

Attachment D – Affidavit of Legal Rights

AFFIDAVIT OF LEGAL RIGHT TO PRODUCE GROUNDWATER
(Entity Form)

BEFORE ME, the undersigned authority, on this day personally appeared John Charles Fazzino, Jr., who being duly sworn on his oath, says and deposes as follows:

"My name is John Charles Fazzino. I am the President (title) of Fazzino Management, LLC, general partner of Fazzino Investments LP (name of entity) (hereinafter referred to as the "Applicant"). I have been authorized by Fazzino Investments LP (name of entity) to give this affidavit. I am of sound mind, over eighteen (18) years of age, and have never been convicted of a felony or of a crime involving moral turpitude. My address is 1001 Anderson Street, Hearne, TX 77859. I have personal knowledge of the facts stated herein, and they are true and correct.

1. I am submitting to the Brazos Valley Groundwater Conservation District ("District") an application for a drilling and/or operating permit on behalf of the Applicant for a water well located at See Attached.
2. Applicant has the legal authority to produce the groundwater associated with the land surface and the permit application for the well listed in #1 above, as required by District Rule 7.1(c).
3. Exhibit A, attached hereto, is the map that identifies the water rights to be legally controlled by the Applicant under District Rule 7.1(c) for the well listed in #1 above.
4. I have provided to the District documents that prove Applicant's right to own, control, or produce the groundwater rights associated with the permit application for the well listed in #1 above, as required by District Rule 7.1(c). **See Exhibit B attached hereto.**
5. I have provided to the District documents, if any, that fully evidence all transfer(s) of Applicant's right to own, control, or produce the groundwater rights to another person/entity that are associated with the land surface and the permit application, as required by Rule 7.1(c). And I understand that I am required to provide such transfer documents as they occur in the future.
6. I understand that a permit may be amended or revoked if the groundwater rights or right to produce, related to a permit under Rule 7.1(c), are legally transferred to another person/entity.

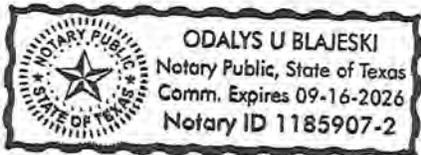
FURTHER AFFIANT SAYETH NOT."

Fazzino Investments, LP by its general Partner,
Fazzino Management, LLC

Signed John Charles Fazzino
John Charles Fazzino, President Fazzino
Management, LLC, Authorized
representative of Applicant

SWORN AND SUBSCRIBED to before me on this the 9 day of Aug, 2023.

(Notary Seal)



Odalys U Blajeski
Notary Public in and for the State of Texas
My Commission Expires: 9/16/26

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Book/Vlm/Page	File Date
20213183	SPECIAL W/D	OR/01454/768	09/16/2021
Street	Street Name	Description	
		F RUIZ SUR A41 11.097 AC ETAL	
Grantors	Grantees	Street	Property Description
FAZZINO JOHN CHARLES , FAZZINO MILDRED B	FAZZINO INVESTMENTS LP		F RUIZ SUR A41 11.097 AC ETAL
References			
Book/Vlm/Page	Description	Recorded year	
Legal Description\Remarks			
Lot	Block	Subdivision	Plat

Robertson County

Stephanie M. Sanders
Robertson County Clerk
Franklin, Texas

Document Number: 2021-20213183
Recorded As : EREC-RECORDINGS

Recorded On: September 16, 2021
Recorded At: 12:49:56 pm
Number of Pages: 16
Book-VI/Pg: Bk-OR VI-1454 Pg-768
Recording Fee: \$82.00

Parties:

Direct-
Indirect-

Receipt Number: 133287
Processed By: Maxine Lattimore

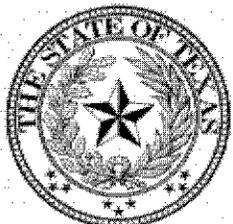
THIS PAGE IS PART OF THE INSTRUMENT

STATE OF TEXAS

COUNTY OF ROBERTSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of Robertson County, Texas

Honorable Stephanie M. Sanders, County Clerk, Robertson County 0016



Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF ROBERTSON §

Date: September 16, 2021

Grantor: **JOHN CHARLES FAZZINO and MILDRED B. FAZZINO**

Grantor's Mailing Address: 1001 Anderson St.
 Hearne, TX 77859

Grantee: **FAZZINO INVESTMENTS, LP**

Grantee's Mailing Address: 1001 Anderson St.
 Hearne, TX 77859

Consideration:

TEN DOLLARS (\$10.00) and other good and valuable consideration and as part of the initial capital contribution to the limited partnership.

Property:

Tract One:

Being Lot One (1) and the adjoining twenty-five ft. of Lot Two (2), Block Four (4), of the Second Installment of the Meadowbrook Addition to the City of Hearne, Robertson County, Texas.

Tract Two:

Being 11.10 acres of land, more or less, lying and being situated in the Francisco Ruiz Survey A-41, Robertson County, Texas; and being the same land described in Deed dated November 26, 1997 from the Veterans Land Board of the State of Texas to Charles S. Perrone, recorded in Volume 703, Page 563, Official Public Records of Robertson County, Texas.

Tract Three:

Being 11.11 acres of land, more or less, lying and being situated in the Francisco Ruiz Survey A-41, Robertson County, Texas; and being the same land described as 11.097 acres in Deed dated August 20, 1979 from Mary Corona Perrone et al to Agnes Corona Perrone, recorded in Volume 347, Page 84, Public Records of Robertson County, Texas.

Tract Four:

Being 11.097 acres of land, more or less, out of and a part of the Francisco Ruiz Survey A-41, Robertson County, Texas, said tract of land being more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes.

Tract Five:

Being 69.41 acres of land, more or less, lying and being situated in the A/ Manchaca A-27, Robertson County, Texas, and being a portion of the property described in Deed dated January 8, 1997 from Billie Jean Thompson etvir to J&M Transports, Inc., recorded in Volume 667, Page 628, Official Records of Robertson County, Texas; said 69.41 acres being more fully described by metes and bounds on **Exhibit "B"** attached hereto and made a part hereof for all purposes.

Tract Six:

Being all of Lot Seven (7) in Block One (1), of the Prairie Hill Subdivision, lying and being situated in the A. Manchaca Survey A-27, Robertson County, Texas, according to the re-plat of said subdivision recorded in Volume 2, Page 142, Map and Plat Records, Robertson County, Texas; and being the same property described in Deed dated January 6, 2003, from Stacy Fairbanks to Tim Gray, recorded in Volume 825, Page 72, Official Public Records, Robertson County, Texas.

Tract Seven:

Being all that certain of land lying and being situated in Robertson County, Texas and being 363 acres of land out of the G.M.G. Grafton Survey, Abstract No. 155 in Robertson County, Texas, and being the same land described as First Tract in deed from Joe F. Gibson to Eber H. Peters, Jr., dated 1-20-47 and recorded in Volume 149, Page 142 of the Deed Records of Robertson County, Texas and being more particularly described in **Exhibit "C"** attached hereto.

Tract Eight:

BEING an undivided (1/2) interest in and to an 11.097 acre tract, more or less, out of and. Apart of the Francisco Ruiz Survey, Abstract No, 41, Robertson County, Texas, and being the same property described in a Deed from Josephine Corona Angonia, et al to Jo Ann Corona Fazzino, dated January 21, 1980, recorded in Volume 352, Page 178, Public Records of Robertson County, Texas, said 11.097 acre tract or parcel of land herein described in **Exhibit "D"** attached hereto.

Tract Nine:

Being 695.301 acres of land, more or less, lying and being situated in the RHODA KENNEDY SURVEY, in conflict with the G. A. Nixon Survey, A-31, in Robertson County, Texas, and being the same property described in Deed dated January 21, 1980, from R. T. Feltus, Trustee to Emil Stutz, Kathrin Stutz, and Peter Stutz, as recorded in Volume 351, Page 424, Public Records of Robertson County, Texas, which said property is more fully described by metes and bounds in **Exhibit "E"** attached hereto.

Tract Ten:

Being two tracts of land lying and being situated in Robertson County, Texas, Tract One containing 41.89 acres, situated in the E. Wickson Survey, in conflict with the A. Manchaca 5 Leagues, Abstract No. 27, and the G.A. Nixon 11 Leagues, Abstract No. 31; Tract Two containing 172.11 acres, in the Leroy Boggus Survey in conflict with the A. Manchaca 5 Leagues, Abstract No. 27 and the G. A. Nixon 11 Leagues, Abstract No. 31; said two tracts of land being more particularly described by metes and bounds in **Exhibit "F"** attached hereto and made a part hereof for all purposes.

Exceptions to Conveyance and Warranty:

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions, and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

Reservations from Conveyance: **None.**

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's legal representatives, successors, and assigns forever. Grantors binds Grantors and Grantors' heirs, legal representatives, and

assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors, but not otherwise.

Ad valorem taxes with respect to the Property for 2021 are being prorated as of the date hereof and Grantee assumes payment of such taxes and subsequent years of ownership and subsequent assessments for prior years due to change in use or ownership.

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

GRANTORS:

John Charles Fazzino

JOHN CHARLES FAZZINO

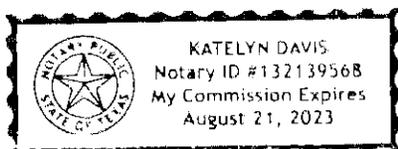
Mildred B. Fazzino

MILDRED B. FAZZINO

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **JOHN CHARLES FAZZINO** and **MILDRED B. FAZZINO**, known to me to be the persons whose names are subscribed to the forgoing instrument, and acknowledge to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of September 2021.



Katelyn Davis

Notary Public in and for the State of Texas

After Recording, Return To:

Stephen R. Hollas
Stephen R. Hollas, P.C.
405 Technology Pkwy., Bldg. C
College Station, TX 77845

Exhibit "A"

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of and a part of the Francisco Ruiz Survey, Abstract No. 41 in said Robertson County, Texas, and further being out of a 90 acre tract of land conveyed to Charles Corona by Deed recorded in Volume 68, Page 382 of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described as follows, to-wit:

COMMENCING at a set steel rod at a fence corner for the southwest corner of the said Charles Corona 90 acre tract, said corner further being the southeast corner of the Walley Smitherman 91 acre tract, said corner further being in the North line of the William Corona 104 acre tract;

THENCE N 58 deg 28 min 54 sec E 321.72 feet along the South line of the said Charles Corona 90 acre tract to a set steel rod for the PLACE OF BEGINNING and for the southwest corner of the herein described tract;

THENCE N 58 deg 28 min 54 sec E 168.75 feet continuing along the South line of the said Charles Corona 90 acre tract to a set steel rod for the southeast corner of the herein described tract;

THENCE N 31 deg 30 min 00 sec W 2796.91 feet to a steel rod in the south line of F.M. Highway 391 for the northeast corner of the herein described tract;

THENCE along the south line of said F.M. Highway 391 N 82 deg 46 min 41 sec W 206.81 feet, N 87 deg 56 min 24 sec W 8.87 feet to a set steel rod for the northwest corner of the herein described tract;

THENCE S 31 deg 30 min 00 sec E 2931.23 feet to the PLACE OF BEGINNING and containing 11.097 acres of land, more or less. AND BEING THE SAME PROPERTY described in Deed dated January 21, 1980, from Josephine Corona Angonia et al to Antonina (Lena) Corona Accurso, recorded in Volume 352, Page 169, Public Records of Robertson County, Texas.

Exhibit "B"

Being all of that certain tract or parcel of land, lying and being situated in the ANTONIO MANCHACA SURVEY, A-27, Robertson County, Texas, and being a part of that 79.99 acre tract of land conveyed to J & M Transports, Inc. by Billie Jean Thomason and husband William E. Thomason deed recorded in Volume 667, Page 628, Official Records of Robertson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap set at the most southerly common corner of the Prairie Hill Subdivision (2/142) and said 79.99 acre tract (667/628), same being in the northeast right-of-way line of the Old Hearne Road;

THENCE: N 71° 08' 52" W – 73.66 feet and N 68° 28' 19" W – 1104.31 feet along said Old Hearne Road line to a 5/8" iron rod with cap set at the most southerly common corner of this tract and the Ely Family Partnership LP 31.42 acre tract;

THENCE: N 42° 34' 45" E – 73.68 feet, N 45° 28' 12" W – 59.92 feet, N 43° 06' 52" E – 145.53 feet, N 30° 09' 49" W – 889.35 feet and N 26° 04' 43" W – 51.27 feet along the common line between this tract and said Ely Family Partnership LP to a 5/8" iron rod with cap set at the most westerly common corner of this tract and the Charles Lastor 25.95 acre tract (289/938);

THENCE: N 58° 03' 40" E – 644.44 feet and N 54° 28' 21" E – 1156.80 feet along the common line between this tract and said Lastor tract to a 3/4" iron rod found at the most easterly common corner of said tracts, same being in the southwest right of line of State Highway No. 6;

THENCE: S 54° 23' 18" E – 319.88 feet and S 65° 24' 55" E – 64.49 feet along said State Highway No. 6 line to a 5/8" iron rod with cap found at the most northerly common corner of this tract and the Mary Vela 7.46 acre tract (922/186);

THENCE: S 40° 20' 06" W – 682.24 feet, S 47° 08' 43" E – 418.65 feet and N 43° 15' 05" E – 467.99 feet along the common line between this tract and said Vela tract to a 5/8" iron rod with cap set at the most westerly common corner of this tract and a 3.00 acre tract cut out of said 79.999 acre tract;

THENCE: S 59° 43' 04" E – 446.19 feet along the common line between this tract and said 3.00 acre tract to a 5/8" iron rod with cap set at the most easterly common corner of said tracts, same being in the northwest line of said Prairie Hill Subdivision;

THENCE: S 30° 40' 41" W – 469.39 feet and S 30° 28' 30" W – 1338.89 feet along the common line between this tract and said Prairie Hill Subdivision to the PLACE OF BEGINNING; and containing 69.41 acres of land, more or less.

