a feme sole, Anne Burrows Church, individually and as Independent Executrix of the Estate of William C. Church, Sr., deceased, William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, do have and recover of and from Defendant The State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, title to and possession of an undivided one-fourth (1/4) interest in and to all oil, gas and other minerals on, in or under the above described property.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs shall have and possess the sole and exclusive power to execute any and all leases for the development of said property for oil, gas and other minerals, or any one or more of them, without the joinder of Defendants, said lease or leases to cover and include not only the undivided one-half (1/2) interest in said oil, gas and other minerals of the Plaintiffs, but also the remaining undivided one-half (1/2) in said oil, gas and other minerals of the Defendant the State of Texas, which leases shall be for such terms, conditions, royalties and provisions as the Plaintiffs may deem proper; provided, however, that any such lease or leases shall be for the joint benefit of the Plaintiffs and the State of Texas and that the State of Texas shall be entitled to receive one-half (1/2) of any and all bonuses, rentals and royalties due under said leases.

It is further ORDERED, ADJUDGED and DECREED by the Court that Defendant, the State of Texas, do have and recover of and

from Plaintiffs for and on behalf of the Public Free School Fund title to and possession of an undivided one-half (1/2) interest in and to all oil, gas and other minerals on, in or under the above described property, subject to the reservation of leasing or executive rights to the Plaintiffs as hereinabove set forth.

It is further ORDERED, ADJUDGED AND DECREED by the Court that Defendant, the State of Texas, do have and recover of and from Plaintiffs for and on behalf of the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, title to and possession of the surface estate of the above described property, subject to the reservation of Plaintiffs to use said land for ingress and egress, including the laying and maintenance of all necessary pipelines over said properties and for the purpose of exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals on said property or on other properties belonging to Plaintiffs or their Lessees, under the same restrictions as applies to laying and maintaining pipelines, exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals in the designated Indianola Park area, and further subject to a reservation by Plaintiffs, their heirs and assigns, of the right to select one drill site location in the area known as Blind Bayou, said drill site not to exceed five (5) acres.

III.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs and Defendant shall be entitled to and may have issued in this cause any and all writs of possession or other writs or orders that may be necessary or appropriate for the enforcement of this judgment and decree, in whole or in part.

IV.

It is further ORDERED, ADJUDGED and DECREED by the Court that Defendant do have and recover of and from all Plaintiffs all court costs in this behalf expended.

This Judgment is an amendment to the Judgment signed and entered herein on October 30, 1967, and is made to correct certain

mistakes therein contained, according to the truth or justice of the case, in open court pursuant to Rule 316, Texas Rules of Civil Procedure.

SIGNED AND ENTERED on this the 22nd day of January, 1968.

s/ Joe E. Kelley
Judge Presiding

APPROVED AS TO FORM:

BEN FOSTER
R. G. HARRIS
Milam Building
San Antonio, Texas

HARDY HOLLERS
1209 Perry Brooks Building
Austin, Texas

By: s/ Hardy Hollers
Attorneys for Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, and Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, Deceased.

WILLIAM C. CHURCH, JR.
625 Milam Building
San Antonio, Texas

By: s/ William C. Church, Jr.
Hardy Hollers
Attorney for Plaintiffs Amanda G. Church, a feme sole, Anne Burrows Church, individually and as Independent Executrix of the Estate of William C. Church, Sr., Deceased, William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, Deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, Deceased, and D. L. Haberle.

CRAWFORD MARTIN
Attorney General of Texas
Capitol Station
Austin, Texas

MILTON RICHARDSON
Assistant Attorney General of Texas
Capitol Station
Austin, Texas

By: s/ J. Milton Richardson
Attorneys for the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, Defendants.

FILED
VOL. N PAGE 561
9:00 O'CLOCK A.M.
JAN 24 1968
Maurine Jackson
DISTRICT CLERK-CALHOUN COUNTY, TEXAS
BY _____ DEPUTY

CERTIFICATE OF TRUE COPY OF PAPER OF RECORD

THE STATE OF TEXAS }
COUNTY OF CALHOUN }

I, Maurine Jackson, Clerk of the District Court of Calhoun County, Texas, do hereby certify that the foregoing is a true and correct copy of the original Corrected Judgment, styled J. W. Doremus, et al vs. The State of Texas, et al - Cause No. 4664-A

as the same appears of record in my office, in the Minutes of the District Court Records of said County in Volume N., page 561.

Given under my hand and seal of said Court, at office in Port Lavaca, this the 24th the day of January A. D. 19 68.

Maurine Jackson
Clerk, District Court, Calhoun
County, Texas

By: Ollie M. Larris Deputy.

RECEIVED
JUL 7 1976

General Land Office

LAW OFFICES
HARDY HOLLERS
SUITE 1209
PERRY-BROOKS BUILDING
AUSTIN, TEXAS

102757

THE STATE OF TEXAS |
COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS:

WARRANTY DEED

THAT WE, J. W. Doremus, of Austin, Travis County, Texas, R. G. Harris, Ben Foster, and Ozella Thomson, a widow, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, all of Bexar County, Texas, and Amanda G. Church, a single woman, Anne Burrows Church, a widow, individually and as Independent Executrix of the Estate of William C. Church, Sr., deceased, and William C. Church, Jr., all of Bexar County, Texas, and L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband Howard O. Lake, Jimmy C. Coats, Joe O. Coats, and Louis J. Coats, all of Harris County, Texas, and Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, all of Cherokee County, Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to us in hand paid by the State of Texas, the receipt of all of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the State of Texas, subject to the reservations and limitations hereinafter set out, the hereinafter described property as follows:

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- (1) The surface estate for park and recreational purposes; and
- (2) An undivided one-half (1/2) interest in and to all oil, gas and other minerals in, on or under said property, or that may be produced therefrom, for the use and benefit of the Public Free School Fund of the State of Texas.

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A bayou known as Blind Bayou, out of the Juan Cano Grant of record in Volume 67, Page 813, Spanish Archives, General Land Office, State of Texas, and being a part of Bayside Beach, a subdivision in Calhoun County, Texas, of record in Volume "Z" at pages 28, 39, 40, 42 and 46 of the Map or Plat Records of Calhoun County, Texas, and being the same property surveyed by J. Stuart Boyles, and described by metes and bounds as follows, to-wit:

BEGINNING at U.S.C. & G. Survey Station Indianola No. 2, coordinates being X equals 2,798,796.15 and Y equals 261,918.85;

THENCE South 45° 01' 47" East 949.91 ft. to a stake on the meander line herein described, coordinates being X equals 2,799,486.19 and Y equals 261,247.51. 0.6 ft. elevation 71.0 ft. South 26° 15' East;

THENCE South 61° 13' West

at 100 ft.	0.6 ft. elevation	34 ft. left
at 215 ft.	0.6 ft. elevation	2 ft. left
at 395 ft.	0.6 ft. elevation	9 ft. left
at 468 ft.	0.6 ft. elevation	26 ft. left
at 520 ft.	0.6 ft. elevation	29 ft. left
at 599 ft. cross	0.6 ft. elevation	at a bayou
at 645 ft. recross	0.6 ft. elevation	at a bayou
at 690 ft.	0.6 ft. elevation	29 ft. left
at 734 ft.	0.6 ft. elevation	42 ft. left
at 837 ft.	0.6 ft. elevation	17 ft. left
at 1000 ft.	set a stake;	

THENCE South 06° 27' East

at 165 ft.	0.6 ft. elevation	18 ft. left
at 261 ft.	0.6 ft. elevation	1 ft. left
at 385 ft.	0.6 ft. elevation	15 ft. left
at 500 ft.	0.6 ft. elevation	29 ft. left;

THENCE South 41° 23' East

at 63 ft.	0.6 ft. elevation	7 ft. left
at 324 ft.	0.6 ft. elevation	15 ft. left
at 418 ft.	0.6 ft. elevation	44 ft. left
at 479 ft.	0.6 ft. elevation	90 ft. left
at 619 ft.	0.6 ft. elevation	5 ft. left
at 730 ft.	0.6 ft. elevation	3 ft. left
at 735 ft. cross	0.6 ft. elevation	at a bayou
at 754 ft. recross	0.6 ft. elevation	at a bayou;

At 832 ft. set nail in center line of a shell road, the coordinates of this point being X equals 2,799,197.94 and Y equals 259,644.92. At this point the 0.6 ft. elevation in Blind Bayou bears:

- North 30° 34' West 72 ft. and
- North 5° 30' West 60 ft. and
- North 12° 00' East 134 ft. and
- North 26° 15' East 202 ft. and
- North 24° 45' East 290 ft. and
- North 33° 15' East 340 ft. and
- North 40° 15' East 288 ft. and
- North 42° 15' East 228 ft. and

North 54° 45' East 60 ft. and
 South 89° 30' East 100 ft. and
 North 81° 15' East 168 ft. and
 South 72° 00' East 202 ft.;

