



**CORRESPONDENCE COVER SHEET  
WASTE PERMITS DIVISION  
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

Date: October 20, 2022  
 Facility Name: Twin Oaks Power Station CCR Landfill  
 Permit or Registration No.: CCR112

Nature of Correspondence:  
 Initial/New  
 Response/Revision\*

\*If Response/Revision, please provide previous TCEQ Tracking No.: 27247279  
 (Previous TCEQ Tracking No. can be found in the Subject line of the TCEQ's response letter to your original submittal.)

This cover sheet should accompany all correspondences submitted to the Waste Permits Division and should be affixed to the front of your submittal as a cover page. Please check the appropriate box for the type of correspondence being submitted. For questions regarding this form, please contact the Waste Permits Division at (512) 239-2335.

**Table 1 - Municipal Solid Waste**

| APPLICATIONS   | REPORTS and RESPONSES  |
|--|--|
| <input type="checkbox"/> New Notification                          | <input type="checkbox"/> Closure Report                          |
| <input type="checkbox"/> New Permit (including Subchapter T)       | <input type="checkbox"/> Groundwater Alternate SRC Demonstration |
| <input type="checkbox"/> New Registration (including Subchapter T) | <input type="checkbox"/> Groundwater Corrective Action           |
| <input type="checkbox"/> Major Amendment                           | <input type="checkbox"/> Groundwater Monitoring Report           |
| <input type="checkbox"/> Minor Amendment                           | <input type="checkbox"/> Groundwater Statistical Evaluation      |
| <input type="checkbox"/> Limited Scope Major Amendment             | <input type="checkbox"/> Landfill Gas Corrective Action          |
| <input type="checkbox"/> Notice Modification                       | <input type="checkbox"/> Landfill Gas Monitoring                 |
| <input type="checkbox"/> Non-Notice Modification                   | <input type="checkbox"/> Liner Evaluation Report                 |
| <input type="checkbox"/> Transfer/Name Change Modification         | <input type="checkbox"/> Soil Boring Plan                        |
| <input type="checkbox"/> Temporary Authorization                   | <input type="checkbox"/> Special Waste Request                   |
| <input type="checkbox"/> Voluntary Revocation                      | <input type="checkbox"/> Other:                                  |
| <input type="checkbox"/> Subchapter T Workplan                     |  |
| <input type="checkbox"/> Other:                                    |  |

**Table 2 - Industrial & Hazardous Waste**

| APPLICATIONS                                     | REPORTS and RESPONSES   |
|--|---|
| <input checked="" type="checkbox"/> New          | <input type="checkbox"/> Annual/Biennial Site Activity Report |
| <input type="checkbox"/> Renewal                 | <input type="checkbox"/> CfPT Plan/Result                     |
| <input type="checkbox"/> Post-Closure Order      | <input type="checkbox"/> Closure Certification/Report         |
| <input type="checkbox"/> Major Amendment         | <input type="checkbox"/> Construction Certification/Report    |
| <input type="checkbox"/> Minor Amendment         | <input type="checkbox"/> CPT Plan/Result                      |
| <input type="checkbox"/> Class 3 Modification    | <input type="checkbox"/> Extension Request                    |
| <input type="checkbox"/> Class 2 Modification    | <input type="checkbox"/> Groundwater Monitoring Report        |
| <input type="checkbox"/> Class 1 ED Modification | <input type="checkbox"/> Interim Status Change                |
| <input type="checkbox"/> Class 1 Modification    | <input type="checkbox"/> Interim Status Closure Plan          |
| <input type="checkbox"/> Endorsement             | <input type="checkbox"/> Soil Core Monitoring Report          |
| <input type="checkbox"/> Temporary Authorization | <input type="checkbox"/> Treatability Study                   |
| <input type="checkbox"/> Voluntary Revocation    | <input type="checkbox"/> Trial Burn Plan/Result               |
| <input type="checkbox"/> 335.6 Notification      | <input type="checkbox"/> Unsaturated Zone Monitoring Report   |
| <input type="checkbox"/> Other:                  | <input type="checkbox"/> Waste Minimization Report            |
|  | <input type="checkbox"/> Other:                               |



Eddy Young  
Environmental Manager

P.O. Box 37  
13065 Plant Rd.  
Bremond, TX 76629  
Tel: (254)342-3664  
[Eddy.young@mesquitegen.com](mailto:Eddy.young@mesquitegen.com)

October 20, 2022

MC-130  
Mr. Chris Shaw, Project Manager  
Industrial and Hazardous Waste Permits Section  
Waste Permits Division  
Texas Commission on Environmental Quality  
P. O. Box 13087  
Austin, Texas 78711-3087

**RE: Response to TCEQ Technical NOD 1 Correspondence Dated April 21, 2022  
Twin Oaks Power Station Coal Combustion Residuals Landfill  
Major Oak Power, LLC  
Bremond (Robertson County), Texas  
CCR Registration No. CCR112  
TCEQ SWR No. 37677; EPA ID No. TXD987997988  
Tracking No. 27247279; RN100226570/CN604670034**

Dear Mr. Shaw:

The following information is provided on behalf of Twin Oaks Power Station Coal Combustion Residuals (CCR) Landfill (the facility), as a follow-up response to the above-referenced April 21, 2022 correspondence letter. For your convenience, comments from the TCEQ correspondence regarding the *Registration Application for Coal Combustion Residuals Waste Management*, dated January 12, 2022, are presented below (*in italics*) followed by the prepared response.