Exhibit "C"

Being all that certain of land lying and being situated in Robertson County, Texas and being 363 acres of land out of the G.M.G. Grafton Survey, Abstract No. 155 in Robertson County, Texas, and being the same land described as First Tract in a Deed from Joe F. Gibson to Eber H. Peters, Jr., dated 1-20-47 and recorded in Volume 149, Page 142 of the Deed Records of Robertson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a stake in the north line of land formerly owned by Jas H Hanna and Martha A. E. Hanna and at the northwest corner of the J. K. P. Hanna 200-acre tract; said beginning point being in the north line of the 175 1/3 acre tract set apart to Mollie W. Hanna (later known as, and being one and the same person as, Mollie H. Peters), in the partition of the estate of Martha A. E. Hanna, said point being N 60 E 128.7 vrs. From the northwest corner of said 175 1/3-acre tract described in Deed recorded in Volume 5, Page 240, Robertson County Deed Records;

THENCE S 60 W with the N line of the said Hanna tracts at 128.7 vrs pass the northeast corner of a 40-acre tract and the northwest corner of said 175 1/3-acre tract, at 1343.7 vrs Little Brazos River and at 1443.7 vrs a stake on the west bank of Little Brazos River at the northwest corner of a 189 3/4 acre tract bought from W. P. Townsend a stake from which a pecan 6" dia brs N 15 W 7 vrs and an ash 7" in dia brs S 61 E 10 vrs;

THENCE down the west bank of Little Brazos 266 vrs with the west line of 189 3/4 acres purchased by Jas S Hanna from W. P. Townsend to the Southwest corner thereof;

THENCE N 60 E to the center of Little Brazos River;

THENCE down the mid channel of Little Brazos River to the south line of the Grafton Survey, same being the southeast corner of 413 acres formerly owned by J. S. Hanna, now owned by J. H. Adoue;

THENCE N 60 E 1275.7 vrs with the south line of said Grafton to the Southeast corner of a 282-acre tract, at 889 vrs this corner is in the south line of a tract of 175 1/3 acres set apart to Mollie H Peters in the partition of the estate of Martha A. E. Hanna, and is N 60 E 386.7 varas from the southwest corner thereof;

THENCE N 30 W 1650 vrs with the west line of the J.K.P. Hanna 200-acre tract to the **PLACE OF BEGINNING**.

Exhibit "D"

BEING an undivided (1/2) interest in and to an 11.097 acre tract, more or less, out of and apart of the Francisco Ruiz Survey, Abstract No. 41, Robertson County, Texas, and being the same property described in a Deed from Josephine Corona Angonia, et al to Jo Ann Corona Fazzino, dated January 21, 1980, recorded in Volume 352, Page 178, Public Records of Robertson County, Texas, said 11.097 acre tract or parcel of land herein described as follows, to-wit:

COMMENCING at a set steel rod at a fence corner for the southwest corner of the said Charles Corona 90 acre tract, said corner further being the southeast corner of the Wally Smitherman 91 acre tract, said corner further being in the North line of the William Corona 104 acre tract;

THENCE N 58 deg. 28 min. 54 sec. E 159.77 feet along the South line of the said Charles Corona 90 acre tract to a set steel rod for the place of beginning for the southwest corner of the herein described tract;

THENCE N 58 deg. 28 min. 54 sec. E 161.95 feet continuing along the South line of the said Charles Corona 90 acre tract to a set steel rod for the southeast corner of the herein described tract;

THENCE N 31 deg. 30 min. 00 sec. W 2931.23 feet to a set steel rod in the South line of F.M. Highway 391 for the northeast corner of the herein described tract;

THENCE N 87 deg. 56 min. 24 sec. W 194.35 feet along the South line of F.M. Highway 391 to a set steel rod for the northwest corner of the herein described tract;

THENCE S 31 deg. 30 min. 00 sec. E 3038.72 feet to the PLACE OF BEGINNING and containing 11.097 acres, more or less.

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of a part of the Francisco Ruiz Survey, Abstract No. 41, and further being the same tract of land called 11.097 acres described in a Deed to Agnes Corona Perrone recorded in Volume 347, Page 84 of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described as follows:

BEGINNING at a found 3/8" steel rod at a fence corner in the North line of the William C. Corona Family Trust 104 acre tract for the common corner between the above mentioned Agnes Corona Perrone tract and the Walter E. Stephens, et ux 11.097 acre tract (715-105);

THENCE S 58° 10' 32" W 217.95 feet along the North line of the William C. Corona Family Trust 104 acre tract to a found 3/8" steel rod for the common corner between the Agnes Corona Perrone tract and the Charles S. Perrone tract called 11.097 acres (703-563);

THENCE N 31° 56' 14" W 2314.25 feet to a found 3/8" steel rod in the South line of F. M. Highway 391 for the common corner between the said Agnes Corona Perrone and Charles S. Perrone tracts;

THENCE S 80° 57' 43" E 289.01 feet along the South line of F. M. Highway 391 to a found 3/8" steel rod at a fence corner for the common corner between the said Agnes Corona Perrone and the before mentioned Walter E. Stephens tract;

THENCE S 31° 55' 50" E 2125.16 feet along a fence to the place of beginning and containing 11.11 acres of land, more or less.

Exhibit "E"

Being all that certain tract or parcel of land lying and being situated in Robertson County, Texas, and being out of and a part of the RHODA KENNEDY SURVEY in conflict with the FRANCISCO RUIZ 4 LEAGUES GRANT and the G. A. NIXON SURVEY, Abstract No. 31 in Robertson County, Texas, and being the same property described in Deed from Myrtle Wood Thornburgh et al to Fred L. Wood, dated 1-14-48 and recorded in Volume 148, Page 603 of the Deed Records of Robertson County, Texas, and being described as follows:

BEGINNING at the NW corner of said Rhoda Kennedy Survey on the E bank of the Big Brazos River;

THENCE N 58-1/2 E with the N line of said Survey 3575 vrs. to a stake in said line at the NW corner a tract in said Survey formerly owned by H. R. Hearne and also formerly the property of Mrs. Bettie Aldridge, wife of G. N. Aldridge, a hackberry 6 in dia brs. N 54 E 11 vrs;

THENCE S 31-1/2 E 1570 vrs to a cedar stake at the SE corner of a 24-1/5 acre tract out of said 1259 acre tract heretofore deeded to G. R. Glass by executors of H. L. Lewis, Jr. and W. B. Lewis;

THENCE S 59 W 754 vrs. with the N line of said tract of Lewis and Lewis to the SW corner of said 24-1/5 acre tract;

THENCE N 31 W 160 vrs. to a stake which is also NW corner of said 24-1/5 acre tract at the NE inside corner of Lewis and Lewis and is also in the south line of the Middle one-third of said 1259 acre tract sold by A. C. Moreland and wife, to C. L. and G. H. Glass by Deed recorded in Volume 3, Page 419 of the Robertson County Deed Records;

THENCE S 58-1/2 W 1522 vrs. with the south line of the said Moreland tract and the N line of said Lewis and Lewis tract, to the E bank of the Big Brazos River;

THENCE up said Big Brazos River with its meanders, to the **PLACE OF BEGINNING** and thought to contain 700 acres of land, more or less, however, it is the intention of grantors to convey all lands embraced within the above description; and the field notes above described are taken from a Deed which appears of record in Volume 92, Page 452 of the Deed Records of Robertson County, Texas.

SAVE AND EXCEPT: All that certain tract or parcel of land, situated in the County of Robertson, State of Texas, and being the same property described in a Right of Way Deed from Fred L. Wood and Mrs. Fred L. Wood to the State of Texas, acknowledged 8-11-54 and recorded in Volume 174, Page 513 of the Deed Records of Robertson County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point at or near the center line of present county road from

Goodland to Valley Junction said point being the southeast corner of Fred Wood tract, same being the northeast corner of Elmer Stubbs tract, same being Sta 9255 on center line of FM 2097;

THENCE along said property line S 59 W 40 feet;

THENCE 40 feet West of and parallel to FM 2097 N 30-55 W 1,740 feet, N 30-47 W 2,408 feet to a point 40 feet west of and at right angles to center line at Sta 5106.8, said Station being the beginning of a 2 degree curve to the left on center line whose central angel is 9 degree – 18 minutes;

THENCE 40 feet West of and parallel to center line N 40-05 W 270 feet to a point on North property line of tract, said point being S 60 W 40 feet from center line at Sta 43/85;

THENCE along said property line N 60 E 80 feet;

THENCE 40 feet East of and parallel to center line S 40-05 E 255 feet to a point on the center line of present county road;

THENCE along the center line of present county road in a southeasterly direction 4,613 feet to the POINT OF BEGINNING and containing 4.699 acres of land, more or less.

Exhibit "F"

Being all that certain tract or parcel of land lying and being situated in Robertson County, Texas, and being 7.499 acre of land out of the BRITTON DAWSON SURVEY and ELY WICKSON SURVEY both in conflict with ANTONIO MANCHACA SURVEY ABSTRACT #27 and the GEORGE ANTONIO NIXON ELEVEN LEAGUES, GRANT, ABSTRACT No. 31 in Robertson County, Texas, and being a part of the 100 acre tract described in a corrected deed from The Planters and Merchants State Bank of Hearne, Texas to Frank Pizalato, dated May 16, 1927, recorded in Volume 90, Page 216 of the Deed Records of Robertson County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod, found in the easterly R.O.W. line of State Farm Road No. 50, marking the most southerly corner of the Lee J. Fazzino 62.632 acre First Tract (Vol. 364

Tract One: Field notes of a 41.89 acre tract or parcel of land lying and being situated in the E. Wickson Survey in conflict with the A. Manchaca 5 Leagues, Abstract No. 27, and the G.A. Nixon 11 Leagues, Abstract No. 31, Robertson County, Texas, and being the called 40 acres conveyed by George Olander to Ben J. Roffino in the deed described in Volume 148, Page 567, of the Deed Records of Robertson County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of the beforementioned 40 acre tract, said iron rod being the east corner of the Fred C. Ferrara 62.92 acre tract (189/49) and in the southwest line of the Antonio Varisco 630.15 acre tract (148/589);

THENCE S 28° 00' 02" E along the northeast line of the beforementioned 40 acre tract, adjacent to a fence, for a distance of 1070.01 feet to a 5/6" iron rod set at the east corner of the said 40 acre tract, said iron rod being located N 28° 00' 02" W 15.00 feet from the X-tie fence corner found marking the south corner of the beforementioned Antonio Varisco 630.15 acre tract;

THENCE S 60° 30' 00" W along the southeast line of the beforementioned 40 acre tract, same being parallel with and 15' from the Ben J. Ruffino 120 acre tract and 57.13 acre tract, for a distance of 1730.31 feet to a 5/8" iron rod set at the south corner of the said 40 acre tract;

THENCE N 29° 00' 00" W along the northeast line of the Hearne-Mumford Road (abandoned), at a distance of 416.9 feet pass a X-tie, continue on for a total distance of 1028.26 feet to a 5/8" iron rod set at the west corner of the beforementioned 40 acre tract and in the southeast line of the beforementioned Fred C. Ferrara 62.92 acre tract;

THENCE N 59° 08' 36" E along the northwest line of the beforementioned 40 acre tract for a distance of 1749.82 feet to the PLACE OF BEGINNING containing 41.89

acres of land, more or less.

Tract Two: Field notes of a 172.11 acre tract or parcel of land lying and being situated in the Leroy Boggus Survey in conflict with the A. Manchaca 5 Leagues, Abstract No. 27, and the G. A. Nixon 11 Leagues, Abstract No. 31, Robertson County, Texas, and being a part of the 120 acre tract and the 57.13 acre tract conveyed by Charles Roffino and wife, Mary G. Roffino to Ben J. Roffino and wife, Rose Roffino, in the deed described in Volume 136, Page 133, of the Deed Records of Robertson County, Texas, and being more particularly described as follows:

BEGINNING at the X-tie fence corner found marking the north corner of the beforementioned 120 acre tract;

THENCE S 29° 00' 00" E along the fence found marking the northeast line of the beforementioned 120 acre tract for a distance of 1949.43 feet to a X-tie fence corner found marking the east corner of the said 120 acre tract, said X-tie being in the northwest line of the Louise M. Muse 132 acre tract (202/66);

THENCE adjacent to a turn row as follows:

S 61° 20' 00" W 2986.59 feet to a 5/8" iron rod set;
S 61° 43' 18" W 981.05 feet to a 5/8" iron rod set;

THENCE N 28° 12' 30" W along the southwest line of the beforementioned 57.13 acre tract at a distance of 1771.74 feet pass a twin 12" Hackberry Tree, continue on for a total distance of 1862.56 feet to a 5/8" iron rod set at the west corner of the said 57.13 acre tract;

THENCE N 60° 30' 00" E along the northwest line of the beforementioned 57.13 acre tract and 120 acre tract, at a distance of 1261.38 feet pass the north corner of the said 57.13 acre tract, continue on for a total distance of 2192.79 feet to a X-tie fence corner found marking the south corner of the Antonio Varisco 630.15 acre tract (148/589);

THENCE along the fence found marking the northwest line of the beforementioned 120 acre tract as follows:

N 60° 31' 42" E 1088.92 feet to a X-tie,
N 64° 43' 11" E 328.56 feet to a X-tie,
N 52° 21' 06" E 336.15 feet to the PLACE OF BEGINNING containing 172.11 acres of land more or less.