THENCE South 68° 51' East
 at 577 ft. 0.6 ft. elevation 19 ft. left
 at 733 ft. 0.6 ft. elevation 14 ft. left
 at 900.6 ft. 0.6 ft. elevation 47 ft. left
 and set a stake;

THENCE North 88° 24' East
 at 79 ft. 0.6 ft. elevation 31 ft. left
 at 356 ft. 0.6 ft. elevation 5 ft. left
 at 541 ft. 0.6 ft. elevation 14 ft. left
 at 689 ft. 0.6 ft. elevation 39 ft. left
 at 870 ft. set a stake;

THENCE North 22° 02' West
 at 159 ft. 0.6 ft. elevation 17 ft. left
 at 362 ft. 0.6 ft. elevation 48 ft. left
 at 488 ft. 0.6 ft. elevation 39 ft. left
 at 500 ft. set a stake;

THENCE North 10° 40' East
 at 37 ft. 0.6 ft. elevation 53 ft. left
 at 135 ft. 0.6 ft. elevation 64 ft. left
 at 250 ft. 0.6 ft. elevation 105 ft. left
 and set a stake;

THENCE North 50° 40' East
 at 164 ft. 0.6 ft. elevation 5 ft. left
 at 287 ft. 0.6 ft. elevation 20 ft. left
 at 500 ft. set a stake;

THENCE North 61° 20' West
 at 59 ft. 0.6 ft. elevation 1 ft. left
 at 89 ft. 0.6 ft. elevation 40 ft. left
 at 150 ft. 0.6 ft. elevation 17 ft. left
 at 200 ft. 0.6 ft. elevation 61 ft. left
 at 240 ft. cross 0.6 ft. elevation 30 ft. right
 at 260 ft. 0.6 ft. elevation 23 ft. right
 at 363 ft. 0.6 ft. elevation 16 ft. left
 at 375 ft. recross 0.6 ft. elevation 10 ft. left
 at 390 ft. 0.6 ft. elevation 80 ft. left
 at 476 ft. 0.6 ft. elevation 164 ft. left
 at 540 ft. 0.6 ft. elevation 183 ft. left
 at 654 ft. 0.6 ft. elevation 126 ft. left
 at 834 ft. 0.6 ft. elevation
 at 1000 ft. 0.6 ft. elevation
 and set a stake;

THENCE North 63° 45' West
 at 100 ft. 0.6 ft. elevation 108 ft. left
 at 280 ft. 0.6 ft. elevation 109 ft. left
 at 515 ft. 0.6 ft. elevation 34 ft. left
 at 614 ft. 0.6 ft. elevation 34 ft. left
 at 710 ft. 0.6 ft. elevation 7 ft. left
 at 821 ft. 0.6 ft. elevation 28 ft. left

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and at 900 ft. stake and PLACE OF BEGINNING, said area being known as Blind Bayou; the area embraced within the meander lines being 71.53 acres, but the area encompassed by the 0.6 ft. or mean higher high water contour will be several acres less. All courses based on South Central Zone Lambert Coordinates.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the State of Texas forever; and we do hereby bind ourselves, our heirs, assigns and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the State of Texas against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is made subject to all easements and restrictions of record. HOWEVER, it is understood there is excepted and excluded from the above described property and there is reserved to Grantors, their heirs and assigns, an undivided one-half (1/2) interest in and to all oil, gas and other minerals in, on or under said property or that may be produced therefrom; and further, Grantors shall have and possess the sole and exclusive power to execute any and all future leases for the development of said property, or any portion thereof, for oil, gas and other minerals, or any one or more of them, without the joinder of Grantee; said lease or leases to cover and include not only the undivided one-half (1/2) interest in said oil, gas and other minerals excluded from this conveyance and reserved unto Grantors, but also the remaining undivided one-half (1/2) interest in said oil, gas and other minerals conveyed to Grantee by this deed. Any such leases shall be for such terms, conditions, royalties and provisions as said Grantors may deem proper, provided, however, that any such lease or leases shall be for the joint benefit of Grantors and Grantee and that Grantee shall be entitled to receive one-half (1/2) of any and all bonuses, rentals and royalties due under said leases; SUBJECT to the further reservation retained by Grantors, their heirs and assigns the right to select and locate one drill site in the area known as Blind Bayou, said drill site not to exceed five acres, subject to the same restrictions as are applicable to other drill sites in Indianola State Park; SUBJECT to the further reservation retained by Grantors, their heirs and assigns to use said land

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maintenance of all necessary pipe lines over said properties for the purpose of exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals on other properties belonging to Grantors, under the same restrictions as applies to exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals in the designated Indianola Park area.

WITNESS OUR HANDS this the 27th day of October, A. D. 1967.

J. W. Doremus
J. W. Doremus

R. G. Harris
R. G. Harris

Ben Foster
Ben Foster

Ozella Thomson
Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, Deceased

Amanda G. Church
Amanda G. Church, a single woman

Anne Burrows Church
Anne Burrows Church, individually and as Independent Executrix of the Estate of William C. Church, Sr., Deceased

William C. Church, Jr.
William C. Church, Jr.

L. C. Coats
L. C. Coats, individually and as Independent Executor of the Estate of

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Vallie K. Lake
Vallie K. Lake (formerly Vallie K. Coats)

Howard O. Lake
Howard O. Lake

Jimmy C. Coats
Jimmy C. Coats

Joe O. Coats
Joe O. Coats

Louis J. Coats
Louis J. Coats

Ethel Haberle
Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, Deceased

D. L. Haberle
D. L. Haberle

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority, on this day personally appeared J. W. DOREMUS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of November, A. D. 1967.

Harold Haller
Notary Public, Travis County, Texas

THE STATE OF TEXAS |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared R. G. HARRIS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November, A. D. 1967.

Isabelle B. Wyatt
Notary Public, Bexar County, Texas
ISABELLE B. WYATT
Notary Public, Bexar County, Texas

THE STATE OF TEXAS |
 |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared BEN FOSTER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November, A. D. 1967.

Isabelle B. Wyatt
Notary Public, Bexar County, Texas
ISABELLE B. WYATT
Notary Public, Bexar County, Texas

THE STATE OF TEXAS |
 |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared OZELLA THOMSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same individually and as Independent Executrix of the Estate of GEORGE R. THOMSON, deceased, for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November, A. D. 1967.

Isabelle B. Wyatt
Notary Public, Bexar County, Texas
ISABELLE B. WYATT
Notary Public, Bexar County, Texas

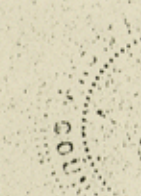
THE STATE OF TEXAS |
 |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared AMANDA G. CHURCH, a single woman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of November, A. D. 1967.

Amanda G. Church
Notary Public, Bexar County, Texas
Amanda G. Church
Notary Public, Bexar County, Texas

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THE STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared ANNE BURROWS CHURCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same individually and as Independent Executrix of the Estate of WILLIAM C. CHURCH, SR., deceased, for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of ~~November~~, A. D. 1967.

December

Margaret B. Hochman
Notary Public, Bexar County, Texas

MARGARET B. HOCHMAN
Notary Public, Bexar County, Texas

THE STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM C. CHURCH, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of November, A. D. 1967.

Rona G. Janakay
Notary Public, Bexar County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared L. C. COATS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same individually and as Independent Executor of the Estate of JOSEPHINE T. COATS, deceased, for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of November, A. D. 1967.

JOHN F. ALBARR, Notary Public
Cherokee County, Texas

J. F. Albarr
Notary Public, Harris County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared HOWARD O. LAKE and wife, VALLIE K. LAKE (formerly Vallie K. Coats), both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the

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same for the purposes and consideration therein expressed; and the said VALLIE K. LAKE, wife of the said HOWARD O. LAKE, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said VALLIE K. LAKE, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of November, A. D. 1967.

[Signature]
Notary Public, Harris County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JIMMY C. COATS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of November, A. D. 1967.

[Signature]
Notary Public, Harris County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JOE O. COATS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of November, A. D. 1967.

[Signature]
Notary Public, Harris County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared LOUIS J. COATS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12 day of November, A. D. 1967.

[Signature]
Notary Public, Harris County, Texas

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THE STATE OF TEXAS
COUNTY OF CHEROKEE

BEFORE ME, the undersigned authority, on this day personally appeared ETHEL HABERLE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same individually and as Independent Executrix of the Estate of L. B. HABERLE, deceased, for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29 day of November, A.D. 1967.

Daisy Stone
Notary Public, Cherokee County, Texas
DAISY STONE, Notary Public
Cherokee County, Texas

VOL 238 PAGE 404

THE STATE OF TEXAS
COUNTY OF CHEROKEE

BEFORE ME, the undersigned authority, on this day personally appeared D. L. HABERLE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27 day of November, A.D. 1967.

Mary K. Justice
Notary Public, Cherokee County, Texas

THE STATE OF TEXAS
COUNTY OF CALHOUN

I, MAURICE G. WOOD, County Clerk in and for said County, do hereby certify that the foregoing instrument, dated the 27th day of October, 1967, with its certificate of authentication, was filed for record in my office, on the 5th day of January, A.D. 1968, at 10:40 o'clock A M., and duly recorded the 8th day of January, A.D. 1968, at 10:04 o'clock A M., in the Deed Records in said County, in Vol. 238, on page 395-404.