**TCEQ Deficiency ID #14:**

- a. *Provide the property ownership map to show all mineral interest ownership and mailing addresses under the facility's registration boundary.*
- b. *Provide a map showing the location of easement(s) within the facility registration boundary.*

**Response:**

Initial response dated May 5, 2022 stated the property ownership map provided in the January 12, 2022 package indicates the only surface property owner within the ¼ mile buffer is Major Oaks Power LLC and that facility property documents were being reviewed to determine both easements and mineral interest ownership within the registration boundary. Mineral interest ownership and location of easements have since been determined. A table of mineral interest ownership and easement contact information is included herein. In addition, plats documenting mineral interest ownership and easement location are attached herein with prepared Mineral Ownership Report and Easement Flow Chart clarifying specific affected tracts.

---

Included with this submittal are an unmarked copies of the additional pages suitable for insertion into the Registration Application for Coal Combustion Residuals Waste Management. We trust you will find this information sufficiently thorough and acceptable.

Should you have any questions, please feel free to contact me at (254) 342-3664 or via email at [Eddy.Young@mesquitegen.com](mailto:Eddy.Young@mesquitegen.com).

Sincerely,

A handwritten signature in blue ink that reads "Eddy Young". The signature is written in a cursive, flowing style.

Eddy Young  
Environmental Manager

**Distribution:**

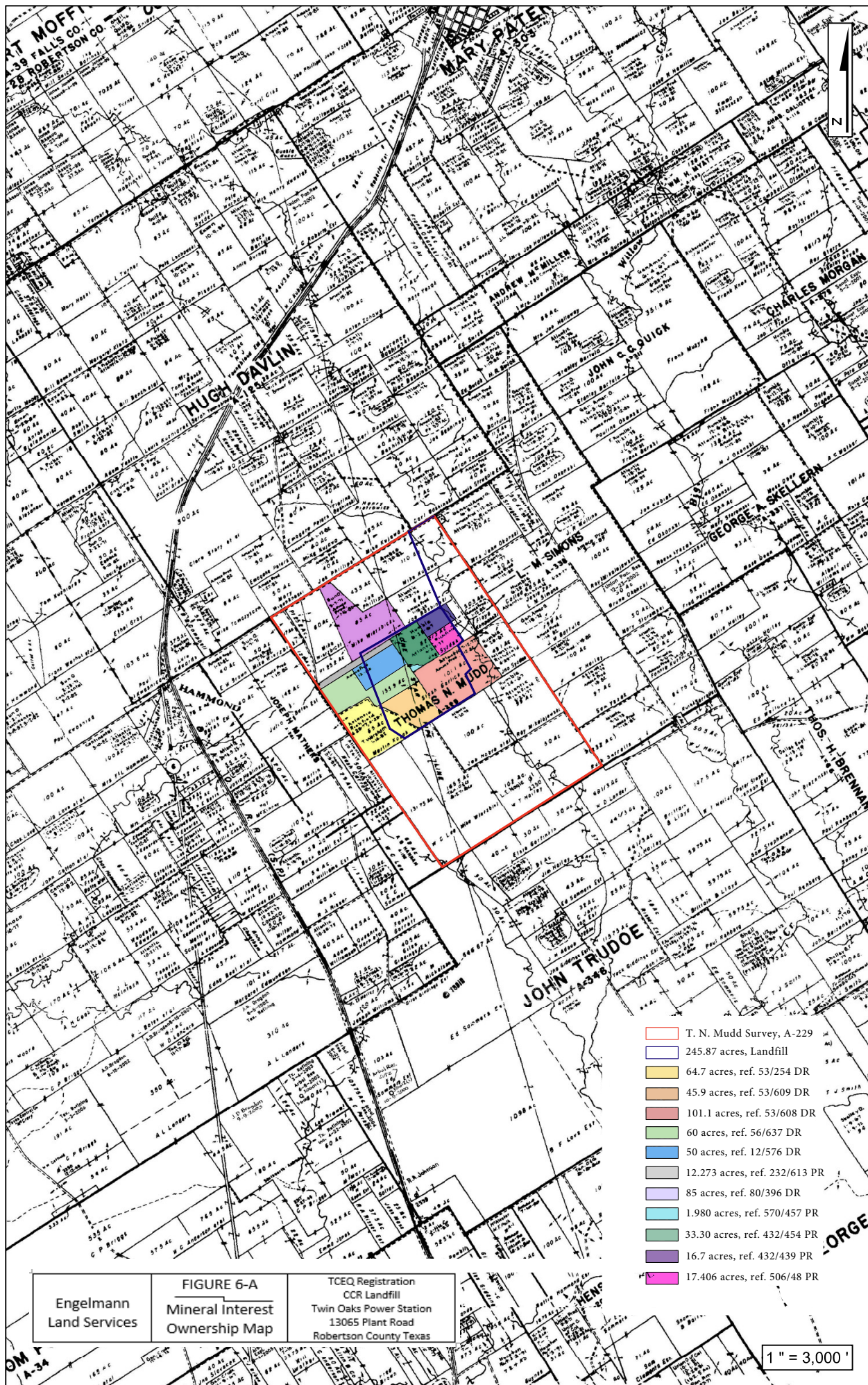
|              |   |
|--------------|---|
| (E-Copy)     | MC-130<br>Mr. Chris Shaw, Project Manager<br>Industrial and Hazardous Waste Permits<br>Waste Permits Division<br>Texas Commission on Environmental Quality<br>P. O. Box 13087<br>Austin, Texas 78711-3087 |
| (1 + E-Copy) | Mr. Eddy Young<br>Environmental Manager<br>Twin Oaks<br>P.O. Box 37<br>Bremond, Texas 76629   |
| (E-Copy)     | Mr. John J. Tayntor, P.E.<br>Auckland Consulting, LLC<br>P.O. Box 8155<br>Jacksonville, Texas 75766   |
| (E-Copy)     | Hydrex Environmental  |