SAVE AND EXCEPT:

Being 26.451 acres of land, a part of the George Antonio Nixon Survey, Abstract 31, Robertson County, Texas and being a part of that certain 172.11 acre tract conveyed to

John C. Fazzino, et ux by deed recorded in Volume 368, Page 199 of the Deed Records of Robertson County, Texas. Said 26.451 acre tract being more particularly described as follows:

BEGINNING at $\frac{3}{4}$ inch rebar found in the northwest line of a 200 acre tract conveyed to Michael Louis Muse by deed recorded in Volume 587, Page 677, for the East corner of a 134 acre tract conveyed to Samuel Wayne Muse by deed recorded in Volume 624, Page 183, for the South corner of said 172.11 acre tract and for the South corner hereof;

THENCE with the northeast line of said 134 acre tract, the southwest line of said 172.11 acre tract, North 30 deg. 35 min. 53 sec. West 788.36 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for the Southerly South corner of a 1.014 acre permanent easement and right of way this day surveyed and for the Westerly West corner hereof;

THENCE across said 172.11 acre tract, with the Southerly southeast line of said 1.014 acre permanent easement and right of way. North 58 def. 04 min. 36 sec. East 51.22 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for the East corner of said 1.014 acre permanent easement and right of way;

THENCE continuing across said 172.11 acre tract, North 58 deg. 04 min. 36 sec. East 635.10 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for an interior corner hereof;

THENCE continuing across said 172.11 acre tract, North 31 deg. 03 min. 14 sec. West 134.90 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for the northerly west corner hereof;

THENCE continuing across said 172.11 acre tract, North 58 deg. 32 min. 30 sec. East 614.19 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for the northerly north corner hereof;

THENCE continuing across said 172.11 acre tract, South 32 deg. 30 min. 10 sec. East 130.20 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for the Northerly East corner hereof;

THENCE continuing across said 172.11 acre tract, South 61 deg. 20 min. 48 sec. West 24.22 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for an interior corner hereof;

THENCE continuing across said 172.11 acre tract, South 32 deg. 37 min. 48 sec. East 111.15 feet to a $\frac{5}{8}$ inch rebar with cap marked "4428" set for an interior corner hereof;

THENCE continuing across said 172.11 acre tract, North 58 def. 16 min. 56 sec.

East 18.02 feet to a 5/8 inch rebar with cap marked "4428" set for the Southerly North corner hereof;

THENCE continuing across said 172.11 acre tract, South 29 deg. 52 min. 12 sec. East 768.12 feet to a 5/8 inch rebar with cap marked "4428" set in the Northwest line of said 200 acre tract, the southeast line of said 172.11 acre tract and for the Southerly East corner hereof;

THENCE with the Northwest line of said 200 acre tract, the southeast line of said 172.11 acre tract, South 59 deg. 03 min. 05 sec. West 1291.15 feet to the PLACE OF BEGINNING and containing 26.451 acres of land.

Exhibit No. 1

**TGI's Aquifer Evaluation Report on Fazzino Family
Well Nos. 1 through 6, inclusive, dated July 25, 2023**

AFFIDAVIT OF LEGAL RIGHT TO GROUNDWATER

BEFORE ME, the undersigned authority, on this day personally appeared David Lynch, who being duly sworn on his oath, says and deposes as follows:

“My name is David L. Lynch. I am the Member (*title*) of UW Brazos Valley Farm LLC (*name of entity*) (hereinafter referred to as the “Co-Applicant”). I have been authorized by UW Brazos Valley Farm LLC (*name of entity*) to give this affidavit. I am of sound mind, over eighteen (18) years of age, and have never been convicted of a felony or of a crime involving moral turpitude. My address is 7670 Woodway Drive, Suite 200, Houston, Texas 77063. I have personal knowledge of the facts stated herein, and they are true and correct.

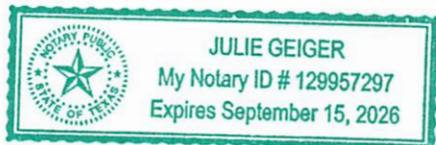
1. I am submitting to the Brazos Valley Groundwater Conservation District (“District”) an application addendum for the transport permit related to previously authorized production from water wells located as specified in **BVDO-0394; BVDO-0395; BVDO-0396; BVDO-0397; BVDO-0398; BVDO-0399** (“Water Rights”).
2. Co-Applicant entered into an Exclusive Option to Lease Agreement with **Fazzino Investments, LP** (“Applicant”)] by which, if the option is exercised, the Co-Applicant will enter into a long-term Groundwater Lease Agreement with Applicant that grants Co-Applicant the rights to produce and transport groundwater under the Water Rights as described in the pending Transport Permit application and a related agreement consenting to submittal of the application addendum (“Co-Applicant Rights”).
3. Applicant previously submitted an affidavit and documentation of its legal authority to produce the groundwater associated with the land surface and the permit application for the wells covered by the Water Rights, as required by District Rule 7.1(c), and related map figures (“Applicant Affidavit”).
4. I am attaching to this affidavit a true and correct copy of the Memorandum of Exclusive Option to prove the Co-Applicant Rights with respect to the groundwater rights associated with the permit application for the wells under the Water Rights, which together with the Applicant Affidavit, address the right to own, control, or produce the groundwater rights for the Simsboro groundwater addressed in the Water Rights.
5. I have provided to the District documents, if any, that fully evidence all transfer(s) of Co-Applicant’s right to own, control, or produce the groundwater rights to another person/entity that are associated with the land surface and the permit application, as required by Rule 7.1(c). And I understand that I am required to provide such transfer documents as they occur in the future.
6. I understand that a permit may be amended or revoked in accordance with District Rules if the groundwater rights or right to produce, related to a permit under Rule 7.1(c), are legally transferred to another person/entity.

FURTHER AFFIANT SAYETH NOT.”

Signed 
Authorized representative of
Co-Applicant

SWORN AND SUBSCRIBED to before me on this the 13th day of March, 2024.

(Notary Seal)




Notary Public in and for the State of Texas
My Commission Expires: 09/15/2026



Attachment E – Hydrogeologic Evaluation Report



THORNHILL GROUP, INC.

Professional Hydrogeologists • Water Resources Specialists

July 25, 2023

Mr. Charles Fazzino
Fazzino Investments, LP
1001 Anderson Street
Hearne, Texas 77859

Re: Aquifer Evaluation Report –
Drilling/Production Permit Applications for Six (6) New Simsboro Wells to be
Completed on Fazzino Investments, LP Properties, Robertson County, Texas

Dear Mr. Fazzino:

Per your request and in compliance with the rules of the Brazos Valley Groundwater Conservation District (BVGCD), Thornhill Group, Inc. (TGI) provides herein an evaluation of the projected effect of Fazzino Investments, LP herein referenced as Fazzino Family or Fazzino, completing six (6) new wells into the Simsboro Aquifer underlying three (3) separate properties in Robertson County, Texas to produce an annual allocation of groundwater of 10,348 acre-feet per year. Figure 1 illustrates the locations of the individual Fazzino properties. The Fazzino properties are located west of U.S. Highway 190/State Highway 6 (US 190/SH 6). The northernmost property (i.e., Property 1) is about 3.5 miles west-southwest of the City of Calvert, between 1.8 and 2.4 miles west of Farm Road 1644 (FM 1644) along Wildcat Bridge Road which is along the northern boundary of the property. Walnut Creek is along the western boundary of Property 1. Property 2 is approximately 4.1 miles west of the downtown portion of the City of Hearne and is 1.24 miles north of United States Highway 190 (US 190)/United States Highway 79 (US 79). The eastern boundary of Property 2 is along FM 1644 and the western boundary is the Brazos River. Fazzino Property 3 is approximately 4.1 miles due south of downtown Hearne. The property is situated along FM 50 about 2.6 miles south-southeast of US 190/US 79 and approximately 2.5 miles west of US 190/State Highway 6 (SH 6). The total acreage for the properties is approximately 1,318 acres based on geographic information system (GIS) mapping. Requested production is equivalent to that allowed by the BVGCD Rules for well spacing and allocation on a property-by-property basis.

TGI conducted its evaluations and prepared this report in compliance with the rules and guidelines provided by the BVGCD, specifically in Rule 8.4(b)(7)(B) for wells (and multiple wells) capable of producing 800 or more acre-feet per year. TGI's evaluations focused on assessing local aquifer conditions and parameters, and the extent to which production from the subject wells may influence other groundwater users in the BVGCD. TGI's evaluations are

based on previous investigations conducted in the District, including permit applications and field-testing associated with several local landowners. Additionally, TGI relied upon reported data, published reports, the applicable groundwater availability model (GAM), and TGI’s extensive experience with and knowledge of the Simsboro Aquifer in Central Texas, within the BVGCD, and particularly in Robertson County. Specifically, TGI’s work was conducted to accomplish the following goals:

- ❖ Assessing the local hydrogeologic setting, focusing on the physical characteristics and hydraulic parameters of the local Simsboro Aquifer;
- ❖ Estimating and calculating the potential short-term and long-term drawdown at each of the wells, including interference drawdown between wells;
- ❖ Evaluating potential interference drawdown from other pumpage in the area and predicting long-term water levels in the proposed well-field area;
- ❖ Establishing a target maximum proposed pumping rate for each well and for the aggregated well field;
- ❖ Modeling to assess the feasibility of the targeted pumping rate and the potential impacts (e.g., artesian pressure reduction) to the aquifer and other nearby well owners (e.g., drawdown); and,
- ❖ Providing this Hydrogeological Evaluation Report in compliance with District rules.

For convenience, applicable illustrations and supporting documentation are included in the following attachments:

- Attachment 1 – Figures
- Attachment 2 – Tables
- Attachment 3 – Reference Materials
- Attachment 4 – Selected References

Proposed Pumping Locations and Permit Pumping Rates

Figure 1 illustrates the locations for the proposed Simsboro wells on the Fazzino properties. Proposed well identifications, coordinates in decimal degrees, and estimated land-surface elevations in feet above mean sea level (MSL) as estimated from Google Earth are as follows:

Well Identification	Latitude*	Longitude*	Est. Land Surface Elevation
No. 1	30.945554	-96.727687	281 feet AMSL
No. 2	30.941356	-96.725083	287 feet AMSL
No. 3	30.851775	-96.662976	272 feet AMSL
No. 4	30.848652	-96.669293	273 feet AMSL
No. 5	30.816412	-96.591883	261 feet AMSL
No. 6	30.816641	-96.585293	255 feet AMSL

*Coordinate system is NAD83 State Plane Texas Central (feet)

The proposed production capacities in gallons per minute (gpm) and requested permit allocations in acre-feet per year are as follows:

Property Identification And Acreage	Well Identification	Maximum Pumping Rate	Annual Allocation
1 (363 acres)	No. 1	1,000 gpm	1,290 acre-feet
	No. 2	1,000 gpm	1,290 acre-feet
2 (761 acres*)	No. 3	2,100 gpm	2,710 acre-feet
	No. 4	2,100 gpm	2,710 acre-feet
3 (195 acres)	No. 5	920 gpm	1,187 acre-feet
	No. 6	900 gpm	1,161 acre-feet
Total Annual Allocation			10,348 acre-feet

The asterisk (*) indicates that the GIS value (shown) varies from the CAD acreage of 695.301 acres.

The radii attributed to the pumping rates for each of the wells lie within each of the Fazzino property boundaries. The nearest known existing wells completed into the Simsboro Aquifer are approximately 3,900, 6,900, and 12,000 feet from the nearest proposed Simsboro well on Property 1, Property 2, and Property 3, respectively. The proposed overlap of well radii for Well No. 3 and Well No. 4 (Property 2) complies with the requirements of the District and is similar to overlaps in previous permit applications. As will be discussed later in this report, the overlap is reasonable based on local hydrogeological conditions, will result in minimal effects on interference drawdown between the proposed Fazzino wells, and will not significantly change impacts on surrounding wells. The proposed well locations comply with the BVGCD rules regarding spacing between wells and allocation of acreage per well.

Hydrogeologic Conditions and Aquifer Characteristics

Surface Geologic Setting

Figure 2 illustrates the locations of each of the Fazzino properties and wells with respect to the Major Aquifers as delineated by the TWDB. Figure 3 shows the extents of the Minor Aquifers delineated by TWDB in relation to the Fazzino properties and wells. Figure 4 provides a Surface Geology Map. The following provides aquifer and geologic summaries for each of the Fazzino properties:

- Northern Property (Property 1) – lies atop the Brazos River Alluvium Aquifer which is the only Minor Aquifer at the site. The Calvert Bluff Formation subcrops beneath the alluvial and terrace deposits; therefore, the Carrizo-Wilcox is the only Major Aquifer present. Part of the Calvert Bluff Formation lies immediately beneath the base of the alluvium. The entire local thickness of the Simsboro and the Hooper occur beneath the property.