Witness my hand and seal of the County Court of said County, at office in Port Lavaca, Texas, the day and year last above named.

MAURICE G. WOOD
Clerk, County Court, Calhoun County

By Rose Ellen Pena, Deputy
(Rose Ellen Pena)

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C

WARRANTY DEED

✓ J. W. DOREMUS, ET AL

TO

✓ THE STATE OF TEXAS

DATED: October 27th, 1967
FILED FOR RECORD
10:40 O'CLOCK A.M.

JAN -5 1968

MAURICE G. WOOD
COUNTY CLERK, CALHOUN COUNTY, TEXAS
BY Shirley DeLeon DEPUTY

VOL. 238 PAGE 395-404

CHARGE & RETURN:
\$10.50 J. Milton Richardson,
Asst. Atty. General
Crawford C. Martin, Attny.Gen.,
Austin, Texas 78711
HARDY HOLLERS

SUITE 1209
PERRY-BROOKS BUILDING
AUSTIN, TEXAS

counter 73652

RECEIVED

JUL 7 1976

LAW OFFICES
HARDY HOLLERS
SUITE 1209
PERRY-BROOKS BUILDING
AUSTIN, TEXAS

General Land Office

102753

THE STATE OF TEXAS |
COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS:

WARRANTY DEED

THAT WE, J. W. Doremus, of Austin, Travis County, Texas, R. G. Harris, Ben Foster, and Ozella Thomson, a widow, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, all of Bexar County, Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to us in hand paid by the State of Texas, the receipt of all of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the State of Texas, subject to the reservations and limitations hereinafter set out, the hereinafter described property as follows:

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- (1) The surface estate for park and recreational purposes; and
- (2) An undivided one-half (1/2) interest in and to all oil, gas and other minerals in, on or under said property, or that may be produced therefrom, for the use and benefit of the Public Free School Fund of the State of Texas.

A bayou connecting Powderhorn Lake and a lake called Blind Bayou, out of the Juan Cano Grant of record in Volume 67, Page 813, Spanish Archives, General Land Office, State of Texas, and being a part of Bayside Beach, a subdivision in Calhoun County, Texas, of record in Volume "Z" at pages 28, 39, 40, 42 and 46 of the Map or Plat Records of Calhoun County, Texas, and being the same property surveyed by J. Stuart Boyles and described by metes and bounds as follows, to-wit:

BEGINNING at a stake near where this bayou connects with Blind Bayou, the coordinates of said stake being X equals 2,799,197.94 and Y equals 259,644.92, from which stake the head of the bayou going into Blind Bayou bears North 41° 23' West 78 ft. and 98 ft.;

counter 73653

D'

VOL 238 PAGE 406

THENCE South 28° 56' West
at 30 ft. 0.6 ft. elevation 92 and 71 ft. right
at 192 ft. 0.6 ft. elevation 74 and 54 ft. right
at 274 ft. 0.6 ft. elevation 40 and 20 ft. right
at 353.6 ft. set a nail in center line of a shell road, 0.6 ft.
elevation 27 and 7 ft. right;

THENCE South 71° 01' East
at 176 ft. 0.6 ft. elevation 97 and 82 ft. right
at 245 ft. 0.6 ft. elevation 54 and 39 ft. right
at 420 ft. set stake 0.6 ft. elevation 40 and 28 ft. right;

THENCE South 37° 03' East
at 84 ft. 0.6 ft. elevation 112 and 125 ft. right
at 106 ft. 0.6 ft. elevation 112 and 60 ft. right
at 182 ft. cross 0.6 ft. elevation
at 213 ft. 0.6 ft. elevation 10 ft. left
at 258 ft. recross 0.6 ft. elevation
at 393 ft. 0.6 ft. elevation 109 and 98 ft. right
at 417.7 ft. set hub 0.6 ft. elevation 40 and 28 ft. right;

THENCE South 79° 41' East
at 19 ft. 0.6 ft. elevation 73 and 57 ft. right
at 100 ft. 0.6 ft. elevation 57 and 36 ft. right
at 163 ft. 0.6 ft. elevation 59 and 38 ft. right
at 285 ft. cross 0.6 ft. elevation
at 330 ft. recross 0.6 ft. elevation
at 400 ft. 0.6 ft. elevation 60 and 40 ft. left
at 783 ft. 0.6 ft. elevation 60 and 45 ft. left
at 844 ft. 0.6 ft. elevation 71 and 40 ft. left
at 900 ft. 0.6 ft. elevation 3 and 23 ft. left
at 900 ft. set stake;

THENCE South 62° 00' East
at 100 ft. 0.6 ft. elevation 20 and 00 ft. left
at 200 ft. 0.6 ft. elevation 3 and 23 ft. left
at 300 ft. 0.6 ft. elevation 38 and 18 ft. left
at 400 ft. 0.6 ft. elevation 38 and 14 ft. left
at 463 ft. cross 0.6 ft. elevation
at 563 ft. recross 0.6 ft. elevation
at 662 ft. 0.6 ft. elevation 72 and 42 ft. right
at 700 ft. set stake 0.6 ft. elevation 29 ft. right;

THENCE South 46° 40' East
at 240 ft. 0.6 ft. elevation 46 ft. right
at 134 ft. 0.6 ft. elevation 48 ft. right
at 29 ft. 0.6 ft. elevation 29 ft. right
at 440 ft. set stake whence the 0.6 ft. elevation across
bayou bears:

South 78° 45' West 256 ft.
North 68° 30' West 494 ft.
North 63° 15' West 400 ft. and
North 56° 00' West 480 ft.;

THENCE South 64° 00' East
at 22 ft. 0.6 ft. elevation 64 ft. right
at 180 ft. 0.6 ft. elevation 64 ft. right
at 272 ft. 0.6 ft. elevation 80 ft. right
at 422 ft. 0.6 ft. elevation 100 ft. right
at 517 ft. 0.6 ft. elevation 60 ft. right
at 521.9 ft. set stake 0.6 ft. elevation
across bayou bears:

South 15° 45' East 170 ft. and
South 23° 00' East 290 ft.;

THENCE South 60° 59' East
at 45 ft. 0.6 ft. elevation 10 ft. right
at 118 ft. 0.6 ft. elevation 88 ft. right
at 209 ft. 0.6 ft. elevation 46 ft. right
at 295 ft. 0.6 ft. elevation 60 ft. right
at 364.4 ft. nail in shell road; 0.6 ft. elevation 50 ft. right.
0.6 ft. elevation across bayou bears:
South 38° 15' East 384 ft.
South 10° 15' East 354 ft.
South 43° 00' West 352 ft. and
South 71° 00' West 512 ft.;

THENCE South 84° 00' East
at 84 ft. 0.6 ft. elevation 22 ft. right
at 164 ft. 0.6 ft. elevation 36 ft. right
at 434 ft. 0.6 ft. elevation 15 ft. right
at 464 ft. set stake 0.6 ft. elevation 46 ft. right;

THENCE North 17° 45' West
at 31 ft. 0.6 ft. elevation 52 ft. right
at 76 ft. 0.6 ft. elevation 11 ft. right
at 169 ft. 0.6 ft. elevation 38 ft. right
at 278 ft. 0.6 ft. elevation 34 ft. right
at 365.3 ft. set stake 0.6 ft. elevation 44 ft. right;

THENCE North 15° 28' East
at 71 ft. 0.6 ft. elevation 70 ft. left
at 102 ft. 0.6 ft. elevation 6 ft. right
at 104 ft. cross 0.6 ft. elevation
at 144 ft. recross 0.6 ft. elevation
at 300 ft. set stake;

THENCE South 34° 32' East
at 95 ft. 0.6 ft. elevation 17 ft. right
at 151 ft. 0.6 ft. elevation 78 ft. right
at 360 0.6 ft. elevation 29 ft. right
at 502 ft. 0.6 ft. elevation 22 ft. right
at 630 ft. 0.6 ft. elevation 43 ft. right
at 843 ft. set stake 0.6 ft. elevation 10 ft. right;

THENCE South 78° 38' East
at 78 ft. 0.6 ft. elevation 60 ft. right
at 167 ft. 0.6 ft. elevation 42 ft. right
at 229 ft. 0.6 ft. elevation 81 ft. right
at 290 ft. 0.6 ft. elevation 90 ft. right
at 310 ft. 0.6 ft. elevation 79 ft. right
at 385 ft. 0.6 ft. elevation 66 ft. right
at 459.8 ft. set stake 0.6 ft. elevation 64 ft. right
0.6 ft. elevation across bayou bears:

South 69° 45' East 134.0 ft.
South 09° 30' East 90.0 ft.
South 58° 45' East 182.0 ft.
South 50° 50' West 314.0 ft.; and
South 55° 30' West 520.0 ft.;