## **Attachments**

**Affected Mineral Interest Ownership and Easement List**

| <b>Mineral Interest Owner</b>                                      | <b>Address</b>   |
|--|--|
| Dora Lillie Beckendorff  | 27505 Clay Rd, Katy TX 77493                           |
| Patsy A. Kasprowicz  | 2002 Geney Street, Brenham TX 77833                    |
| Margaret M. Smith  | 162 CR 269, Kosse TX 76653                             |
| Skylar Hoffpauir, POA for Marilyn Brown                            | 411 E. Colorado St, Bremond TX 76629                   |
| The Estate of Beverly Hoffpauir, Deceased, heirs and assigns       | 13593 North Tidwell Prarie Rd, Bremond TX 7662         |
| Estate of Florene J. Poulard, Deceased, heirs and assigns          | 9304 S. Lakewood Ave, Tulsa OK 74137                   |
| Estate of Jack P. Poulard, Deceased, heirs and assigns             | 9304 S. Lakewood Ave, Tulsa OK 74137                   |
| The Estate of Harvey Galik, Deceased, heirs and assigns            | 4302 Weston Dr, Fulshear TX 77441                      |
| The Estate of Gerald Galik, Deceased, heirs and assigns            | 7418 Werner St, Houston TX 77076                       |
| The Estate of Lawrence R. Galik, Deceased, heirs and assigns       | 8070 Hills Pkwy, Montgomery TX 77316                   |
| Clifton L. Galik   | 1016 E. 27th St, Houston TX 77009                      |
| Hazel Galik Dutka  | 39 Winthrop Harbor St N, Montgomery TX 77356           |
| The Estate of Betty Patke Holub, Deceased, heirs and assigns       | 1338 E Boone Prairie Rd, Franklin TX 77856             |
| Shirley Galik  | 11306 Hillside Glen Trl, Houston TX 77065              |
| Charles Galick   | 4734 Mierianne St, Houston TX 77093                    |
| Cheerie J. Galik   | 16977 FM 46, Bremond TX 76629                          |
| Lois Holsinger   | 12208 59th Ave NW, Gig Harbor WA 98332                 |
| Margaret Rose Tompkins   | 410 Hidden Hills Lane, Escondido CA 92029              |
| Bernard Galick   | 255 Hollyvale Drive, Houston TX 77060                  |
| The Estate of Helen Galick, Deceased, heirs and assigns            | 255 Hollyvale Drive, Houston TX 77060                  |
| Joe Ann Galik Scott  | 511 Buena Vista Drive, Hurst, Tarrant County, TX 76053 |
| The Estate of Margaret Galick Flowers, Deceased, heirs and assigns | 5408 Sam Calloway Rd, River Oaks, TX 76114             |
| Marl A. Weimer, III  | 4789 Jackson Square Dr, Conroe TX 77304                |
| Jill Goodwin Sherman   | 317 Sidney Baker St S, Kerrville TX 78028              |
| Jennifer Kempenski Slovacek  | 4311 Egremont Pl, College Station TX 77854             |
| Lucille K. Collins   | 4306 Apache Court, Bryan TX 77802                      |
| The Estate of Larry Kempenski, Deceased, heirs and assigns         | 4306 Apache Court, Bryan TX 77802                      |
| John David Kempenski   | 12533 Kempenski Dr, Bremond TX 76629                   |
| Phyllis K. Barker  | 1710 Todd Trail, College Station TX 77845              |
| Michael Keith Kempenski  | 12897 Kempenski Lane, Bremond TX 76629                 |

| <b>Easement</b>                     | <b>Address</b>                                  |
|-------------------------------------|---|
| Tri County Water Supply Corporation | 5212 TX-7, Marlin TX 76661                      |
| Onco Electric Delivery Company LLC  | 1601 Bryan St, Dallas TX 75201                  |
| Calgas LLC                          | 10777 Westheimer Rd Ste. 1125, Houston TX 77042 |
| Atmos Energy Corporation            | P.O. Box 650205, Dallas TX 75265                |
| Explorer Pipeline Company           | 6120 S. Yale Ave, Tulsa OK 74136                |



Engelmann  
Land Services

FIGURE 6-A  
Mineral Interest  
Ownership Map

TCEQ Registration  
CCR Landfill  
Twin Oaks Power Station  
13065 Plant Road  
Robertson County Texas

- T. N. Mudd Survey, A-229
- 245.87 acres, Landfill
- 64.7 acres, ref. 53/254 DR
- 45.9 acres, ref. 53/609 DR
- 101.1 acres, ref. 53/608 DR
- 60 acres, ref. 56/637 DR
- 50 acres, ref. 12/576 DR
- 12.273 acres, ref. 232/613 PR
- 85 acres, ref. 80/396 DR
- 1.980 acres, ref. 570/457 PR
- 33.30 acres, ref. 432/454 PR
- 16.7 acres, ref. 432/439 PR
- 17.406 acres, ref. 506/48 PR

1" = 3,000'

# MINERAL OWNERSHIP REPORT

**MAP / TRACT:**  
**COMPANY:** ENGELMANN LAND SERVICES, LLC  
**PROSPECT:** MAJOR OAKS POWER LLC  
**STATE:** TEXAS  
**COUNTY:** ROBERTSON  
**MINERAL OWNER:** DORA LILLIE BECKENDORFF  
**DATE EXAMINED:** 1/17/1838 **TO:** 8/26/2022  
**GROSS ACRES:** 97.273



**TRACT DESCRIPTION (Subject Lands):**  
**97.273 acres of land**, more or less, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described in two (2) tracts as follows, to wit:

**TRACT ONE (1):** 12.273 acres of land, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described as "Tract of 12.273 acres" in that certain Assumption Warranty Deed with Vendor's Lien dated October 20, 1971 from Billy R. Hall, a married man, to Joe E. Ingram et ux, Jane C. Ingram, recorded in Volume 268, Page 751, Deed Records, Robertson County, Texas.