The BEG maps faults at the base of the Wilcox near Property 1 (see Attachment 3). The TWDB/BEG map inferred faults between 5 and 7 miles north of Property 1 that could, if present, trend closer to the property. Land surface elevation generally ranges from 280 to 290 feet above mean sea level (MSL) across the northern tract. Geologic dip is generally to the south-southeast and it gets steeper with depth in the stratigraphic section and in a downdip direction. The local dip on the base of the Wilcox may be as steep as 165 to 200 feet per mile beneath and near Property 1 (see Attachment 3). Elevations, depths, and thicknesses of key formations are provided in the table below:

Layer	Elevation	Depth	Thickness
Land Surface	280 to 290 feet AMSL	Not Applicable	Not Applicable
Base of Alluvium	235 to 245 feet AMSL	45 to 55 feet BGL	45 to 55 feet
Base of Calvert Bluff	80 to 100 feet BMSL	360 to 390 feet BGL	305 to 335 feet
Base of Simsboro	540 to 550 feet BMSL	820 to 840 feet BGL	430 to 480 feet
Base of Hooper	1,050 to 1,100 feet BMSL	1,330 to 1,390 feet BGL	490 to 570 feet

- Middle Property (Property 2) – the middle Fazzino property sits atop downdip portions of all of the units within the Carrizo-Wilcox Aquifer, the only Major Aquifer present within the property boundaries. Also, the property lies atop the Brazos River Alluvium Aquifer and there are no other Minor Aquifers present beneath the property. The Reklaw subcrops beneath the alluvial and terrace deposits and the full local thickness of the Carrizo, Calvert Bluff, Simsboro, and Hooper formations occur in the subsurface beneath the middle property.

No faults are mapped near the Fazzino’s Property 2. The local dip of the base of the Wilcox Group is approximately 95 feet per mile (see Attachment 3). Land surface elevations generally range from 270 to 275 feet above MSL. Estimates of elevations, depths, and thicknesses of the pertinent formations are provided below:

Layer	Elevation	Depth	Thickness
Land Surface	270 to 280 feet AMSL	Not Applicable	Not Applicable
Base of Alluvium	200 to 210 feet AMSL	60 to 80 feet BGL	60 to 80 feet
Base of Reklaw	135 to 145 feet AMSL	125 to 145 feet BGL	0 to 85 feet
Base of Carrizo	90 to 100 feet AMSL	170 to 190 feet BGL	35 to 65 feet
Base of Calvert Bluff	700 to 715 feet BMSL	970 to 995 feet BGL	780 to 825 feet
Base of Simsboro	1,160 to 1,200 feet BMSL	1,430 to 1,480 feet BGL	435 to 510 feet
Base of Hooper	1,735 to 1,775 feet BMSL	2,005 to 2,055 feet BGL	525 to 625 feet

- Southern Property (Property 3) – the Fazzino Property 3 lies atop downdip portions of the Carrizo-Wilcox Aquifer and is completely within the boundaries of the Brazos River Alluvium Aquifer. The Queen City subcrops locally beneath the alluvium and Property 3 is underlain by the complete local thickness of Reklaw, Carrizo, and Wilcox Group units.



Land surface elevation generally ranges from 255 to 265 feet AMSL across Property 3. There are no faults mapped locally on surface geology maps. The local dip of the base of the Wilcox ranges from 160 to 170 feet per mile. The table below provides estimates for elevations, depths, and thicknesses of formations beneath the two properties located atop the alluvial deposits:

Layer	Elevation	Depth	Thickness
Land Surface	255 to 265 feet AMSL	Not Applicable	Not Applicable
Base of Alluvium	195 to 205 feet AMSL	50 to 70 feet BGL	50 to 70 feet
Base of Queen City	100 to 110 feet AMSL	145 to 165 feet BGL	75 to 115 feet
Base of Reklaw	20 to 40 feet BMSL	275 to 305 feet BGL	110 to 160 feet
Base of Carrizo	185 to 210 feet BMSL	440 to 475 feet BGL	135 to 200 feet
Base of Calvert Bluff	1,100 to 1,140 feet BMSL	1,355 to 1,405 feet BGL	880 to 965 feet
Base of Simsboro	1,650 to 1,700 feet BMSL	1,905 to 1,965 feet BGL	500 to 610 feet
Base of Hooper	2,330 to 2,360 feet BMSL	2,585 to 2,625 feet BGL	620 to 720 feet

Aquifer Conditions and Hydraulic Parameters

This report focuses on proposed permitted production from the Simsboro Aquifer. The top of the Simsboro Formation and well depths are estimated to be in the following depth ranges:

Property Identification	Depth – Top of Simsboro	Depth – Simsboro Wells
Property 1	360 to 390 feet BGL	820 to 840 feet BGL
Property 2	970 to 995 feet BGL	1,430 to 1,480 feet BGL
Property 3	1,355 to 1,405 feet BGL	1,905 to 1,965 feet BGL

Figure 5 illustrates locations for registered and permitted Simsboro wells within five (5) miles of the proposed Fazzino wells. Attachment 4 provides available well records for selected nearby Simsboro wells. Figure 6 shows locations for registered and permitted Simsboro wells within one (1) mile of the proposed Fazzino wells locations. Figure 6a, Figure 6b, Figure 6c, and Figure 6d provide the locations for Simsboro wells within one (1) mile of the proposed well locations on maps with a scale of 1"=1,000 feet per BVGCD Rules.

Net sand thicknesses for the Simsboro, as mapped by the BEG, range as follows:

- Property 1 – 350 to 450 feet
- Property 2 – 250 to 350 feet
- Property 3 – 450 to 550 feet

TGI extracted hydraulic data for the subject property and nearby areas from the currently-used version of the groundwater availability model (GAM) for the Central Portion of the Sparta, Queen City, and Carrizo-Wilcox Aquifers (Young, et al., 2018). Note that the hydraulic

units are: gallons per day per square foot (gpd/ft²) for hydraulic conductivity; gallons per day per foot (gpd/ft) for transmissivity; and, dimensionless for storage coefficient. The following table provides a summary of estimated parameters extracted from the GAM datasets to those derived by TGI for the local Carrizo and Simsboro aquifers across the Fazzino properties:

<u>Property I.D.</u>	<u>Parameter</u>	<u>GAM Estimate Range</u>	<u>TGI Estimate Range</u>
Property 1	Thickness	430 to 450 feet	350 to 450 feet
	Hydraulic Conductivity	80 to 85 gpd/ft ²	125 to 175 gpd/ft ²
	Transmissivity	36,300 to 37,200 gpd/ft	43,750 to 78,750 gpd/ft
	Storage Coefficient*	0.00023	0.0001 (0.001)
Property 2	Thickness	470 to 480 feet	250 to 350 feet
	Hydraulic Conductivity	115 to 130 gpd/ft ²	150 to 200 gpd/ft ²
	Transmissivity	55,000 to 62,000 gpd/ft	37,500 to 70,000 gpd/ft
	Storage Coefficient*	0.00015	0.0001 (0.0005)
Property 3	Thickness	550 to 575 feet	450 to 550 feet
	Hydraulic Conductivity	170 to 180 gpd/ft ²	150 to 200 gpd/ft ²
	Transmissivity	95,000 to 103,500 gpd/ft	67,500 to 110,000 gpd/ft
	Storage Coefficient*	0.000147	0.0001 (0.0005)

The asterisk (*) indicates that TGI used a slightly higher storage coefficient for the 10-year analytical model to represent leakage and recharge conditions.

Figure 7 provides two hydrographs illustrating water-level measurements collected for nearby Texas Water Development Board (TWDB) and/or BVGCD Simsboro monitoring wells; the first chart illustrates data for TWDB Well No. 59-03-437 (BVR-1283) which is the Lee Fazzino House Well located about 3,100 feet (0.59 mile) west of Fazzino Property 1. Water levels declined by approximately 40 feet from 1979 to 1999. Advanced Groundwater Solutions (AGS) reported 44 feet of water-level decline in the Lee Fazzino House Well from 1999 into 2023 and mapped for the 1999 to 2023 period a decline in the Property 1 area of between 45 to 55 feet (see AGS, May 11, 2023). Current Simsboro artesian pressure beneath Property 1 is likely between 280 and 320 feet. Fazzino has sited two smaller capacity wells to account for the shallower Simsboro setting.

Figure 7 also shows the hydrograph for TWDB Well No. 59-04-701 (BVHU-0013) which is the City of Hearne Well #4, also known as the POW well. The POW well is approximately 3.1 miles east-northeast from Fazzino Property 2 and is about 4.8 miles north-northwest from Fazzino Property 3. Water levels in Hearne Well #4 declined by about 70 feet from 1979 through 1999. AGS reported water-level declines in the POW well of 81 feet from 1999 through 2023 (see AGS, May 11, 2023). AGS reported water-level declines from 1999 to 2023 of between 75 and 80 feet at Fazzino Property 2 and between 80 and 90 feet in the area including Fazzino Property 3. Therefore, current water levels would rise between 750 and 850 feet above the

top of the Simsboro in wells completed on Property 2. Current artesian pressures on Property 3 are likely between 1,130 and 1,230 feet.

Projected Effects of Proposed Pumping

The immediate impacts from production will be artesian head decline (i.e., drawdown) at the pumping wells. As the wells pump, artesian pressure or potentiometric head around the wells will decline forming a cone of depression. As production continues the cone of depression will extend radially from the well field until an aquifer boundary is reached or the production rate reaches equilibrium with the captured groundwater flows. Due to the distance of the proposed wells from the outcrop of the aquifer, reduction in artesian pressure is the only anticipated measurable effect from the proposed pumping. The aquifer will remain completely full and there will be only an infinitesimal reduction in storage. Pumping from the Simsboro aquifers will cause some vertical leakage from overlying and underlying zones. While leakage can serve to dampen drawdown due to boundary effects and inflows, the leakage will likely not result in any identifiable water-level changes or water-quality variations in any of the overlying or underlying zones.

Drawdown Simulations Using the GAM

TGI utilized the recently released revision and update of the Central Portion of the Sparta, Queen City, and Carrizo-Wilcox Aquifers GAM to calculate drawdown due to the proposed pumping for continuous pumping periods of one (1) year and 10 years from the Simsboro Aquifer. The Fazzino Family has requested a permit allocation for the Simsboro Aquifer of 10,348 acre-feet per year. Figure 8 and Figure 9 provide maps showing modeled drawdown contours after one (1) year and 10 years of pumping at the maximum authorized annual rate, respectively. Table 1 and Table 2 provide modeled drawdown at specific registered and permitted Simsboro well sites after one (1) year and 10 years of continuous pumping, respectively. The GAM predicts Simsboro artesian pressure declines as follows:

Distance from Property	Property 1	Property 2	Property 3
<i>GAM Drawdown – 1 Year of Pumping*</i>			
Adjacent	22 feet	45 feet	25 feet
One (1) Mile	10 to 17 feet	28 to 31 feet	16 to 18 feet
Five (5) Miles	Less than 10 feet	Up to 13 feet	Up to 13 feet
<i>GAM Drawdown – 10 Years of Pumping*</i>			
Adjacent	25 feet	50 feet	30 feet
One (1) Mile	12 to 18 feet	32 to 38 feet	22 to 25 feet
Five (5) Miles	Up to 15 feet	8 to 18 feet	15 to 25 feet

The asterisk (*) indicates that direct interference between properties was not accounted for the five (5) mile radii.

Based on the geologic structure, estimates of current artesian head, and drawdown calculated from the GAM simulations, the Simsboro aquifer will remain full and under artesian conditions in the well-field areas and within the five-mile radii. Note that due to the depth of the local Simsboro and the prolific transmissivity of the aquifer, the overlap of well radii on the Fazzino Property 2 will not cause adverse interference drawdown effects on the Fazzino wells or on local wells.

Drawdown Simulations Using Analytical Modeling

Due to the scale and configuration of the GAM grid, the GAM probably does not provide accurate drawdown calculations for the specific well sites and areas in the immediate vicinity of the proposed well field. Therefore, for comparison purposes and per the BVGCD rules TGI used an analytical modeling program based on the Theis non-equilibrium equation to calculate theoretical potentiometric head declines at and surrounding the proposed production wells. TGI has used the Theis model for several previous submittals to the BVGCD as well as for evaluations and submittals to numerous districts across the State of Texas. The Theis model incorporates many assumptions, most of which are sufficiently satisfied in the local Simsboro aquifer. However, the Theis model assumes an aquifer that is uniform over an infinite area. To account for recharge boundaries and possible inter-aquifer leakage into the producing aquifers, TGI modeled long-term pumping (i.e., from one to 10 years) by incorporating a leaky artesian storage coefficient. However, it is likely that, while the Theis model likely provides more reliable results within and near the well field, it probably overstates drawdown at distance from the pumping center. Also, the Theis model is more accurate for shorter pumping durations; therefore, the 10-year calculation likely overestimates drawdown from the well fields.