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THENCE North $68^{\circ} 12'$ East
at 78 ft. 0.6 ft. elevation 60 ft. right
at 167 ft. 0.6 ft. elevation 42 ft. right
at 229 ft. 0.6 ft. elevation 81 ft. right
at 290 ft. 0.6 ft. elevation 90 ft. right
at 310 ft. 0.6 ft. elevation 79 ft. right
at 385 ft. 0.6 ft. elevation 66 ft. right
at 459.8 ft. set stake 0.6 ft. elevation 64 ft. right
0.6 ft. elevation across bayou bears:
South $69^{\circ} 45'$ East 134.0 ft.
South $09^{\circ} 30'$ East 90.0 ft.
South $58^{\circ} 45'$ East 182.0 ft.
South $50^{\circ} 50'$ West 314.0 ft.; and
South $55^{\circ} 30'$ West 520.0 ft.;

THENCE North $68^{\circ} 12'$ East
at 99 ft. 0.6 ft. elevation 40 ft. right
at 196 ft. 0.6 ft. elevation 92 and 25 ft. right
at 373 ft. 0.6 ft. elevation 58 ft. right
at 413 ft. 0.6 ft. elevation 38 ft. right
at 521 ft. 0.6 ft. elevation 71 ft. right
at 566 ft. 0.6 ft. elevation 122 ft. right
at 50 ft. 0.6 ft. elevation 96 ft. right
at 673.3 ft. set stake 0.6 ft. elevation 41 ft. right;

THENCE North $21^{\circ} 30'$ West
at 41 ft. 0.6 ft. elevation 48 ft. right
at 118 ft. 0.6 ft. elevation 57 ft. right
at 363 ft. 0.6 ft. elevation 57 ft. right
at 458.3 ft. set stake;

THENCE South $71^{\circ} 56'$ East
at 100 ft. 0.6 ft. elevation 20 ft. left
at 116 ft. cross 0.6 ft. elevation bears:
at 124 ft. stake 0.6 ft. elevation
South $28^{\circ} 30'$ East 380.0 ft.
South $25^{\circ} 30'$ East 92.0 ft., 170.0 ft. and 270.0 ft.;
at 553.8 ft. set stake where 0.6 ft. elevation bears:
South $37^{\circ} 00'$ West 277.0 ft.
South $32^{\circ} 30'$ West 264.0 ft.; and
South $17^{\circ} 15'$ West 280.0 ft.;

THENCE South $33^{\circ} 33'$ East
at 71 ft. 0.6 ft. elevation 47 and 20 ft. right
at 160 ft. 0.6 ft. elevation 94 and 11 ft. right
at 234 ft. 0.6 ft. elevation 66 ft. right
at 268 ft. 0.6 ft. elevation 66 ft. right
at 334 ft. 0.6 ft. elevation 18 ft. right
at 355.2 ft. set stake;

THENCE South $33^{\circ} 53'$ East
at 82 ft. 0.6 ft. elevation 11 ft. right
at 250 ft. 0.6 ft. elevation 8 ft. right
at 346 ft. 0.6 ft. elevation 20 ft. right
at 456 ft. 0.6 ft. elevation 25 ft. right
at 650 ft. 0.6 ft. elevation 62 ft. right
at 731.6 ft. set stake 0.6 ft. elevation 80 ft. right;

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THENCE South 04° 08' East
at 64 ft. 0.6 ft. elevation 60 ft. right
at 140 ft. 0.6 ft. elevation 41 ft. right
at 279 ft. 0.6 ft. elevation 52 ft. right
at 416.2 ft. set stake;

THENCE South 45° 36' West
at 165 ft. 0.6 ft. elevation 64 ft. right
at 345 ft. set stake;

THENCE South 30° 30' West
at 112 ft. 0.6 ft. elevation 29 ft. right
at 238 ft. 0.6 ft. elevation 27 ft. right
at 281.5 ft. set stake 0.6 ft. elevation 24 ft. right;

THENCE South 14° 36' West
at 75 ft. 0.6 ft. elevation 19 ft. right
at 176 ft. cross 0.6 ft. elevation
at 300 ft. recross 0.6 ft. elevation
at 420 ft. 0.6 ft. elevation 17 ft. right
at 549 ft. 0.6 ft. elevation 40 ft. right
at 557.97 ft. set stake;

THENCE North 88° 03' West
at 40 ft. cross 0.6 ft. elevation
at 545.15 ft. set stake 0.6 ft. elevation 43 ft. right
North 88° 03' West;

THENCE North 08° 22' East on opposite side of bayou
at 181 ft. cross 0.6 ft. elevation
at 318 ft. stake;

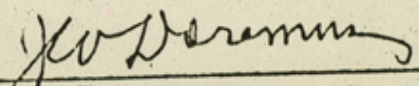
THENCE North 42° 04' East
at 10 ft. 0.6 ft. elevation 50 ft. right
at 190 ft. 0.6 ft. elevation 23 ft. right
at 490 ft. 0.6 ft. elevation 7 ft. right
at 670 ft. 0.6 ft. elevation 117 ft. right
at 890 ft. 0.6 ft. elevation 59 ft. right
at 1061 ft. 0.6 ft. elevation 24 ft. right
at 1156 ft. cross 0.6 ft. elevation
at 1366 ft. 0.6 ft. elevation 55 ft. left
at 1463 ft. recross 0.6 ft. elevation
at 1490 ft. to stake at end of the meander line South 53° 33'
East 731.6 ft.

TO HAVE AND TO HOLD the above described premises together with
all and singular the rights and appurtenances thereto in anywise belonging un-
to the State of Texas forever; and we do hereby bind ourselves, our heirs,
assigns and administrators to WARRANT AND FOREVER DEFEND, all and
singular, the said premises unto the State of Texas against every person

Coaster 13657 D5

whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is made subject to all easements and restrictions of record. HOWEVER, it is understood there is excepted and excluded from the above described property and there is reserved to Grantors, their heirs and assigns, an undivided one-half (1/2) interest in and to all oil, gas and other minerals in, on or under said property, or that may be produced therefrom; and further, Grantors shall have and possess the sole and exclusive power to execute any and all future leases for the development of said property, or any portion thereof, for oil, gas and other minerals, or any one or more of them, without the joinder of Grantee; said lease or leases to cover and include not only the undivided one-half (1/2) interest in said oil, gas and other minerals excluded from this conveyance and reserved unto Grantors, but also the remaining undivided one-half (1/2) interest in said oil, gas and other minerals conveyed to Grantee by this deed. Any such leases shall be for such terms, conditions, royalties and provisions as said Grantors may deem proper, provided, however, that any such lease or leases shall be for the joint benefit of Grantors and Grantee and that Grantee shall be entitled to receive one-half (1/2) of any and all bonuses, rentals and royalties due under said leases; SUBJECT to the further reservation retained by Grantors, their heirs and assigns, to use said land for ingress and egress to any of said properties, including the laying and maintenance of all necessary pipe lines over said properties for the purpose of exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals on other properties belonging to Grantors, under the same restrictions as applies to exploring, prospecting, mining, drilling for, reworking, producing and marketing oil, gas and other minerals in the designated Indianola Park area; HOWEVER, it is understood that no drill sites will be located within the boundaries of the property herein conveyed, under the terms of this conveyance.

WITNESS OUR HANDS this the 27th day of October, A. D. 1967.


J. W. Doremus

counter 43458 D6

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R. G. Harris
R. G. Harris

Ben Foster
Ben Foster

Ozella Thomson
Ozella Thomson, individually and as
Independent Executrix of the Estate of
George R. Thomson, Deceased

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority, on this day personally ap-
peared J. W. DOREMUS, known to me to be the person whose name is sub-
scribed to the foregoing instrument and acknowledged to me that he executed
the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of
November, A.D. 1967.

Marilyn Haller
Notary Public, Travis County, Texas

THE STATE OF TEXAS |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally
appeared R. G. HARRIS, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of
November, A.D. 1967.

Isabelle B. Wyatt
Notary Public, Bexar County, Texas

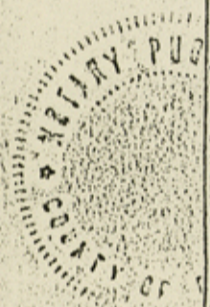
THE STATE OF TEXAS |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally
appeared BEN FOSTER, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

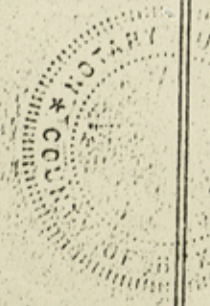
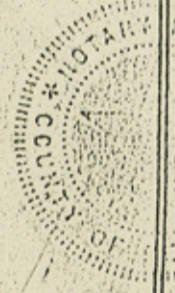
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of
November, A.D. 1967.