**TRACT TWO (2):** 85 acres of land, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described as "Tract of 85 acres" in that certain Assumption Warranty Deed with Vendor's Lien dated October 20, 1971 from Billy R. Hall, a married man, to Joe E. Ingram et ux, Jane C. Ingram, recorded in Volume 268, Page 751, Deed Records, Robertson County, Texas.

| SURFACE OWNERSHIP (TRACTS ONE AND TWO)                     | INTEREST   | NET ACRES   |  |
|--|------------|-------------|--|
| Major Oak Power, LP<br>345 Park Ave.<br>New York, NY 10154 | 1.00000000 | 97.27300000 |  |
| <b>TOTAL:</b>  | 1.00000000 | 97.27300000 |  |

| MINERAL OWNERSHIP (TRACTS ONE AND TWO)  | INTEREST   | NET ACRES   | LEASEHOLD STATUS |
|---|------------|-------------|------------------|
| Dora Lillie Beckendorff<br>27505 Clay Rd<br>Katy, Texas 77493<br>281-391-8004<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 1.00000000 | 97.27300000 | APPEARS OPEN     |
| <b>TOTAL:</b>   | 1.00000000 | 97.27300000 |                  |

**COMMENTS:**  
 Mineral Owners waive all rights of ingress and egress with regards to the Minerals in 569/618 PR.

The Mineral Ownership Report is based on a limited examination of the records of the Public Records of Robertson County, Texas, and the information filed of record relating to the Subject Lands, as researched from 1/17/1838 @ 8:00 am to August 26, 2022 @ 5:00 pm. This Mineral Ownership Report makes no representation as to the status of Deeds of Trust, Mortgages, other encumbrances, Easements and/or Rights of Way. Engelmann Land Services, LLC shall be liable only to the extent of the amount paid for the preparation of this Mineral Ownership Report.





# MINERAL OWNERSHIP REPORT

**MAP / TRACT:**  
**COMPANY:** ENGELMANN LAND SERVICES, LLC  
**PROSPECT:** MAJOR OAKS POWER LLC  
**STATE:** TEXAS  
**COUNTY:** ROBERTSON  
**MINERAL OWNER:** ANTONE KOZAK, ET AL  
**DATE EXAMINED:** 1/17/1838 **TO:** 8/26/2022  
**GROSS ACRES:** 66.557



**TRACT DESCRIPTION (Subject Lands):**  
**66.557 acres of land**, more or less, out of the Thomas N. Mudd Survey, A-229, being all of a 151.420 acre tract of land, Robertson County, Texas, more particularly described in that certain Mineral Deed dated September 11, 1991, from Texas Generating Company and Texas Generating Company, II to Antone Kozak, Ike Kozak, Vickie Kozak, and Mary Nesbitt, recorded in Volume 569, Page 652, Public Records, Robertson County, Texas, SAVE AND EXCEPT 84.863 acres of land, more or less, being that portion of the 151.420 acre tract lying within the Joseph Mathers Survey, A-261, Robertson County, Texas.

| SURFACE OWNERSHIP  | INTEREST   | NET ACRES   |  |
|--|------------|-------------|--|
| Major Oak Power, LP<br>345 Park Ave.<br>New York, NY 10154 | 1.00000000 | 66.55700000 |  |
| <b>TOTAL:</b>  | 1.00000000 | 66.55700000 |  |

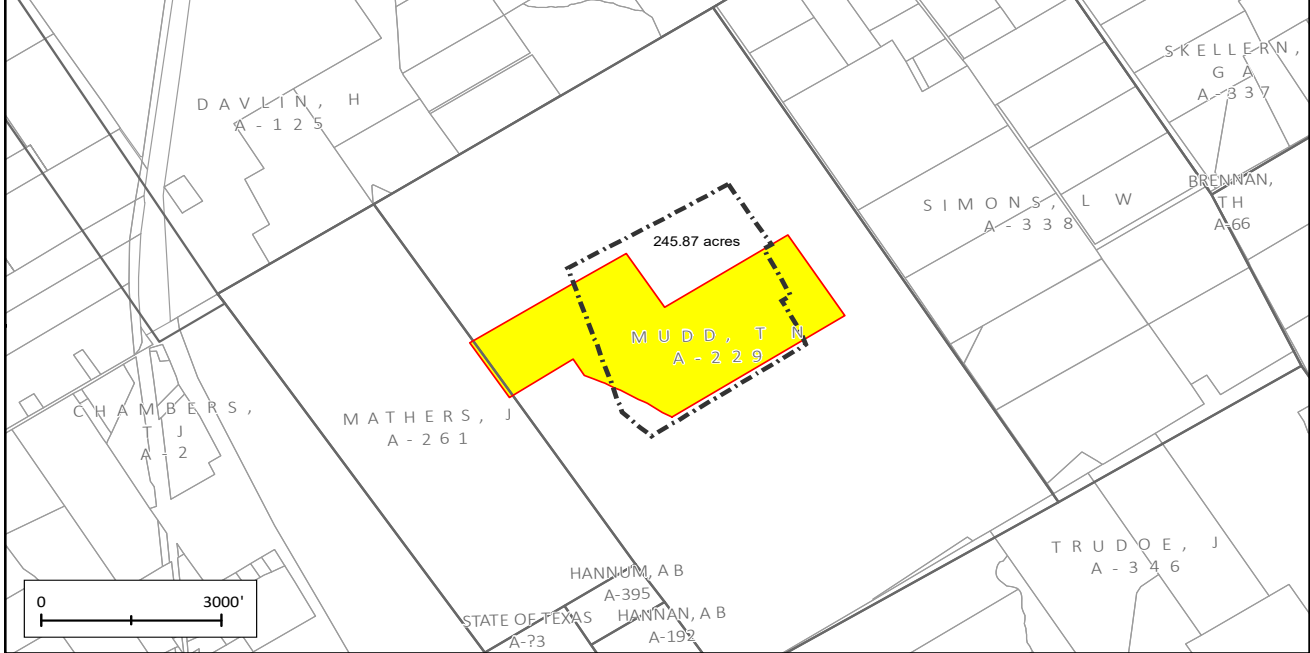
| MINERAL OWNERSHIP   | INTEREST   | NET ACRES   | LEASEHOLD STATUS |
|---|------------|-------------|------------------|
| Patsy A. Kasproicz, as separate property<br>2002 Geney Street<br>Brenham, Texas 77833<br>979-836-4378<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>       | 0.62500000 | 41.59812500 | APPEARS OPEN     |
| Margaret M. Smith, as separate property<br>162 CR 269<br>Kosse, Texas 76653<br>254-746-7627<br>502-348-2837<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.37500000 | 24.95887500 | APPEARS OPEN     |
| <b>TOTAL:</b>   | 1.00000000 | 66.55700000 |                  |