Figure 10 and Figure 11 provide drawdown contours from Theis calculations due to pumping the Simsboro wells proposed after one (1) and 10 years, respectively. Table 1 and Table 2 provide drawdown values at specific well locations. The analytical calculations predict Simsboro artesian pressure declines as follows:

Distance from Property	Property 1	Property 2	Property 3
<i>Analytical Drawdown – 1 Year of Pumping*</i>			
Adjacent	55 feet	72 feet	52 feet
One (1) Mile	46 to 49 feet	62 to 66 feet	48 to 53 feet
Five (5) Miles	33 to 45 feet	42 to 48 feet	35 to 45 feet
<i>Analytical Drawdown – 10 Years of Pumping*</i>			
Adjacent	60 feet	81 feet	65 feet
One (1) Mile	52 to 55 feet	70 to 72 feet	55 to 60 feet
Five (5) Miles	39 to 52 feet	48 to 53 feet	42 to 53 feet

The asterisk (*) indicates that direct interference between properties was not accounted for the five (5) mile radii.

Conclusions

Based on our review of the BVGCD rules and the work conducted as described herein, TGI concludes the following:

- ❖ The proposed wells and pumping amounts for the Fazzino properties can be completed and produced in accordance with the well spacing and production-based acreage (i.e., allocation) rules set forth by the BVGCD;
- ❖ The predicted drawdown derived from the Theis analytical model are more accurate than the GAM predictions for the proposed well sites and areas near the well field;
- ❖ GAM-predicted drawdown probably provides a more reasonable estimate of future impacts at greater distances from the proposed well field and for longer time periods. The updated GAM predicts significantly less drawdown regionally than the previous version of the GAM; and,
- ❖ Production from the proposed pumping will cause only infinitesimal reduction in aquifer storage as the local Simsboro Aquifer will stay completely full and groundwater in the formation will remain under considerable artesian pressure within the well-field areas and the five-mile study radius.

We very much appreciate the opportunity to again assist you in our specialty. If you have any questions, please call.



The seal appearing on this document was authorized by Michael R. Thornhill, P.G. on July 25, 2023.

Attachments

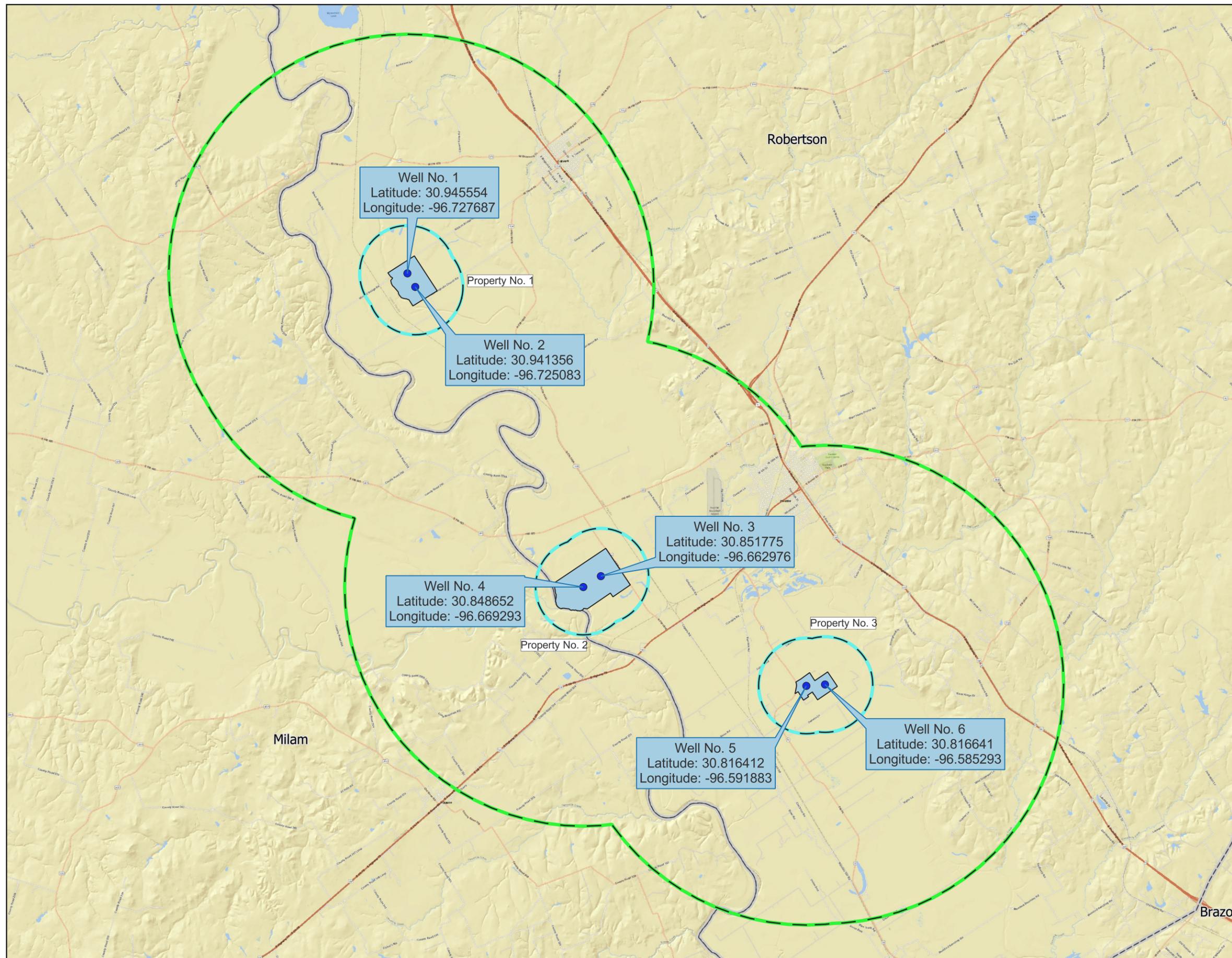
Sincerely,
THORNHILL GROUP, INC.

A handwritten signature in black ink that reads "Michael R. Thornhill".

Michael R. Thornhill, P.G.
President



ATTACHMENT 1 –
FIGURES



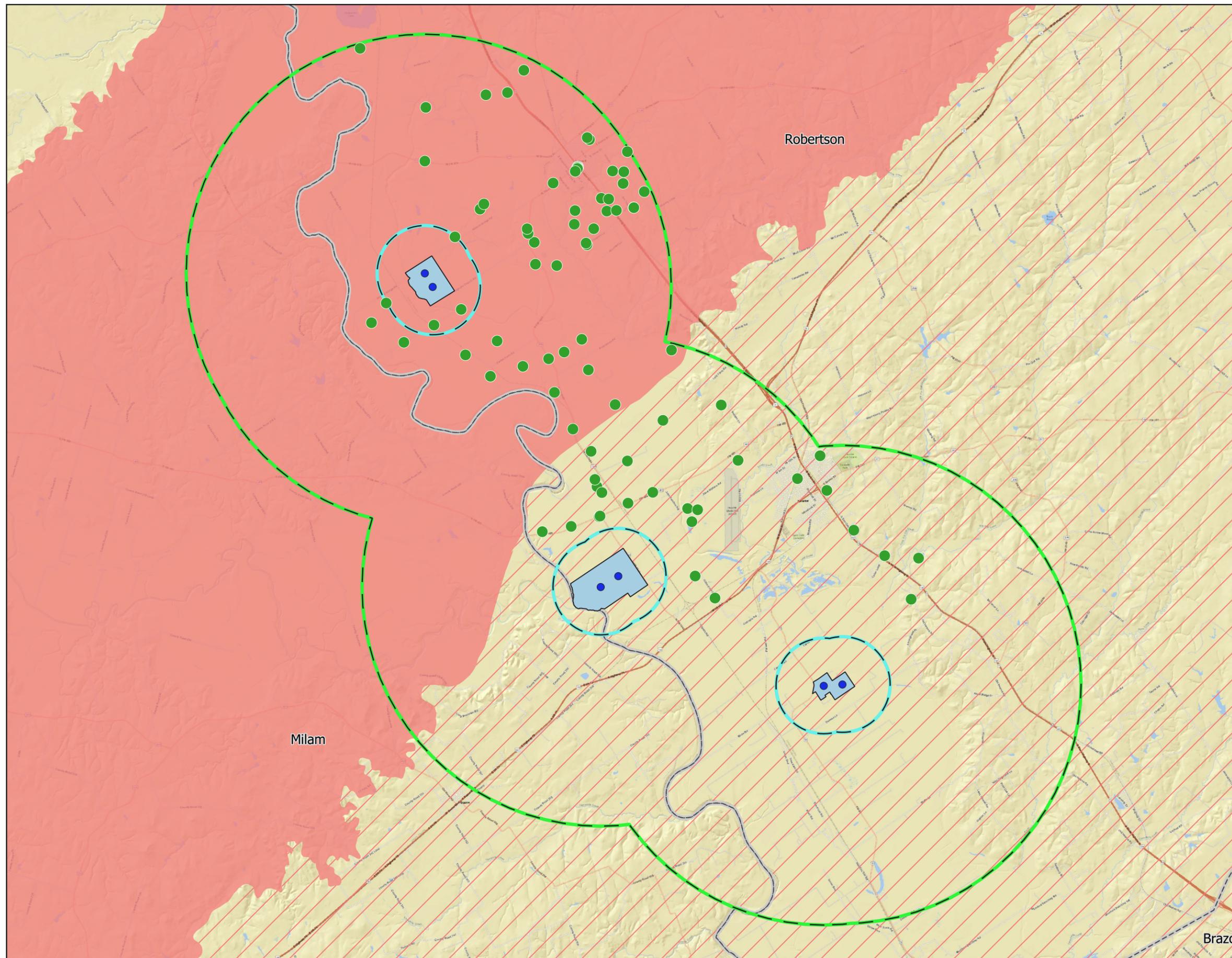
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- Fazzino Property
- ▭ Counties



Fazzino Investments, LP

Figure 1:
Location Map



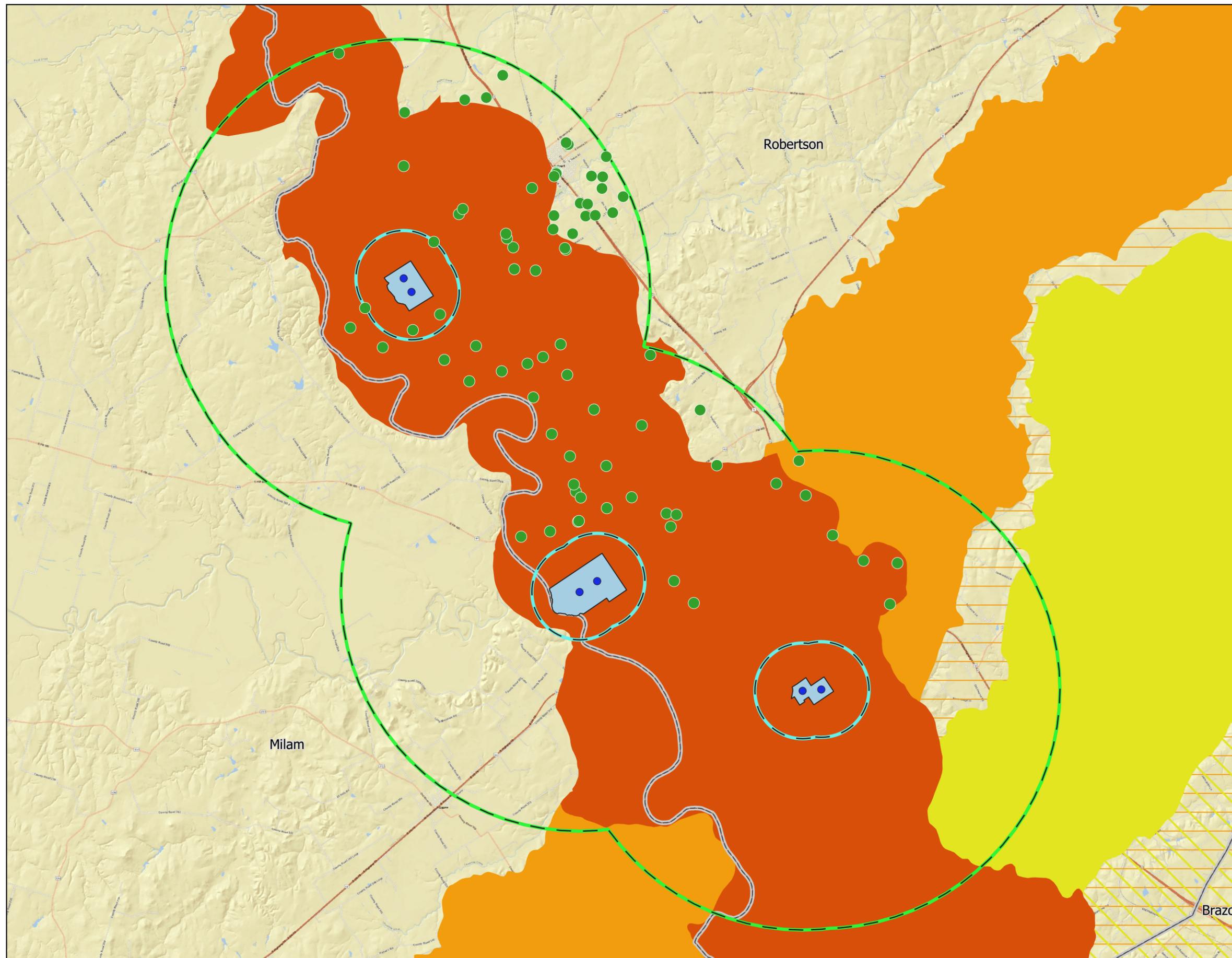
Explanation

- Proposed Wells
 - 1 Mile Radius from Well Locations
 - 5 Mile Radius from Well Locations
 - Fazzino Property
 - ▭ Counties
- Major Aquifers**
- Carrizo - Wilcox (outcrop)
 - ▨ Carrizo - Wilcox (subcrop)
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