Isabelle B. Wyatt
Notary Public, Bexar County, Texas

ISABELLE B. WYATT, counter 73659



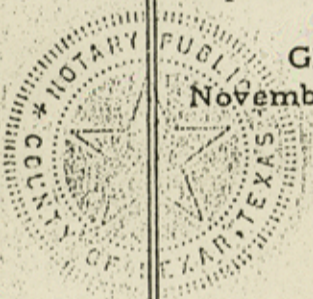
VOL 238 PAGE 411



THE STATE OF TEXAS |
|
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally appeared OZELLA THOMSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same individually and as Independent Executrix of the Estate of GEORGE R. THOMSON, deceased, for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of November, A.D. 1967.



Isabelle B. Wyatt
Notary Public, Bexar County, Texas

ISAZELLE B. WYATT
Notary Public, Bexar County, Texas

THE STATE OF TEXAS }
COUNTY OF CALHOUN }

I, MAURICE G. WOOD, County Clerk in and for said County, do hereby certify

that the foregoing instrument, dated the 27th day of October, 1967, with its certificate of authentication, was filed for record in my office, on the 5th day of January, A.D. 1968, at 10:40 o'clock A M., and duly recorded the 8th day of January, A.D. 1968, at 10:06 o'clock A M., in the Deed Records in said County, in Vol. 238, on page 405-412.

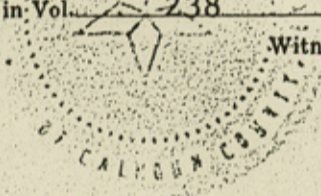
Witness my hand and seal of the County Court of said County, at office in Port Lavaca, Texas, the day and year last above named.

MAURICE G. WOOD
Clerk, County Court, Calhoun County

By Rose Ellen Pena, Deputy

(Rose Ellen Pena)

VOL 238 PAGE 412



BARNARD - DALLAS 31

102703

9

WARRANTY DEED

✓ J. W. DOREMUS, ET AL

TO

✓ THE STATE OF TEXAS

DATED: October 27th, 1967

FILED FOR RECORD
AT 10:40 O'CLOCK A.M.

JAN -5 1968

MAURICE G. WOOD
COUNTY CLERK, CALHOUN COUNTY, TEXAS
Marilyn de Leon DEPUTY

VOL. 238 PAGE 405 - 412

CHARGE & RETURN:
\$8.50 J. Milton Richardson,
Asst. Attny. General
Crawford C. Martin, Attny. Gen.
Austin, Texas 78711
LAW OFFICES

HARDY HOLLERS
SUITE 1209
PERRY-BROOKS BUILDING
AUSTIN, TEXAS

counter 93681

CERTIFICATE OF TRUE COPY OF PAPER OF RECORD

THE STATE OF TEXAS }
COUNTY OF CALHOUN }

I, Maurine Jackson, Clerk of the District Court of Calhoun County, Texas, do hereby certify that the foregoing is a true and correct copy of the original JUDGMENT - No. 4664 - J.W. DOREMUS, ET AL VS.
THE STATE OF TEXAS, ET AL -

as the same appears of record in my office, in the Minutes of the District Court Records of said County in Volume N, page 377 et seq.

Given under my hand and seal of said Court, at office in Port Lavaca, this the 14th the day of February A. D. 1967.

Maurine Jackson
(Mrs.) Maurine Jackson
Clerk, 24th Judicial District Court, Calhoun County, Texas

By: _____ Deputy.

JUN 29 1976

General Land Office

NO. 4664

J. W. DOREMUS, ET AL	↓	IN THE 24TH JUDICIAL DISTRICT
	↓	COURT
V.	↓	OF
	↓	
THE STATE OF TEXAS, ET AL	↓	CALHOUN COUNTY, TEXAS

JUDGMENT

On this the 15th day of April, 1966, came on to be heard the above numbered and entitled cause, whereupon came Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, by and through their attorneys of record, Ben Foster, R. G. Harris, and Hardy Hollers, and Amanda G. Church, a feme sole, William C. Church, Sr., William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, by and through their attorney of record, William C. Church, Jr., and Defendants the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, by and through their attorneys of record, Waggoner Carr, Attorney General, and Milton Richardson, Assistant Attorney General, and the County of Calhoun, State of Texas, through Howard G. Hartzog, County Judge of Calhoun County, Texas, and Frank E. Wedig, Earnest J. Kabela, Wayne Lindsey and Clarence Barton, Commissioners of Precincts Nos. One (1), Two (2), Three (3), and Four (4), respectively, of Calhoun County, Texas, by and through their

attorneys of record, Guittard and Henderson, and all of said parties in open court waive trial by jury and agree that all matters of fact, as well as of law, should be submitted to trial by the court, and all of said parties announced ready for trial.

The Court, having heard and duly considered the pleadings, the evidence, and arguments of counsel, is of the opinion and so finds and decrees that Plaintiffs are entitled to recover the title to and possession of the properties hereinafter adjudged to them and that judgment should be rendered for and in their behalf against Defendants.

The Court further finds that the respective interests of said Plaintiffs in the properties described in this judgment are as follows:

(1) Doremus group:

(a)	J. W. Doremus	16/32
(b)	R. G. Harris	4/32
(c)	Ben Foster	4/32
(d)	Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, Deceased	<u>8/32</u>
		32/32

(2) Church group:

(a)	Amanda G. Church, a feme sole	4/32
(b)	William C. Church, Sr.	4/32
(c)	William C. Church, Jr.	8/32
(d)	L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, Deceased	2/32
(e)	Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake	1/32
(f)	Jimmy C. Coats	1/96
(g)	Joe O. Coats	1/96
(h)	Louis J. Coats	1/96
(i)	Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, Deceased	6/32
(j)	D. L. Haberle	<u>6/32</u>
		32/32

I.

It is therefore ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession of the following described lands and premises out of the Benito Morales Grant of record in Volume 67, Page 781, and the Juan Cano Grant of record in Volume 67, Page 813, Spanish Archives, General Land Office, State of Texas, and being a part of Bayside Beach, a subdivision in Calhoun County, Texas, of record in Volume Z, at Pages 28, 39, 40, 42 and 46 of the Map and Plat Records of Calhoun County, Texas, and being lots and blocks in Unit I of said subdivision and described as follows:

- (a) All surface and mineral rights and estate in the following lots in said subdivision:

<u>Block</u>	<u>Lots</u>
14	5 to 11 both inclusive
77	12

- (b) All surface and 1/2 mineral rights and estate in the following lots in said subdivision:

<u>Block</u>	<u>Lots</u>
12	2
126	9, 10, 16

- (c) No surface and all mineral rights and estate in the following lots in said subdivision:

<u>Block</u>	<u>Lots</u>
14	^{to} 4, 12, BOTH INCLUSIVE
15	2
18	8

<u>Block</u>	<u>Lots</u>
19	1 to 12 both inclusive
20	1, 2, 20
21	24
22	6, 17, 19

(d) No surface and 1/2 mineral rights and estate in the following lots in said subdivision:

<u>Block</u>	<u>Lots</u>
8	17, 19
198	7, 8
206	8, 9, 10

II.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs Amanda G. Church, a feme sole, William C. Church, Sr., William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas, and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession of the following described lands and premises out of the Benito Morales Grant of record in Volume 67, Page 781, and the Juan Cano Grant of record in Volume 67, Page 813, Spanish Archives, General Land Office, State of Texas, and being a part of Bayside Beach, a subdivision in Calhoun County, Texas, of record in Volume Z, at Page 28, 39, 40, 42 and

46 of the Map and Plat Records of Calhoun County, Texas, and being lots and blocks in Unit I of said subdivision and described as follows:

No surface and 1/2 mineral rights and estate in the following lots in said subdivision:

<u>Block</u>	<u>Lots</u>
8	17, 19
12	2
126	9, 10, 16
198	7, 8
206	8, 9, 10

III.

It is further ORDERED, ADJUDGED and DECREED by the Court that:

(a) Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession of an undivided one-half (1/2) interest in the mineral estate in, on or under the premises described as La Salle Memorial Park, Casino tract, known as La Salle Monument, and Dance Pavilion tract, as such areas are known, designated and set out on a map or plat of Bayside Beach Units I and II as recorded in the Plat Records of Calhoun County, Texas, Volume Z, at Pages 27, 28 and 46, and described in Judgment in Cause No. 3775 on the Docket of the 135th Judicial District Court of Calhoun County, Texas, dated April 12, 1954, and recorded in Volume 92, at Pages 61-63, Deed Records of Calhoun County, Texas.

(b) That Plaintiffs, Amanda G. Church, a feme sole, William C. Church, Sr., William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession of an undivided one-half (1/2) interest in the mineral estate in, on or under the premises described as La Salle Memorial Park, Casino tract, known as La Salle Monument, and Dance Pavilion tract, as such areas are known, designated and set out on a map or plat of Bayside Beach Units I and II as recorded in the Plat Records of Calhoun County, Texas, Volume Z, at Page 27, 28 and 46, and described in Judgment in cause entitled J. W. Doremus, et al v. Calhoun County, Texas, in Cause No. 3775 on the Docket of the 135th Judicial District Court of Calhoun County, Texas, dated April 12, 1954, and recorded in Volume 92, at Pages 61-63, Deed Records of Calhoun County, Texas.