**COMMENTS:**  
 Mineral Owners waive all rights of ingress and egress with regards to the Minerals in 569/652 PR.



# MINERAL OWNERSHIP REPORT

**MAP / TRACT:**  
**COMPANY:** ENGELMANN LAND SERVICES, LLC  
**PROSPECT:** MAJOR OAKS POWER LLC  
**STATE:** TEXAS  
**COUNTY:** ROBERTSON  
**MINERAL OWNER:** SKYLAR HOFFPAUIR, ET AL  
**DATE EXAMINED:** 1/17/1838 **TO:** 8/26/2022  
**GROSS ACRES:** 243.125



**TRACT DESCRIPTION (Subject Lands):**  
**243.125 acres of land**, more or less, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described in that certain Mineral Deed dated September 11, 1991, from Texas Generating Company and Texas Generating Company II to John Galick et al, recorded in Volume 569, Page 657, Public Records, Robertson County, Texas.

| SURFACE OWNERSHIP  | INTEREST   | NET ACRES    |  |
|--|------------|--------------|--|
| Major Oak Power, LP<br>345 Park Ave.<br>New York, NY 10154 | 1.00000000 | 243.12500000 |  |
| <b>TOTAL:</b>  | 1.00000000 | 243.12500000 |  |

| MINERAL OWNERSHIP   | INTEREST   | NET ACRES   | LEASEHOLD STATUS |
|---|------------|-------------|------------------|
| Skylar Hoffpauir, POA for Marilyn Brown<br>411 E. Colorado St<br>Bremond, TX 76629<br>Marilynn Brown<br>254-746-7179<br>281-341-6361<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>                    | 0.05555556 | 13.50694444 | APPEARS OPEN     |
| The Estate of Beverly Hoffpauir, Deceased, heirs and assigns<br>13593 North Tidwell Prarie Rd<br>Bremond, Texas 7662<br>Jared Hoffpauir<br>254-746-7404<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.05555556 | 13.50694444 | APPEARS OPEN     |
| Estate of Florene J. Pouland, Deceased, heirs and assigns<br>9304 S. Lakewood Ave<br>Tulsa, OK 74137<br>Kenneth C. Pouland, Son:<br>918-494-9910<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>        | 0.05555556 | 13.50694444 | APPEARS OPEN     |
| Estate of Jack P. Pouland, Deceased, heirs and assigns<br>9304 S. Lakewood Ave<br>Tulsa, OK 74137<br>Kenneth C. Pouland, Son:<br>918-494-9910<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>           | 0.05555556 | 13.50694444 | APPEARS OPEN     |

|  |            |             |              |
|--|------------|-------------|--------------|
| <p>The Estate of Harvey Galik, Deceased, heirs and assigns<br/> Shellie Renae Galik Boyles, daughter:<br/> 4302 Weston Dr<br/> Fulshear, Texas 77441<br/> 713-805-3056<br/> 832-638-1335<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>   | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>The Estate of Gerald Galik, Deceased, heirs and assigns<br/> Nora Lee Galik, wife:<br/> 7418 Werner St<br/> Houston, Texas 77076<br/> 936-894-2559<br/> 713-694-6051<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>  | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>The Estate of Lawrence R. Galik, Deceased, heirs and assigns<br/> Larry Wayne Galik, son:<br/> 8070 Hills Pkwy<br/> Montgomery, Texas 77316<br/> 936-447-6679<br/> 281-630-3161<br/> 281-379-6548<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>   | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>Clifton L. Galik<br/> 1016 E. 27th St<br/> Houston, Texas 77009<br/> 254-746-5034<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>   | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>Hazel Galik Dutka<br/> 39 Winthrop Harbor St N<br/> Montgomery, Texas 77356<br/> 936-894-3116<br/> 936-894-2203<br/> 281-890-0363<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>   | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>The Estate of Betty Patke Holub, Deceased, heirs and assigns<br/> Jerry Holub, husband:<br/> 1338 E Boone Prairie Rd<br/> Franklin, Texas 77856<br/> 979-828-2420<br/> 832-515-0559<br/> Mark DeMarco, son:<br/> 14811 FM 1097 Rd W<br/> Willis, TX 77318<br/> 903-234-1325<br/> 281-475-6529<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p> | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>Shirley Galik<br/> 11306 Hillside Glen Trl<br/> Houston, Texas 77065<br/> Clifton Galik:<br/> 254-746-5034<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>  | 0.01587302 | 3.85912698  | APPEARS OPEN |
| <p>Charles Galick<br/> 4734 Mierianne St.<br/> Houston, Texas 77093<br/> 713-692-4790<br/> <b>NO RIGHTS OF INGRESS AND EGRESS</b></p>  | 0.11111111 | 27.01388889 | APPEARS OPEN |