Fazzino Investments, LP

Figure 2:
Major Aquifers



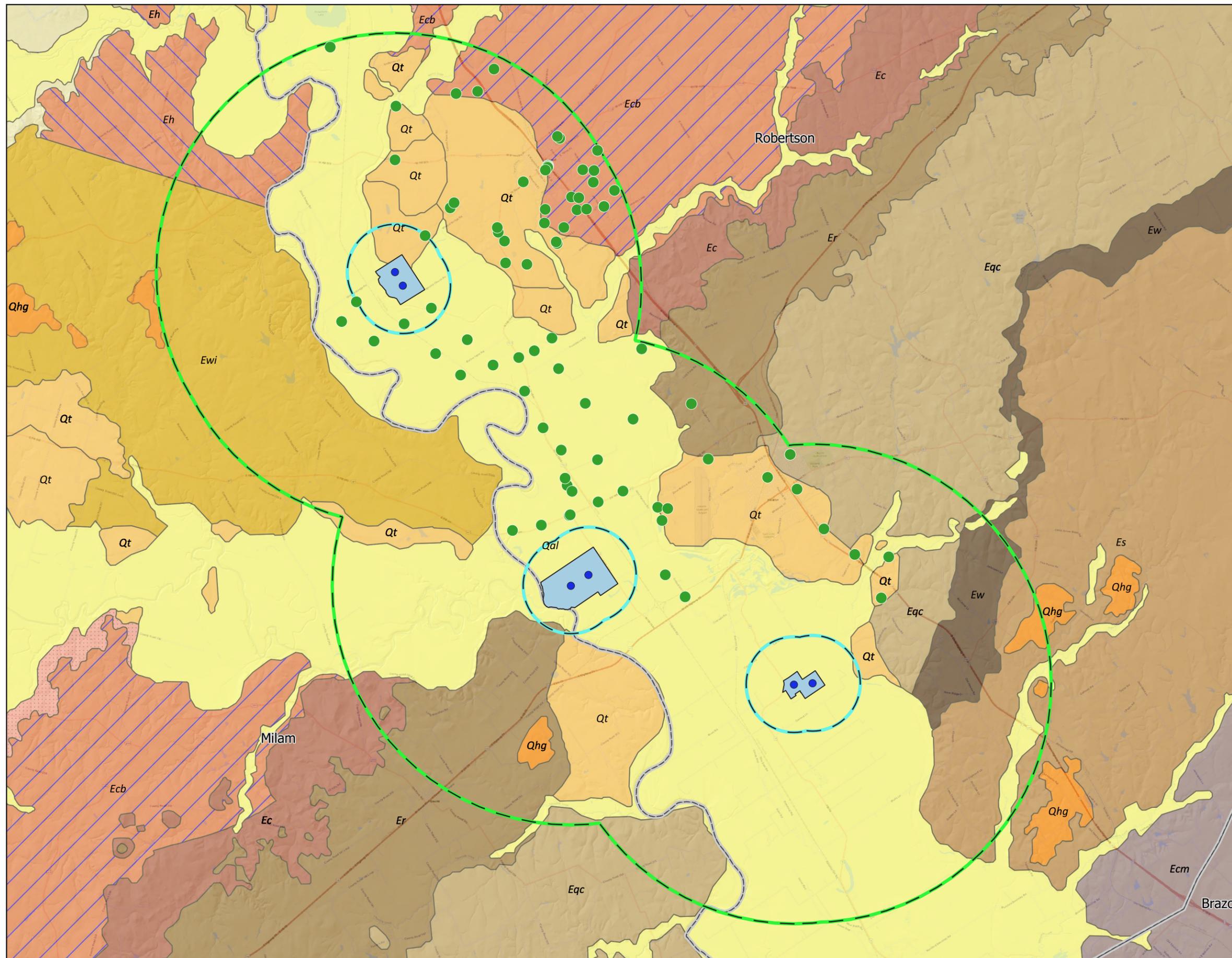
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- Fazzino Property
- ▭ Counties
- Minor Aquifers**
- Brazos River Alluvium
- Queen City (outcrop)
- Queen City (subcrop)
- Sparta (outcrop)
- Sparta (subcrop)
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



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Figure 3:
Minor Aquifers



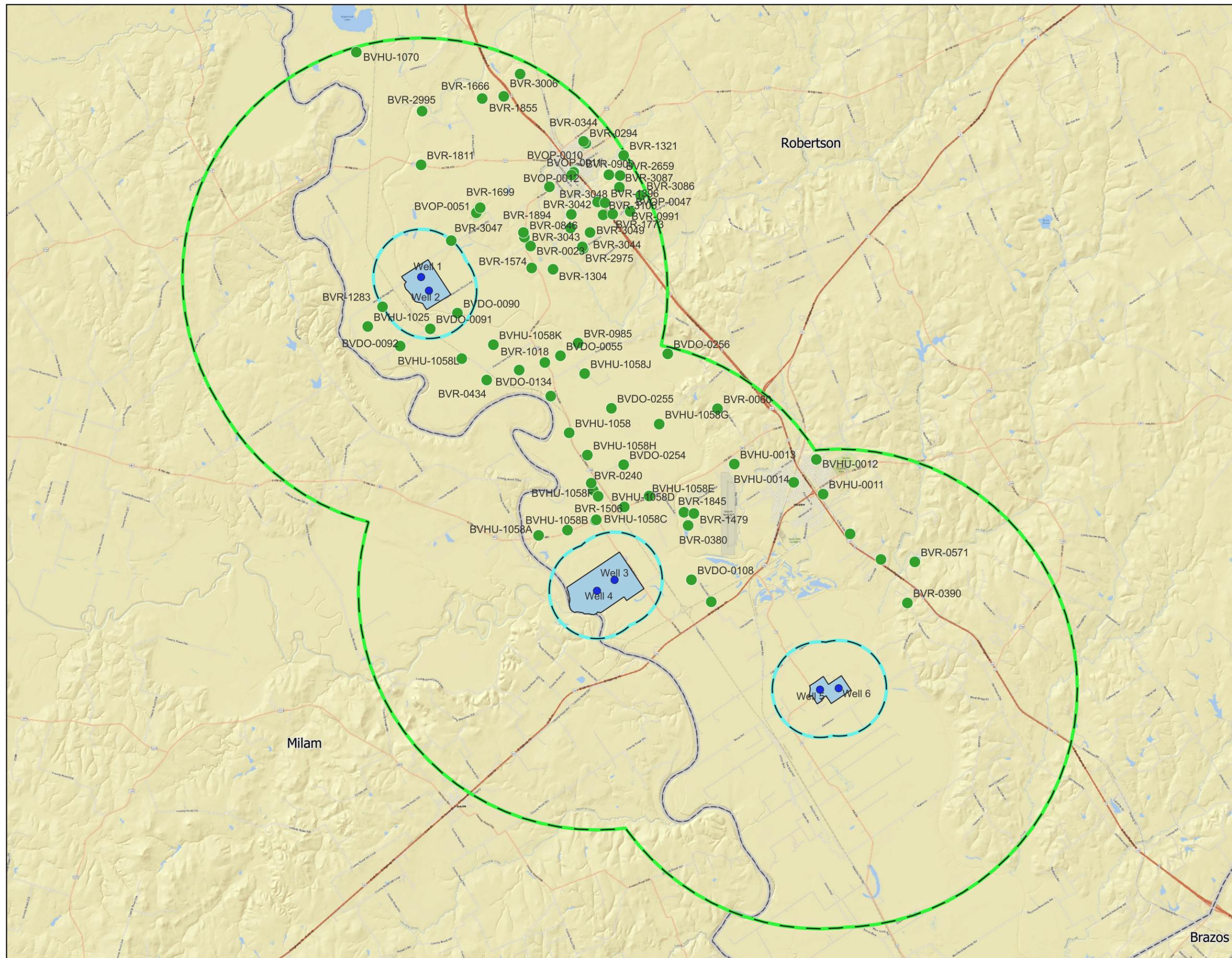
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- Fazzino Property
- Counties
- Surface Geology**
- Qal - Alluvium
- Qt - Fluviatile terrace deposits
- Qhg - High gravel deposits
- Ecm - Cook Mountain Formation
- Es - Sparta Sand
- Ew - Weches Formation
- Eqc - Queen City Sand
- Er - Reklaw Formation
- Ec - Carrizo Sand
- Ewi - Wilcox Group
- Ecb - Calvert Bluff Formation
- Esb - Simsboro Formation
- Eh - Hooper Formation
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



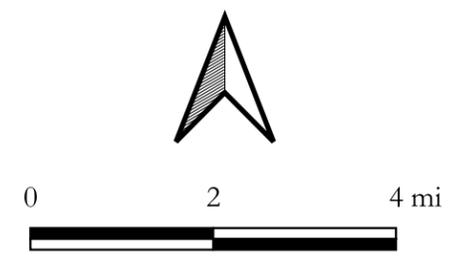
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Figure 4:
Surface Geology



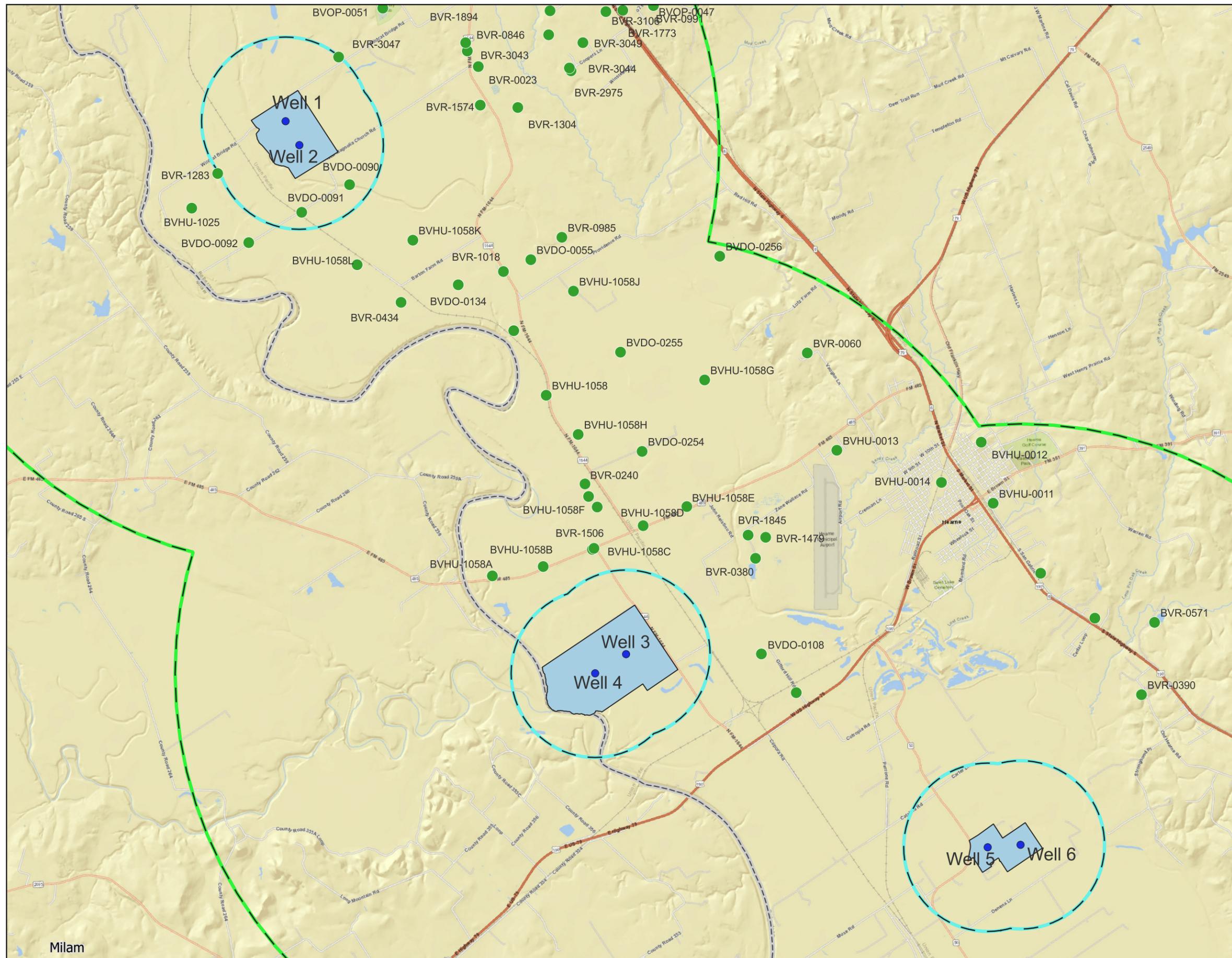
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- Fazzino Property
- Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



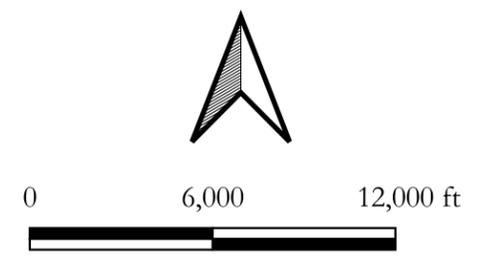
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Figure 5: Well Locations w/in 5 Miles of Proposed Wells