(c) Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession of the surface estate and an undivided one-half (1/2) of all the minerals in, on and under the same in and to the following described real property, to-wit:

All those certain tracts and parcels of land out of the Benito Morales Grant No. 781, Volume 67, and a part of the Juan Cano Grant No. 813, Volume 67, and a part of the Faustino Alvarado Grant No. 755, Volume 67, in Calhoun County, Texas, known and designated on a map or plat of Bayside Beach Units Nos. 1 and 2, as recorded in the Plat Records of Calhoun County, Texas, Volume Z, at Pages 27, 28 and 46 respectively, and known as the Golf Grounds, Bayside Club Grounds, Yacht Basins and channels.

Said property being described in Judgment in cause entitled J. W. Doremus, et al v. Calhoun County, Texas, in Cause No. 3775 on the Docket of the 135th Judicial District Court of Calhoun County, Texas, dated April 12, 1954, and recorded in Volume 92, at Pages 61-63, Deed Records of Calhoun County, Texas.

(d) That Plaintiffs, Amanda G. Church, a feme sole, William C. Church, Sr., William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession of an undivided one-half (1/2) of all the minerals in, on and under the following described real property, to-wit:

All those certain tracts and parcels of land out of the Benito Morales Grant No. 781, Volume 67, and a part of the Juan Cano Grant No. 813, Volume 67, and a part of the Faustino Alvarado Grant No. 755, Volume 67, in Calhoun County, Texas, known and designated on a map or plat of Bayside Beach Units Nos. 1 and 2, as recorded in the Plat Records of Calhoun County, Texas, Volume Z, at Pages 27, 28 and 46 respectively, and known as the Golf Grounds, Bayside Club Grounds, Yacht Basins and channels.

Said property being described in Judgment in cause entitled J. W. Doremus, et al v. Calhoun County, Texas, in Cause No. 3775 on the Docket

of the 135th Judicial District Court of Calhoun County, Texas, dated April 12, 1954, and recorded in Volume 92, at Pages 61-63, Deed Records of Calhoun County, Texas; EXCEPT,

(e) It is further ORDERED, ADJUDGED and DECREED by the Court that no adjudication is made in this cause with reference to the title and possession of the lake known as Blind Bayou known, designated and set out on map or plat of Bayside Beach, Units I and II, as recorded in the Plat Records of Calhoun County, Texas, in Volume Z, at Pages 27, 28 and 46, and more particularly described as Tract 2 in Paragraph X of Plaintiff's Second Amended Original Petition; the cause of action with reference to the title to and possession of said Blind Bayou having been severed from this cause by Order of this Court of even date herewith.

IV.

It is further ORDERED, ADJUDGED and DECREED that Plaintiffs, J. W. Doremus, R. G. Harris, Ben Foster, and Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession in fee simple of 53.63 acres of land lying between the present mean higher high water mark at an elevation of 0.6 foot and the old shore line of Matagorda Bay as the same existed in the Juan Cano Survey in Calhoun County, Texas, and as reflected by the E. A. Hensoldt map of Indianola dated 1868, said area having been destroyed by avulsion occasioned by the storm of August 19, 1886, and being more particularly described by metes and bounds in survey prepared by J. Stuart Boyles, Registered Public Surveyor No. 1, as follows, to-wit:

The description is based upon South Central Zone coordinates and is described as follows:

BEGINNING at Indianola No. 2, whose geographic position (U. S. C. & G. Survey) is North Latitude $28^{\circ} 31' 49.126''$ and West Longitude is $96^{\circ} 30' 43.903''$ and whose Lambert coordinates are X equals 2,798,796.15 (East) and Y equals 261,918.75 (North);

THENCE South $49^{\circ} 19' 42''$ East 3561.18 ft. to a point where the old shore line intersects the mean higher water mark of Matagorda Bay, at an elevation of 0.6 ft. The coordinates of this point being X equals 2,801,497.15 and Y equals 259,597.94;

THENCE along the 1868 shore line South $61^{\circ} 04' 52''$ East 724.70 ft. to a point whose coordinates are X equals 2,802,131.49 and Y equals 259,247.50;

THENCE along the 1868 shore line South $63^{\circ} 32' 27''$ East 455.47 ft. to a point whose coordinates are X equals 2,802,539.24 and Y equals 259,044.56;

THENCE along the 1868 shore line South $56^{\circ} 52' 11''$ East 600.17 ft. to a point whose coordinates are X equals 2,803,041.84 and Y equals 258,716.54;

THENCE along the 1868 shore line South $66^{\circ} 17' 14''$ East 460.05 to a point whose coordinates are X equals 2,803,463.05 and Y equals 258,531.53;

THENCE along the 1868 shore line South $57^{\circ} 33' 59''$ East 763.72 ft. to a point whose coordinates are X equals 2,804,107.64 and Y equals 258,121.93;

THENCE along the 1868 shore line South $45^{\circ} 10' 03''$ East 648.29 ft. to a point whose coordinates are X equals 2,804,567.39 and Y equals 257,664.86;

THENCE along the 1868 shore line South $47^{\circ} 34' 46''$ East 1209.66 ft. to a point whose coordinates are X equals 2,805,460.38 and Y equals 256,848.87;

THENCE along the 1868 shore line South $58^{\circ} 58' 57''$ East 447.95 ft. to a point whose coordinates are X equals 2,805,844.28 and Y equals 256,618.04;

THENCE along the 1868 shore line South $51^{\circ} 43' 11''$ East 653.74 ft. to a point whose coordinates are X equals 2,806,357.46 and Y equals 256,213.04;

THENCE along the 1868 shore line South $50^{\circ} 46' 22''$ East 753.98 ft. to a point whose coordinates are X equals 2,806,941.53 and Y equals 255,736.22;

THENCE along the 1868 shore line North $53^{\circ} 14' 03''$ East 110.0 ft. to a point whose coordinates are X equals 2,807,029.65 and Y equals 255,802.06;

THENCE along the 1868 shore line South $12^{\circ} 45' 43''$ East 229.15 ft. to a point whose coordinates are X equals 2,807,080.27 and Y equals 255,578.59;

THENCE along the 1868 shore line South $59^{\circ} 20' 34''$ East 271.29 ft. to a point whose coordinates are X equals 2,807,313.64 and Y equals 255,440.24;

THENCE along the 1868 shore line South $36^{\circ} 46' 51''$ East 620.0 ft. to the 1868 shore line of Powder Horn Lake at a point whose coordinates are X equals 2, 807, 684.87 and Y equals 254, 943.66;

THENCE along the old 1868 shore line of Powder Horn Lake South $35^{\circ} 39' 12''$ West 411.18 ft. to a point whose coordinates are X equals 2, 807, 445.20 and Y equals 254, 609.65;

THENCE along the old 1868 shore line of Powder Horn Lake North $83^{\circ} 23' 47''$ West 589.99 ft. to a point whose coordinates are X equals 2, 806, 859.12 and Y equals 254, 677.50;

THENCE along the old 1868 shore line of Powder Horn Lake North $47^{\circ} 13' 55''$ West 309.57 ft. to its intersection with the present mean higher water mark at an elevation of 0.6 ft., the coordinates at this point being X equals 2, 806, 631.86 and Y equals 254, 887.71; except however, the area known as "Court House Square", being block No. 14, as shown on map of Indianola prepared by E. A. Hensoldt.

V.

It is further ORDERED, ADJUDGED and DECREED that Plaintiffs, J. W. Doremus, R. G. Harris, Ben Foster, and Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession in fee simple of a tract of land known as Indianola Park on the plat of Bayside Beach Subdivision in the Juan Cano Survey in Calhoun County, Texas, containing within the meanders 285.69 acres and 9.89 acres between the meander lines and an elevation of 0.6 foot (above local mean seal level) along Matagorda Bay on the North and Powder Horn Lake on the East, as shown by survey prepared by J. Stuart Boyles, a Registered Public Surveyor, and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a stake on the Northly line of a subdivision known as Bay Side Beach Unit No. 2, said stake being located 50 ft. North $51^{\circ} 21'$ East of the North or Northwestly corner of Block 2 in the said subdivision;

THENCE North $51^{\circ} 21'$ East 175.9 ft. to a stake at an angle point in the Eastly line of Comal Street, or the extension thereof;

THENCE with the Eastly side of said Comal Street North $03^{\circ} 38'$ East 462.04 ft. to a stake;

THENCE generally along the edge of a marsh with the following meanders:

1. North $60^{\circ} 59'$ East 338.2 ft.
2. South $84^{\circ} 00'$ East 464.0 "
3. North $17^{\circ} 45'$ West 365.3 "
4. North $15^{\circ} 28'$ East 300.0 "
5. South $34^{\circ} 32'$ East 843.0 "
6. North $78^{\circ} 38'$ East 459.8 "
7. North $68^{\circ} 12'$ East 673.3 "
8. North $21^{\circ} 30'$ West 458.3 "

THENCE North $29^{\circ} 30'$ East 109.78 ft. to the meanders of Matagorda Bay;