|   |            |              |              |
|---|------------|--------------|--------------|
| Cheerie J. Galik<br>16977 FM 46<br>Bremond, Texas 76629<br>254-746-5306<br>254-746-7527<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>   | 0.11111111 | 27.01388889  | APPEARS OPEN |
| Lois Holsinger<br>12208 59th Ave NW<br>Gig Harbor, Washington 98332<br>253-549-2679<br>253-265-3444<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>   | 0.05555556 | 13.50694444  | APPEARS OPEN |
| Margaret Rose Tompkins<br>410 Hidden Hills Lane<br>Escondido, California 92029<br>760-294-6119<br>951-308-1170<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.05555556 | 13.50694444  | APPEARS OPEN |
| Bernard Galick<br>255 Hollyvale Drive<br>Houston, Texas 77060<br>281-447-4983<br>931-525-3668<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>   | 0.05555556 | 13.50694444  | APPEARS OPEN |
| The Estate of Helen Galick, Deceased, heirs and assigns<br>255 Hollyvale Drive<br>Houston, Texas 77060<br>Bernard Galick, Son:<br>281-447-4983<br>931-525-3668<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>                      | 0.05555556 | 13.50694444  | APPEARS OPEN |
| Joe Ann Galik Scott<br>511 Buena Vista Drive<br>Hurst, Tarrant County, Texas 76053<br>Bernard Galick<br>281-447-4983<br>931-525-3668<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.11111111 | 27.01388889  | APPEARS OPEN |
| The Estate of Margaret Galick Flowers, Deceased, heirs and assigns<br>Linda Bray, step-daughter:<br>5408 Sam Calloway Rd<br>River Oaks, Texas 76114<br>817-298-7164<br>682-499-8395<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.11111111 | 27.01388889  | APPEARS OPEN |
| <b>TOTAL:</b>   | 1.00000000 | 243.12500000 |              |

**COMMENTS:**

1. Online search shows that Beverly Jane Galick Hoffpauir died on 3/19/2021, in College Station, Texas. She is survived by children - Jared Tanner Hoffpauir, Makayla Jordan Hoffpauir, and Skylar Leann Hoffpauir. No probate found of record in Robertson County, Texas.
2. Ancestry states Shellie Renae Galik Boyles is a possible daughter of Harvey Galik.
3. According to Ancestry, Gerald James Galik died on 11/9/2021 in Harris County, Texas. His wife, Nora Lee Galik, appears to be living.
4. Ancestry states Lawrence R. Galik died on 10/7/2010 in Robertson County, Texas. No Probate/AOH/Death Record was found in Robertson, County, Texas. His son, Larry Wayne Galik, appears to be living.
5. According to Ancestry, 7 children possibly born to Betty Louise Patke Holub: Stash Patke, Josephine Patke, De Anna, Amanda Boyte, Mark DeMarco, Kevin DeMarco, Kenneth DeMarco, and Michael Sonya DeMarco.
6. Ancestry states Helen Galick died on 8/5/2008, in Houston, Harris County, Texas; and husband, Marion Mike Galick, predeceased her in 1976. Sole Heir at Law appears to be son, Bernard Galick, who is living in Houston, Harris County, Texas. No Probate or AOH found of record in Robertson County, Texas.
7. Margaret Galick Flowers was appointed Guardian of the Estate of Joseph Gallick, an incapacitated person, in Cause No. 1991-0000076-02, Tarrant County, Texas, Probate Court 2. The Guardianship was not found in Robertson County, Texas. It appears the Guardianship was closed in April of 1996 and included a Death Certificate for Joseph Gallick, who appears to be the same person as Joseph B. Gallick.
8. According to Ancestry, Margaret M. Flowers, died on 6/20/2003, in Tarrant County, Texas; and husband, Joseph M. Flowers died on 1/13/2009, in Tarrant County, Texas. No Probate/AOH found of record in Robertson County, Texas, regarding Margaret M. Flowers and Joseph M. Flowers.
9. According to online search of Tarrant County Probate Records, Margaret M. Flowers has a will probated in Cause 2009-0000570-2, Probate Court 2; and Joseph M. Flowers has a will probated in Cause 2009-0000575-2, Probate Court. Possible children: Linda Bray, Terry Flowers, Pamela Allred, Joseph M. Flowers, Robert Watson and Donna Moothart. Linda Carol Flowers, who appears to be the same person as Linda Bray, is the daughter of Joseph Marlon Flowers; and appears to be the step-daughter of Margaret Galick Flowers.
10. Mineral Owners waive all rights of ingress and egress with regards to the Minerals in 569/657 PR.



# MINERAL OWNERSHIP REPORT

**MAP / TRACT:**  
**COMPANY:** ENGELMANN LAND SERVICES, LLC  
**PROSPECT:** MAJOR OAKS POWER LLC  
**STATE:** TEXAS  
**COUNTY:** ROBERTSON  
**MINERAL OWNER:** MARL A. WEIMER, III, ET AL  
**DATE EXAMINED:** 1/17/1838 **TO:** 8/26/2022  
**GROSS ACRES:** 69.384



**TRACT DESCRIPTION (Subject Lands):**  
 69.384 acres of land, more or less, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being out of an 82-2/3 acre tract, more particularly described in three (3) tracts as follows, to wit:

**TRACT ONE (1):** 49.998 acres of land, more or less, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being all of a 52.592 acre tract of land, more particularly described in that certain Mineral Deed dated October 4, 1991, from Texas Generating Company to Floyd Kempenski, Rose Kempenski, Marl A. Weimer, III and Jill Goodwin Weimer, recorded in Volume 570, Page 462, Public Records, Robertson County, Texas, SAVE AND EXCEPT 2.594 acres of land, more or less, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described as "and the other of" in that certain Contract of Sale and Purchase dated effective May 28, 1984, from the Veterans Land Board of Texas to Marl A. Weimer, III, recorded in Volume 432, Page 446, Public Records, Robertson County, Texas.