Explanation

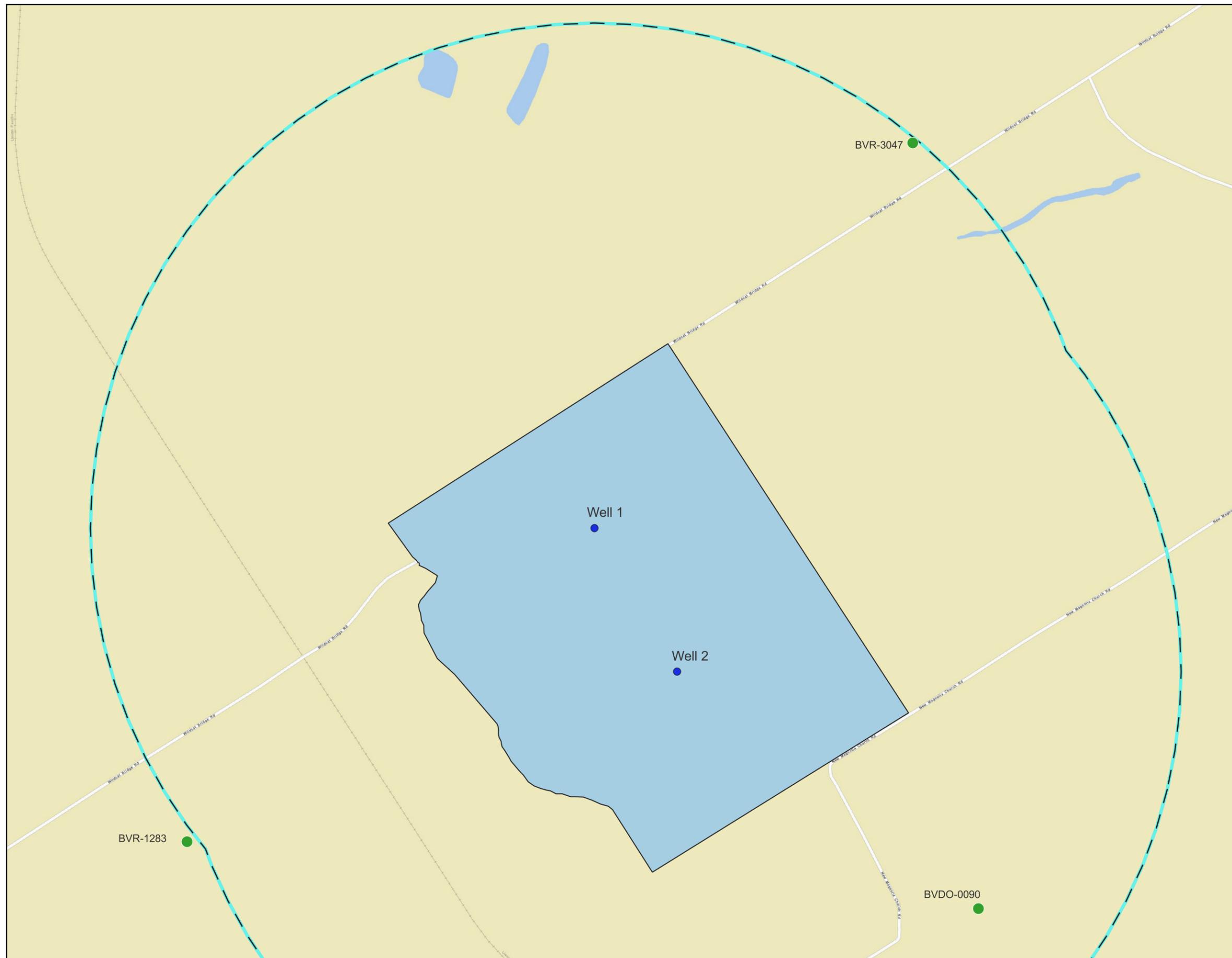
- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- Fazzino Property
- ▭ Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



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Figure 6: Well Locations w/in 1 Mile of Proposed Wells

Milam



Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- Fazzino Property
- ▭ Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



0 1,000 2,000 ft

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Figure 6a: Well Locations w/in 1 Mile of Proposed Wells



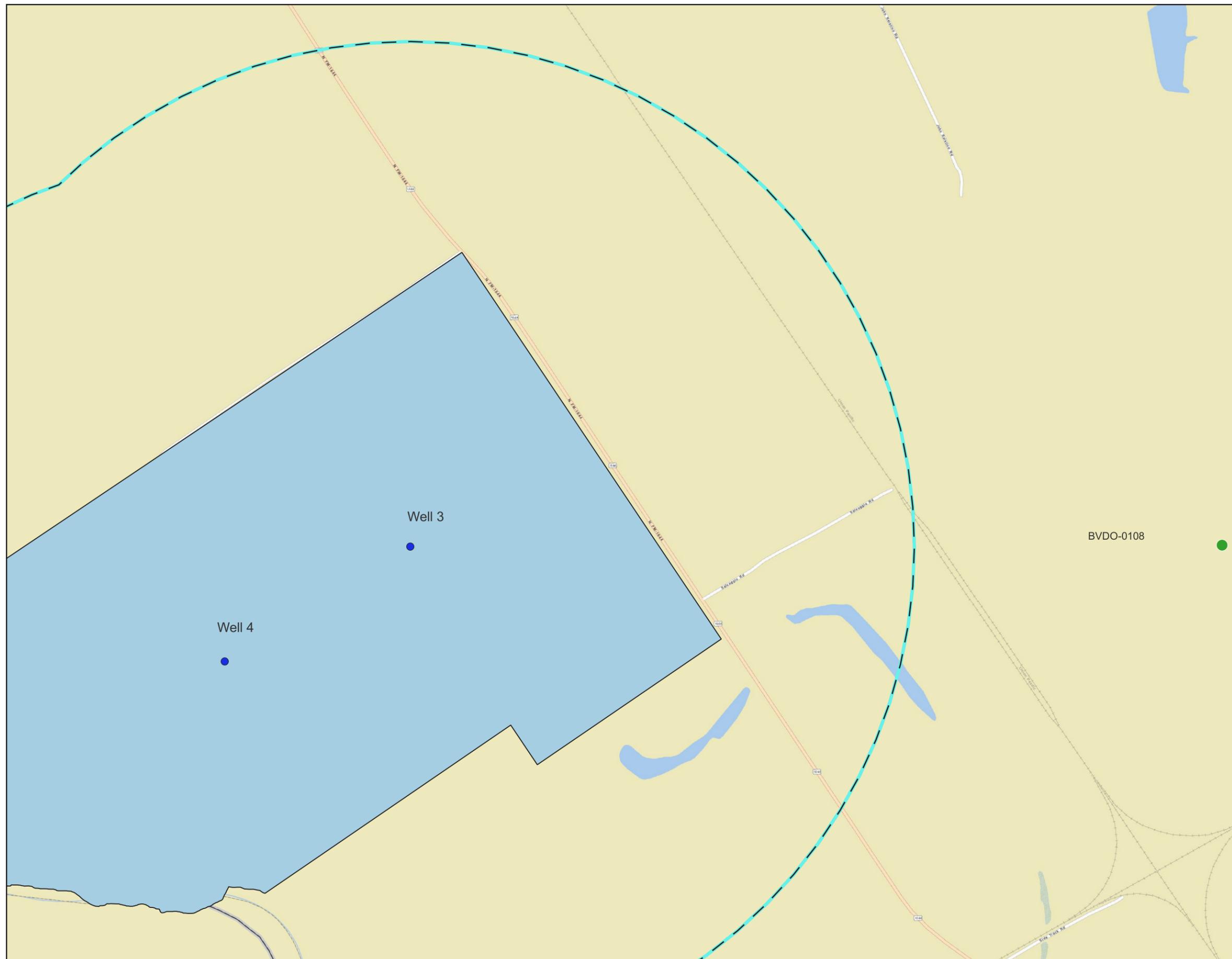


Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- Fazzino Property
- - - Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro

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Figure 6b: Well Locations w/in 1 Mile of Proposed Wells



Explanation

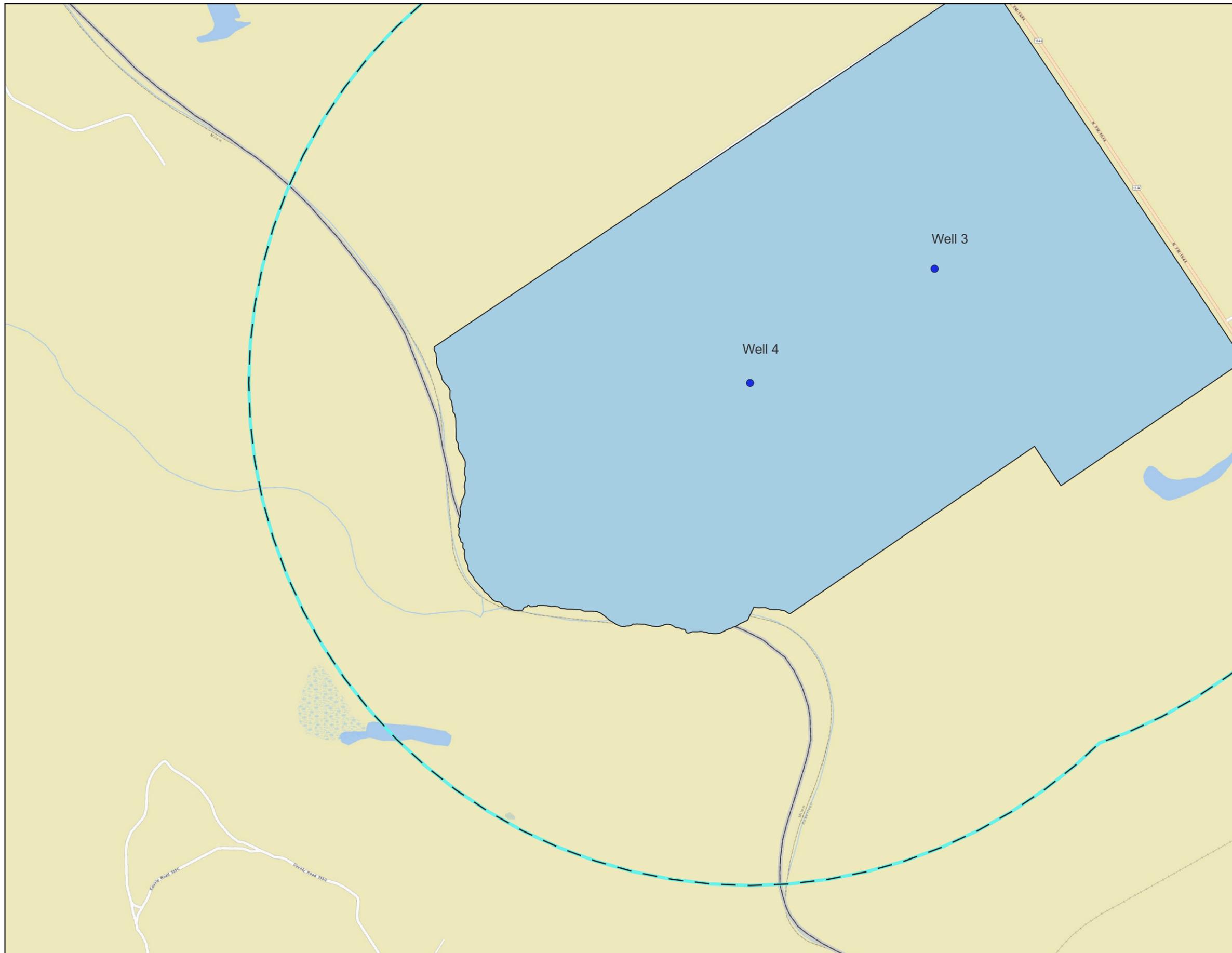
- Proposed Wells
- 1 Mile Radius from Well Locations
- Fazzino Property
- - - Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



0 1,000 2,000 ft

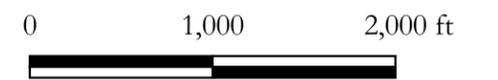
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Figure 6c: Well Locations w/in 1 Mile of Proposed Wells