THENCE with the meanders of Matagorda Bay:

1. South $60^{\circ} 30'$ East 1142.8 ft.
2. South $47^{\circ} 38'$ East 1200.0 "
3. South $55^{\circ} 18'$ East 480.0 "
4. South $69^{\circ} 49'$ East 632.0 "
5. South $41^{\circ} 21'$ East 1188.0 and to the junction of the meanders of Matagorda Bay and Powder Horn Lake;

THENCE with the meanders of Powder Horn Lake:

1. South $30^{\circ} 29'$ West 177.2 ft.
2. North $82^{\circ} 11'$ West 359.0 "
3. South $86^{\circ} 50'$ West 1193.6 "
4. South $33^{\circ} 49'$ West 1087.0 "
5. South $56^{\circ} 49'$ West 500.0 "
6. South $65^{\circ} 34'$ West 700.0" to the Southeastly headland of an arm of said Powder Horn Lake;

THENCE across the arm of said Powder Horn Lake South $51^{\circ} 37' 30''$ West 1932.28 ft. to the Southwestly headland of said arm of Powder Horn Lake;

THENCE North $15^{\circ} 12'$ East 449.7 ft. to an iron pipe, the Northeastly corner of the said Bay Side Beach Unit No. 2;

THENCE with the Northly line of said subdivision North $38^{\circ} 39'$ West 2104.0 ft. to the PLACE OF BEGINNING.

This area has been divided into three tracts, shown on Map No. 10028-R-C, prepared by J. S. Boyles as the West Section, the Central Section and the East Section.

This was done for convenience in running and locating the 0.6 ft. elevation above local mean sea level. The 0.6 ft. elevation being determined as mean higher high water from 50 years' observation by the U.S. C. & G. Survey at Galveston; 19 years at Port Isabell; and 1 year observation with 3 gauges in Powder Horn Lake.

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FIELD NOTES of a survey in the Juan Cano Survey, Calhoun County, Texas. The said survey contains within the meander lines 123.22 acres and 3.90 acres between the meander lines and the 0.6 ft. elevation (above local mean sea level) outside the meander lines. Of the area embraced herein 10.54 acres are below the 0.6 ft. elevation.

BEGINNING at a stake on the Northly side, or line, of a subdivision known as Bay Side Beach Unit No. 2. Said stake being located 50 ft. North $51^{\circ} 21'$ East of the North or North-westly corner of Block 2 in said subdivision;

THENCE North $51^{\circ} 21'$ East 175.9 ft. to a stake at an angle point in the Eastly line of Comal Street, or the extension thereof;

THENCE with the Eastly side of Comal Street and its extension North $03^{\circ} 38'$ East; at 312.0 ft. enter marsh; at 342.0 ft. cross center line of same; at 382.0 ft. leave marsh, and in all 462.04 ft. to a stake;

THENCE generally along the edge of said marsh with the following meanders:

1.	North $60^{\circ} 59'$ East	332.8 ft.
2.	South $84^{\circ} 00'$ East	464.0 "
3.	North $17^{\circ} 45'$ West	365.3 "
4.	North $15^{\circ} 28'$ East	300.0 "
5.	South $34^{\circ} 32'$ East	843.0 "
6.	North $78^{\circ} 38'$ East	459.8 "
7.	North $68^{\circ} 12'$ East	673.3 "
8.	North $21^{\circ} 30'$ West	458.3 "

THENCE North $29^{\circ} 30'$ East 109.78 ft. intersect the meanders of Matagorda Bay;

THENCE with the meanders of Matagorda Bay South $60^{\circ} 30'$ East 542.81 ft. again intersect the meanders of the marsh;

THENCE with the meanders of the Northly and Westly sides of said marsh:

1. South $33^{\circ} 33'$ East 355.5 ft.
2. South $53^{\circ} 33'$ East 731.6 " intersect the most Northly point of the Central Section meanders;

- Continue meanders
3. South $42^{\circ} 04'$ West 1490.0 ft. crossing said marsh
 4. South $08^{\circ} 22'$ West 690.0 " and THENCE
 5. South $82^{\circ} 17'$ West 1183.0 " to an iron pipe, the most Northeastly corner of said Bay Side Beach Unit No. 2;

THENCE with the Northly line of said Bay Side Beach Unit No. 2, North $38^{\circ} 39'$ West 2104.0 ft. to the PLACE OF BEGINNING.

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FIELD NOTES OF 53.67 acres shown on Map No. 10028-R-C by J. S. Boyles, as the Central Section. Of this area 52.27 acres are below the 0.6 ft. elevation (above local mean sea level).

BEGINNING at a 1" iron pipe marking the Northeastly corner of Bay Side Beach Unit No. 2;

THENCE with the meanders of the Westly side of an arm of Powder Horn Lake and a marsh:

1. North $82^{\circ} 17'$ East 1183.0 ft.
2. North $08^{\circ} 22'$ East 690.0 "
3. North $42^{\circ} 04'$ East 1490.0 " crossing said marsh to the most Eastern Northeastly corner of the West Section, last above described, and also a corner of the East Section as shown on Map No. 10028-R-C;

THENCE with the meanders of the Eastly side of said marsh and arm of Powder Horn Lake:

1. South $04^{\circ} 08'$ East 416.2 ft.
2. South $45^{\circ} 32'$ West 345.0 "
3. South $30^{\circ} 30'$ West 281.5 "
4. South $14^{\circ} 36'$ West 800.0 "
5. South $17^{\circ} 16'$ West 728.0 " and
6. South $06^{\circ} 08'$ West 910.0 " to point of land on the Westly shore of Powder Horn Lake;

THENCE across the neck of an arm of Powder Horn Lake South $51^{\circ} 37' 30''$ West 1932.28 ft. to a stake on the Eastly side of the arm of Powder Horn Lake;

THENCE North $15^{\circ} 12'$ East 449.7 ft. to the PLACE OF BEGINNING.

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FIELD NOTES of 115.45 acres in the Juan Cano Survey in Calhoun County, Texas, as shown on Map No. 10028-R-C by J. S. Boyles, as the East Section. Of this area 108.8 acres are within the meander lines and 6.65 acres lie outside the meander lines to the 0.6 ft. elevation (above local mean sea level).

BEGINNING at a stake at the intersection of the marsh meanders of the West Section where the same intersects the meanders of Matagorda Bay, said point being the most Northern point of the meanders of the West Section;

THENCE with the meanders of Matagorda Bay:

1. South $60^{\circ} 30'$ East 600.0 ft.
2. South $47^{\circ} 38'$ East 1200.0 "
3. South $55^{\circ} 18'$ East 480.0 "
4. South $69^{\circ} 49'$ East 632.0 "
5. South $41^{\circ} 21'$ East 1188.0 " to the junction of Powder Horn Lake with the Bay of Matagorda;

THENCE with the meanders of Powder Horn Lake:

1. South $30^{\circ} 29'$ West 177.2 ft.
2. North $82^{\circ} 11'$ West 359.0 "
3. South $86^{\circ} 50'$ West 1193.6 "
4. South $33^{\circ} 49'$ West 1087.0 "
5. South $56^{\circ} 49'$ West 500.0 " and
6. South $65^{\circ} 34'$ West 700.0 " to the junction of an arm and marsh of said Powder Horn Lake;

THENCE with the meanders of said arm of Powder Horn Lake and marsh:

1. North $06^{\circ} 08'$ East 910.0 ft.
2. North $17^{\circ} 16'$ East 728.0 "
3. North $14^{\circ} 36'$ East 800.0 "
4. North $30^{\circ} 30'$ East 281.5 "
5. North $45^{\circ} 32'$ East 345.0 "
6. North $04^{\circ} 08'$ West 416.2 " to the most Northern point of the central section;
7. North $53^{\circ} 33'$ West 731.6 " and
8. North $33^{\circ} 33'$ West 355.5 " TO THE PLACE OF BEGINNING.

HOWEVER, THERE IS EXCEPTED from the above described property, the title to which has been vested in Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, under the terms of this Judgment the following described property, to-wit:

(1) The ownership of the bayou connecting Powder Horn Lake and a lake called Blind Bayou and more particularly described as Tract 1 in Paragraph X of Plaintiffs' Second Amended Original Petition, the cause of action with reference to the title and possession of said parcel having been severed from this cause by Order of this Court of even date herewith.

(2) Surface rights in all right-of-way deeds heretofore executed by J. W. Doremus to the State of Texas and/or Calhoun County, Texas.

(3) All easements of record.