**TRACT TWO (2):** 17.406 acres of land, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described in that certain Mineral Deed dated October 4, 1991, from Texas Generating Company to Floyd Kempenski, Rose Kempenski, Marl A. Weimer, III and Jill Goodwin Weimer, recorded in Volume 570, Page 466, Public Records, Robertson County, Texas.

**TRACT THREE (3):** 1.980 acres of land, out of the Thomas N. Mudd Survey, A-229, Robertson County, Texas, being more particularly described as "SECOND TRACT" in that certain Mineral Deed dated October 4, 1991, from Texas Generating Company to Floyd Kempenski and Rose Kempenski, recorded in Volume 570, Page 457, Public Records, Robertson County, Texas.

| SURFACE OWNERSHIP: TRACTS ONE (1) AND TWO (2)              | INTEREST   | NET ACRES   |  |
|--|------------|-------------|--|
| Major Oak Power, LP<br>345 Park Ave.<br>New York, NY 10154 | 1.00000000 | 67.40400000 |  |
| <b>TOTAL:</b>  | 1.00000000 | 67.40400000 |  |

| MINERAL OWNERSHIP: TRACTS ONE (1) AND TWO (2)   | INTEREST   | NET ACRES   | LEASEHOLD STATUS |
|---|------------|-------------|------------------|
| Marl A. Weimer, III<br>4789 Jackson Square Dr.<br>Conroe, Texas 77304<br>281-355-1267<br>936-703-3180<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.25000000 | 16.85100000 | APPEARS OPEN     |



|  |                 |                  |                         |
|--|-----------------|------------------|-------------------------|
| Jill Goodwin Sherman<br>317 Sidney Baker St S<br>Kerrville, Texas 78028<br>512-502-9924<br>512-418-1488<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.25000000      | 16.85100000      | APPEARS OPEN            |
| Jennifer Kempenski Slovacek,<br>Trustee of the Spousal Trust created U/W/O William Paul<br>Kempenski fbo Virginia Victoria Okonski Kempenski<br>Jennifer Kempenski Slovacek<br>4311 Egremont Pl.<br>College Station, Texas 77854<br>979-846-0609<br>979-450-7780<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.08333333      | 5.61700000       | APPEARS OPEN            |
| Lucille K. Collins<br>4306 Apache Court<br>Bryan, Texas 77802<br>979-774-7764<br>979-775-2946<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.08333333      | 5.61700000       | APPEARS OPEN            |
| The Estate of Larry Kempenski, Deceased, heirs and<br>assigns<br>4306 Apache Court<br>Bryan, Texas 77802<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>   | 0.08333333      | 5.61700000       | APPEARS OPEN            |
| John David Kempenski<br>12533 Kempenski Dr<br>Bremond, Texas 76629<br>254-746-7964<br>254746-7569<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.08333333      | 5.61700000       | APPEARS OPEN            |
| Phyllis K. Barker<br>1710 Todd Trail<br>College Station, Texas 77845<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>   | 0.08333333      | 5.61700000       | APPEARS OPEN            |
| Michael Keith Kempenski<br>12897 Kempenski Lane<br>Bremond, Texas 76629<br>979-458-3705<br>936-394-1939<br>979-450-3705<br>254-746-7569<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.08333333      | 5.61700000       | APPEARS OPEN            |
| <b>TOTAL:</b>  | 1.00000000      | 67.40400000      |                         |
| <b>SURFACE OWNERSHIP: TRACT THREE (3)</b>  | <b>INTEREST</b> | <b>NET ACRES</b> |                         |
| Major Oak Power, LP<br>345 Park Ave.<br>New York, NY 10154   | 1.00000000      | 1.90800000       |                         |
| <b>TOTAL:</b>  | 1.00000000      | 1.90800000       |                         |
| <b>MINERAL OWNERSHIP: TRACT THREE (3)</b>  | <b>INTEREST</b> | <b>NET ACRES</b> | <b>LEASEHOLD STATUS</b> |
| Jennifer Kempenski Slovacek,<br>Trustee of the Spousal Trust created U/W/O William Paul<br>Kempenski fbo Virginia Victoria Okonski Kempenski<br>Jennifer Kempenski Slovacek<br>4311 Egremont Pl.<br>College Station, Texas 77854<br>979-846-0609<br>979-450-7780<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.16666667      | 0.31800000       | APPEARS OPEN            |

|   |            |            |              |
|---|------------|------------|--------------|
| Lucille K. Collins<br>4306 Apache Court<br>Bryan, Texas 77802<br>979-774-7764<br>979-775-2946<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>   | 0.16666667 | 0.31800000 | APPEARS OPEN |
| The Estate of Larry Kempenski, Deceased, heirs and assigns<br>4306 Apache Court<br>Bryan, Texas 77802<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>                                   | 0.16666667 | 0.31800000 | APPEARS OPEN |
| John David Kempenski<br>12533 Kempenski Dr<br>Bremond, Texas 76629<br>254-746-7964<br>254746-7569<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>                                       | 0.16666667 | 0.31800000 | APPEARS OPEN |
| Phyllis K. Barker<br>1710 Todd Trail<br>College Station, Texas 77845<br><b>NO RIGHTS OF INGRESS AND EGRESS</b>  | 0.16666667 | 0.31800000 | APPEARS OPEN |
| Michael Keith Kempenski<br>12897 Kempenski Lane<br>Bremond, Texas 76629<br>979-458-3705<br>936-394-1939<br>979-450-3705<br>254-746-7569<br><b>NO RIGHTS OF INGRESS AND EGRESS</b> | 0.16666667 | 0.31800000 | APPEARS OPEN |
| <b>TOTAL:</b>   | 1.00000000 | 1.90800000 |              |

**COMMENTS:**

1. According to Ancestry, Marl A. Weimer, III and Julia Goodwin, who appears to be the same person as Jill Goodwin, were married on 5/28/1983, in Harris County, Texas; and divorced on 4/4/1991, in Harris County, Texas. No divorce was found of record in Robertson County, Texas.
2. Online research states Marl A. Weimer, III married Phyllis M. Ivy on 9/13/2003 in Harris County, Texas; and suggests Jill Goodwin is now married to Robert F. Sherman and lives in Kerrville, Kerr County, Texas. No marriage found of record regarding Marl A. Weimer, III and Phyllis Ivy; and no marriage record found regarding Jill Goodwin and Robert F. Sherman found of record in Robertson County, Texas.
3. Ancestry states Lucille K. Collins and husband, Lonnie L. Collins were divorced on 12/6/1995, in Brazos County, Texas.
4. Ancestry states Larry (Lawrence) Kempenski died on 8/20/2021, in Bryan, Texas. No Probate or AOH found of record in Robertson County, Texas. No mention of wife or children. It appears his interest went to brothers and sisters.
5. According to Ancestry, Phyllis Y. Barker, who appears to be the same person as Phyllis K. Barker, was divorced from Robert P. Barker on 11/20/1990 in Brazos County, Texas.
6. Mineral Owners waive all rights of ingress and egress with regards to the Minerals in 570/457 PR, 570/462 PR and 570/466 PR.

The Mineral Ownership Report is based on a limited examination of the records of the Public Records of Robertson County, Texas, and the information filed of record relating to the Subject Lands, as researched from 1/17/1838 @ 8:00 am to August 26, 2022 @ 5:00 pm. This Mineral Ownership Report makes no representation as to the status of Deeds of Trust, Mortgages, other encumbrances, Easements and/or Rights of Way. Engelmann Land Services, LLC shall be liable only to the extent of the amount paid for the preparation of this Mineral Ownership Report.

Engelmann Land Services, LLC assumes no responsibility for the matters legal in character nor renders any opinion as to the title to the Subject Lands or any interest therein. Any maps or plats included with this Mineral Ownership Report are included for the sole purpose of visualization. No survey of the Subject Lands has been made and no responsibility is assumed in connection with the accuracy of said maps or plats. The research is limited to the results of available online resources AND research conducted in the County and District Clerk records of Robertson County, Texas.

|              |                            |       |                   |
|--------------|----------------------------|-------|-------------------|
| Prepared By: | <u>Faith Kistler</u>       | Date: | <u>9/1/2022</u>   |
| Reviewed By: | <u>Dennis R. Engelmann</u> | Date: | <u>10/11/2022</u> |
| Updated By:  | _____                      | Date: | _____             |

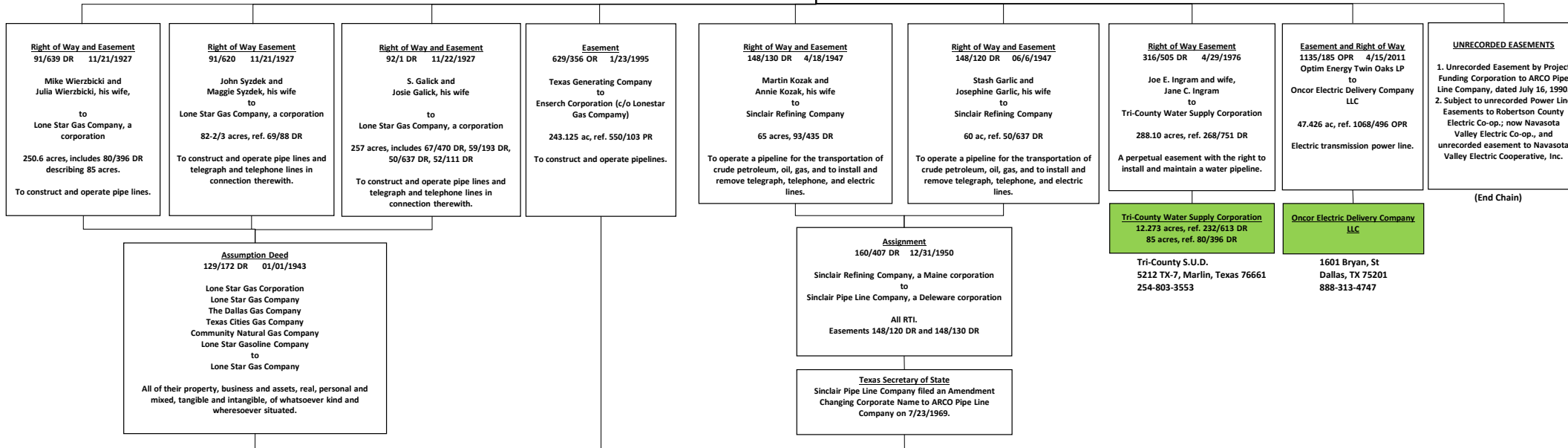


- 245.87 acres
- Easement: 91/620 (SD: 69/88)
- Easement: 148/120 (SD: 50/637)
- Easement: 148/130 (SD: 93/435)
- Easement: 316/505 (SD: 268/751)
- Easement: 629/356 (SD: 569/356)
- Easement: 1135/185

|                            |   |  |
|----------------------------|---|--|
| Engelmann<br>Land Services | <b>FIGURE 6-B</b><br>Easement<br>Location Map | TCEQ Registration<br>CCR Landfill<br>Twin Oaks Power Station<br>13065 Plant Road<br>Robertson County Texas |
|----------------------------|---|--|

1" = 1,500'

EASEMENTS AFFECTING THE SUBJECT 245.87 ACRE LANDFILL



Continued next page →