(4) The surface rights to the property described in the following conveyances: Special Warranty Deed dated February 7, 1948, from J. W. Doremus to Ed Bell, recorded in Volume 60, Page 590, Deed Records of Calhoun County, Texas; General Warranty Deed dated October 12, 1949, from J. W. Doremus to R. S. Cleaver, recorded in Volume 69, Page 385, Deed Records of Calhoun County, Texas; Special Warranty Deed dated August 1, 1952, from J. W. Doremus, et al to Scott W. Lovelace, recorded in Volume 82, Page 170, and corrected by deed dated February 20, 1953, from J. W. Doremus, et al to Sid Gould, recorded in Volume 85, Page 184, Deed Records of Calhoun County, Texas; Special Warranty Deed dated January 17, 1953, from J. W. Doremus, et al to H. M. Foster, recorded in Volume 85, Page 12, Deed Records of Calhoun County, Texas, and corrected by deed dated November 15, 1956, from J. W. Doremus, et al to H. M. Foster, recorded in Volume 123, Page 366, Deed Records of Calhoun County, Texas; Special Warranty Deed from J. W. Doremus, et al to E. R. Baker and H. H. Baker, dated August 1, 1952, and recorded in Volume 86, Page 269, Deed Records of Calhoun County, Texas; Special Warranty Deed dated March 9, 1953, from J. W. Doremus, et al to E. Hurt, recorded in Volume 86, Page 497, Deed Records of Calhoun County, Texas; Special Warranty Deed from J. W. Doremus, et al to J. J. Petillo, dated March 9, 1953, recorded in Volume 86,

Page 498, Deed Records of Calhoun County, Texas; Special Warranty Deed dated November 1, 1954, from J. W. Doremus, et al to R. M. Taylor, recorded in Volume 94, Page 281, Deed Records of Calhoun County, Texas; Special Warranty Deed dated November 5, 1954, from J. W. Doremus, et al to Ed Bell, recorded in Volume 94, Page 564, Deed Records of Calhoun County, Texas; Special Warranty Deed dated February 1, 1955, from J. W. Doremus, et al to Ed Bell, recorded in Volume 96, Page 257, Deed Records of Calhoun County, Texas; Special Warranty Deed dated February 3, 1956, from J. W. Doremus, et al to Ed Bell, recorded in Volume 110, Page 224, Deed Records of Calhoun County, Texas; Special Warranty Deed dated December 30, 1955, from J. W. Doremus, et al to F. M. Sutzer, recorded in Volume 109, Page 69, Deed Records of Calhoun County, Texas; Special Warranty Deed dated November 1, 1954, from Ben F. Foster to A. L. Burris, recorded in Volume 94, Page 217, Deed Records of Calhoun County, Texas; Special Warranty Deed dated November 14, 1956, from J. W. Doremus, et al to Lloyd Matthew, recorded in Volume 127, Page 640, Deed Records of Calhoun County, Texas; Special Warranty Deed dated June 10, 1952, from J. W. Doremus, et al to W. B. Hopkins, Jr., recorded in Volume 128, Page 403, Deed Records of Calhoun County, Texas; Special Warranty Deed dated August 5, 1957, from J. W. Doremus, et al to W. R. Marshall, recorded in Volume 131, Page 605, Deed Records of Calhoun County, Texas; Special Warranty Deed dated August 5, 1957, from J. W. Doremus, et al to Frank Barnett, recorded in Volume 131, Page 608, Deed Records of Calhoun County, Texas; Special Warranty Deed dated August 5, 1957, from J. W. Doremus, et al to Jimmie McLean, recorded in Volume 131, Page 610, Deed Records of Calhoun County, Texas; Special Warranty Deed dated November 11, 1957, from J. W. Doremus, et al to Leroy Blevins, recorded in Volume 134, Page 654, Deed Records of Calhoun County, Texas; Special Warranty Deed dated August 15, 1952, from J. W. Doremus, et al to Ed Bell, recorded in

Volume 82, Page 222, Deed Records of Calhoun County, Texas; Special Warranty Deed dated November 29, 1960, from J. W. Doremus, et al to E. B. Williams, recorded in Volume 149, Page 72, Deed Records of Calhoun County, Texas.

VI.

It is further ORDERED, ADJUDGED and DECREED that Plaintiffs J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, do have and recover of and from the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, and the County of Calhoun, State of Texas, title to and possession in fee simple in and to all oil, gas and other minerals on, in or under all streets, alleys and roads in Bayside Beach Subdivision, Units 1 and 2, as recorded in the Map and Plat Records of Calhoun County, Texas, Volume Z, at Pages 27, 28 and 46, of Calhoun County, Texas, except the one-half of such streets, alleys and roads adjacent to specific lots, the minerals to which are owned by said county or state.

VII.

The Court further finds that the issue of title to the property described in this Judgment, having been severed as aforesaid from the issue of title to the property described in Paragraph X of Plaintiffs' Second Amended Original Petition and having been tried and adjudicated as herein set forth, the Court, in furtherance of convenience and to avoid prejudice and in order that justice may be done and that this Judgment may more clearly constitute a final Judgment, further ORDERS, ADJUDGES and DECREES that all such issues pertaining to the title of the property described in Paragraph X of Plaintiffs' said Petition be and the same hereby are again severed and separated from the issues in this cause and are placed and shall be embraced in another separate suit to be styled J. W. Doremus, et al v. The State of Texas, et al, No. 4664-A on the Docket of this Court with all parties to this Cause No. 4664 being hereby constituted parties to said separate Cause No. 4664-A.

VIII.

It is further ORDERED, ADJUDGED and DECREED by the Court that each and every issue of title involved in this cause, whether herein expressly mentioned or not, be and the same hereby is found, adjudged and decreed in favor of Plaintiffs, J. W. Doremus, R. G. Harris, Ben Foster, Ozella Thomson, individually and as Independent Executrix of the Estate of George R. Thomson, deceased, Amanda G. Church, a feme sole, William C. Church, Sr., William C. Church, Jr., L. C. Coats, individually and as Independent Executor of the Estate of Josephine T. Coats, deceased, Vallie K. Lake (formerly Vallie K. Coats), joined by her husband, Howard O. Lake, Jimmy C. Coats, Joe O. Coats, Louis J. Coats, Ethel Haberle, individually and as Independent Executrix of the Estate of L. B. Haberle, deceased, and D. L. Haberle, and against the Defendants, the State of Texas, the State Parks Board of the State of Texas and its successor, the Parks and Wildlife Department of the State of Texas, the County of Calhoun, State of Texas, through Howard G. Hartzog, County Judge of Calhoun County, Texas, and Frank E. Wedig, Earnest J. Kabela, Wayne Lindsey and Clarence Barton, Commissioners of Precincts Nos. One (1), Two (2), Three (3), and Four (4), respectively, of Calhoun County, Texas, unless the same shall have been herein expressly adjudged and decreed in favor of said Defendants or either of them.

IX.

It further appearing to the Court that all of the parties by and through their attorneys of record in open Court agreed and stipulated as follows:

(a) That the land and premises described in instrument entitled "Designation of Doremus Gas Unit, Calhoun County, Texas," dated January 13, 1965, by the Aluminum Company of America, Southern Production Company, Inc., and others of record in Volume 96 at Pages 527-542,

Deed Records of Calhoun County, Texas, is not involved in this cause of action, reference to said instrument being here made for all pertinent purposes; and,

(b) That title to the area designated and known as the Interlocking Yacht Basin on the map or plat of Bayside Beach Subdivision, as shown on the Plat Records in Volume Z, Pages 27, 28, 39, 40, 42 and 43, Calhoun County Plat Records, is not involved in this cause of action.

Accordingly, the Court FINDS, ADJUDGES and DECREES that the issue of title to the land and premises above referred to is not included in and adjudicated in this Judgment.

X.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs shall be entitled to and may have issued in this cause any and all writs of possession or other writs or orders that may be necessary or appropriate for the enforcement of this Judgment and decree in whole or in part.

XI.

It is further ORDERED, ADJUDGED and DECREED by the Court that Plaintiffs do have and recover of and from Defendants all court costs in this behalf expended.

SIGNED AND ENTERED on this the 14th day of ~~December~~ February, A. D. 1967.

s/ Joe E. Kelly

Judge Presiding

FILED:

11:00 o'clock A. M.
February 14, 1967
Maurine Jackson, District Clerk
Calhoun County, Texas

APPROVED AS TO FORM:

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By: _____

By: s/ Hardy Hollers

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San Antonio, Texas

s/ William C. Church, Jr.

By: s/ Hardy Hollers

Attorney for Plaintiffs Amanda G.
Church, a feme sole, William C.
Church, Sr., William C. Church,
Jr., L. C. Coats, individually and
as Independent Executor of the Estate
of Josephine T. Coats, Deceased,
Vallie K. Lake (formerly Vallie K.
Coats), joined by her husband, Howard
O. Lake, Jimmy C. Coats, Joe O. Coats,
Louis J. Coats, Ethel Haberle, indivi-
dually and as Independent Executrix of
the Estate of L. B. Haberle, Deceased,
and D. L. Haberle.

CRAWFORD MARTIN

~~XXXXXXXXXXXX~~

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s/ William W. Day
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of Calhoun, of the State of Texas,
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Earnest J. Kabela, Wayne Lindsey and
Clarence Barton, County Judge and
Commissioners, respectively, of Cal-
houn County, State of Texas.

FILED:
11:00 o'clock A. M.
February 14, 1967
Maurine Jackson, District Clerk
Calhoun County, Texas

HH:jlr 12/18/66