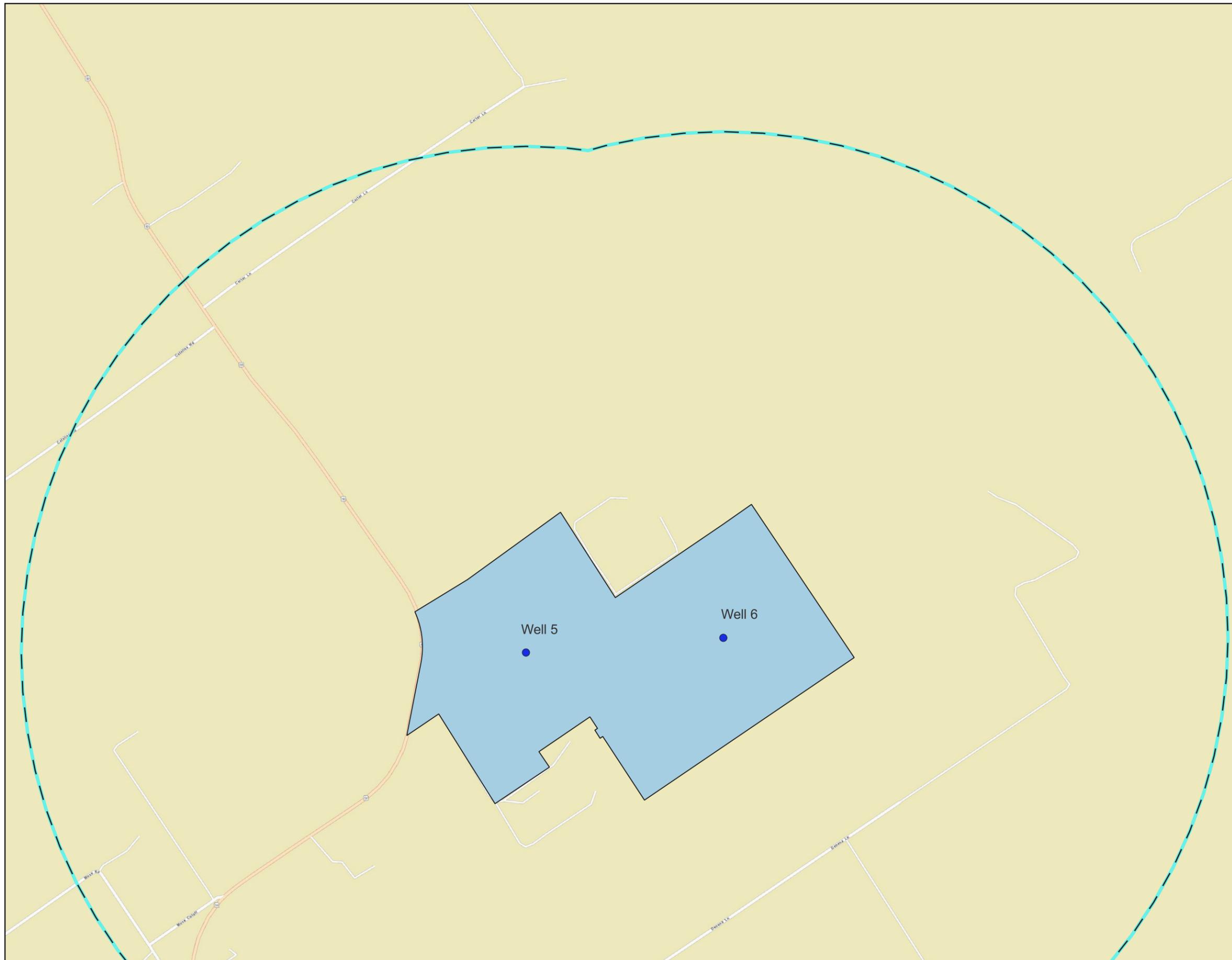
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- Fazzino Property
- ▭ Counties



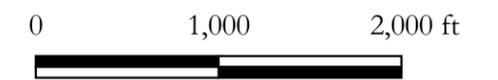
Fazzino Investments, LP

Figure 6d: Well Locations w/in 1 Mile of Proposed Wells



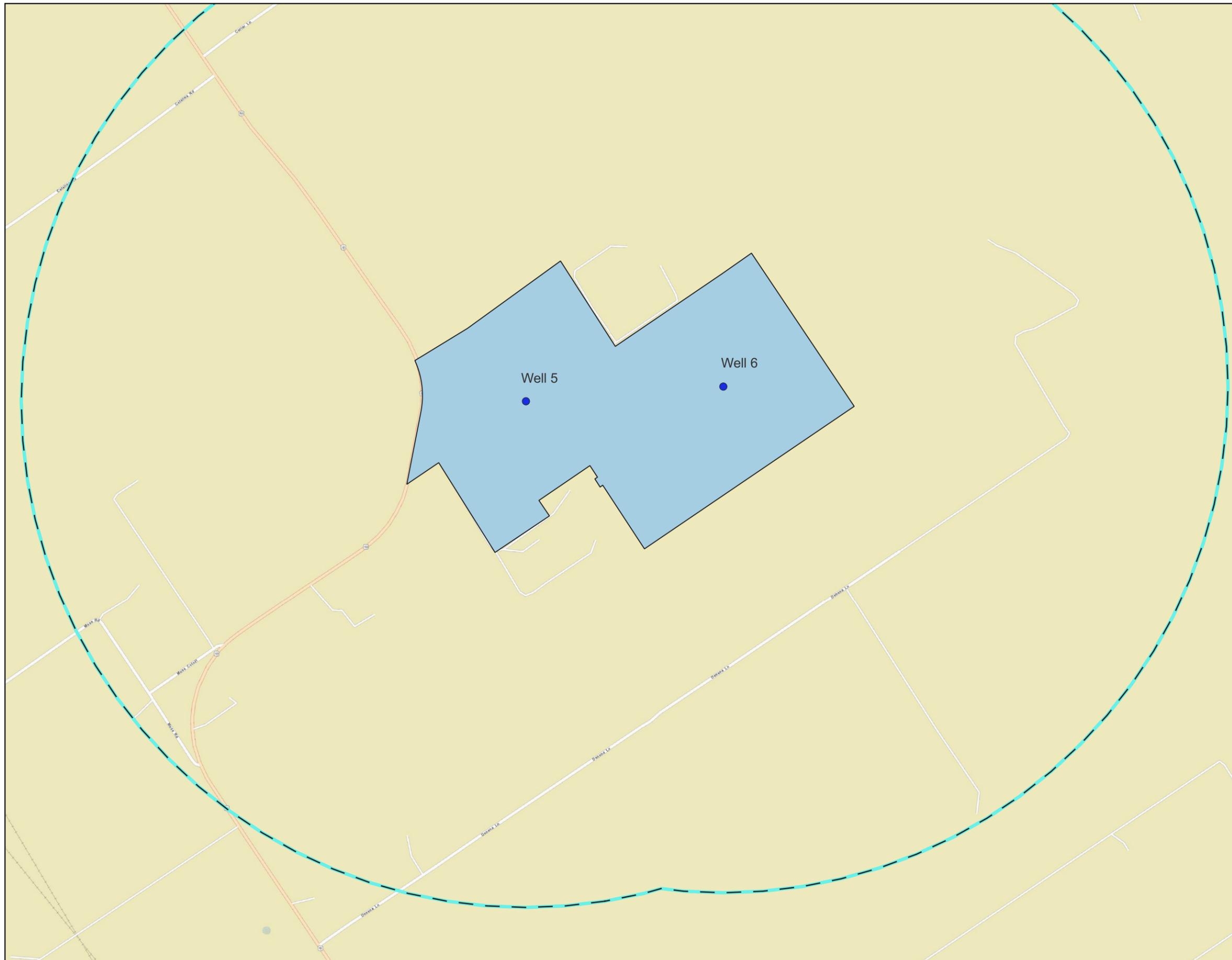
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- Fazzino Property
- Counties



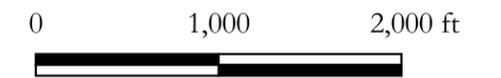
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Figure 6e: Well Locations w/in 1 Mile of Proposed Wells



Explanation

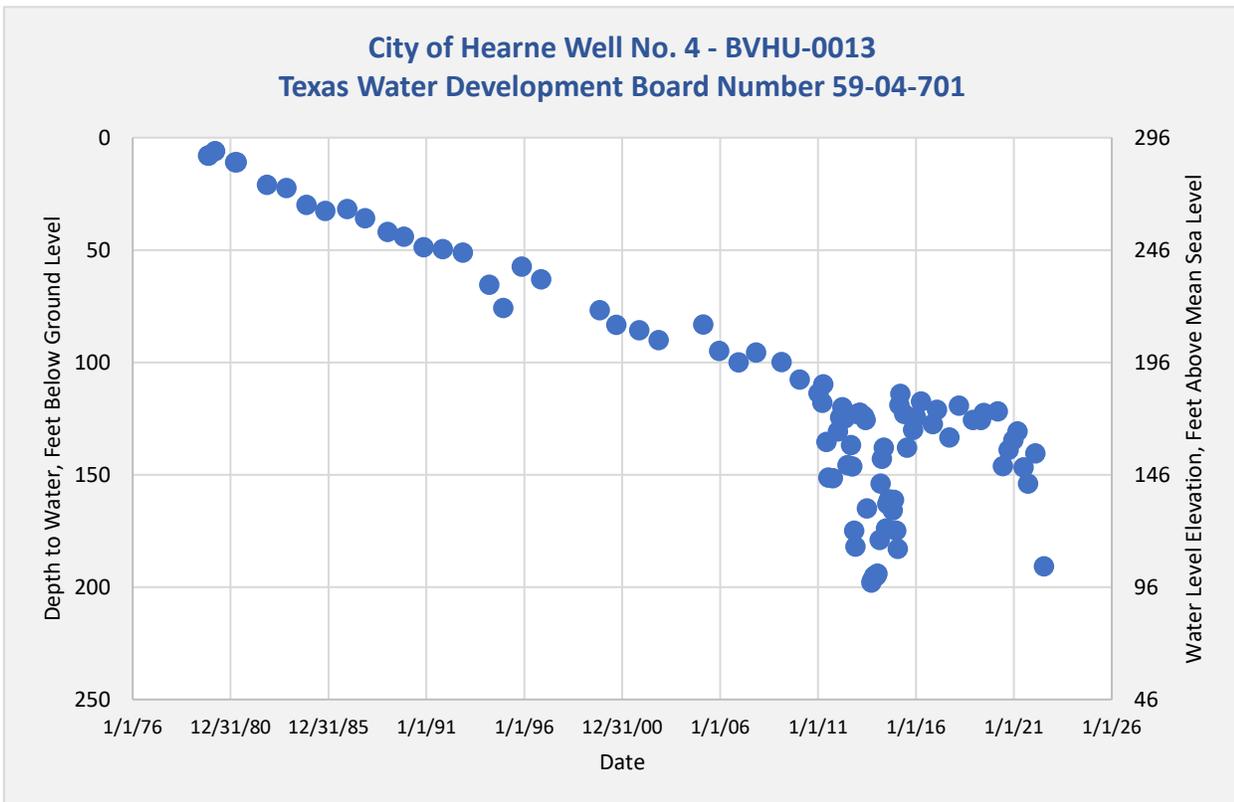
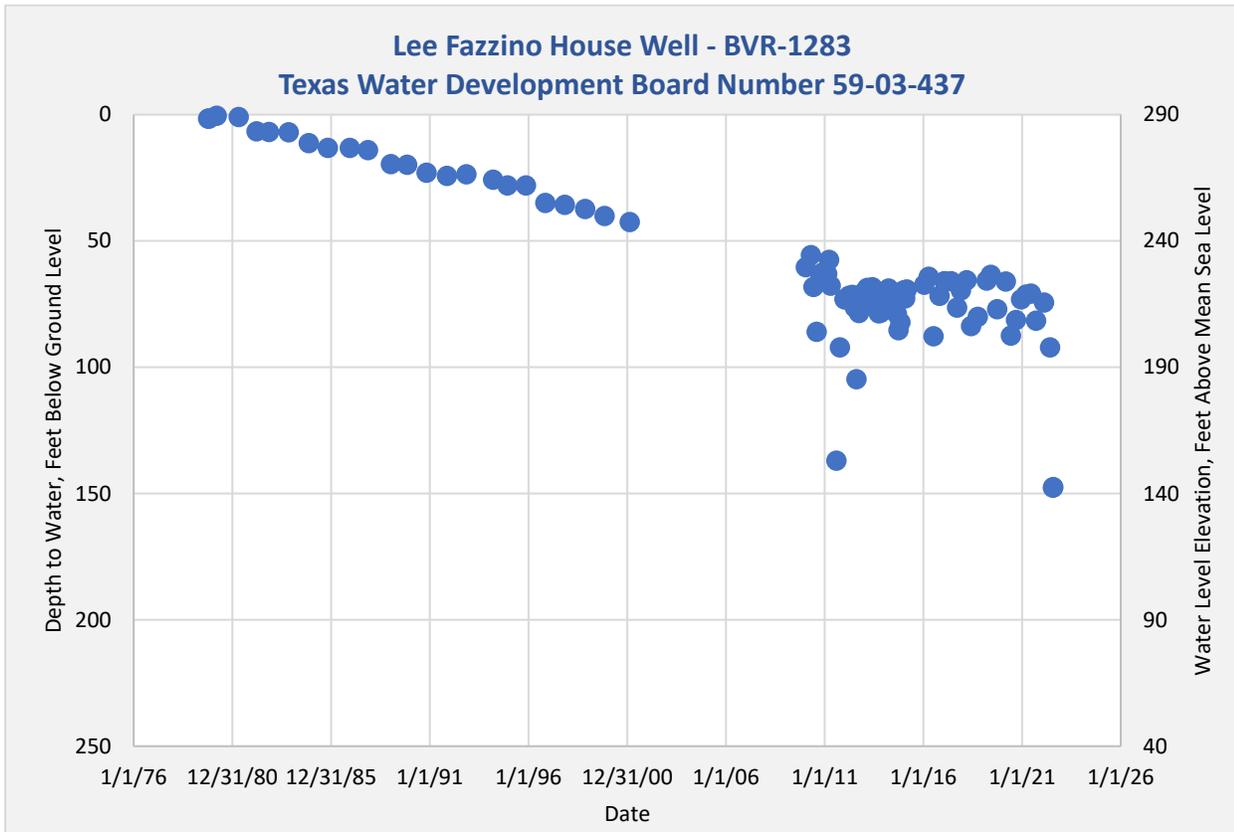
- Proposed Wells
- 1 Mile Radius from Well Locations
- Fazzino Property
- ▭ Counties

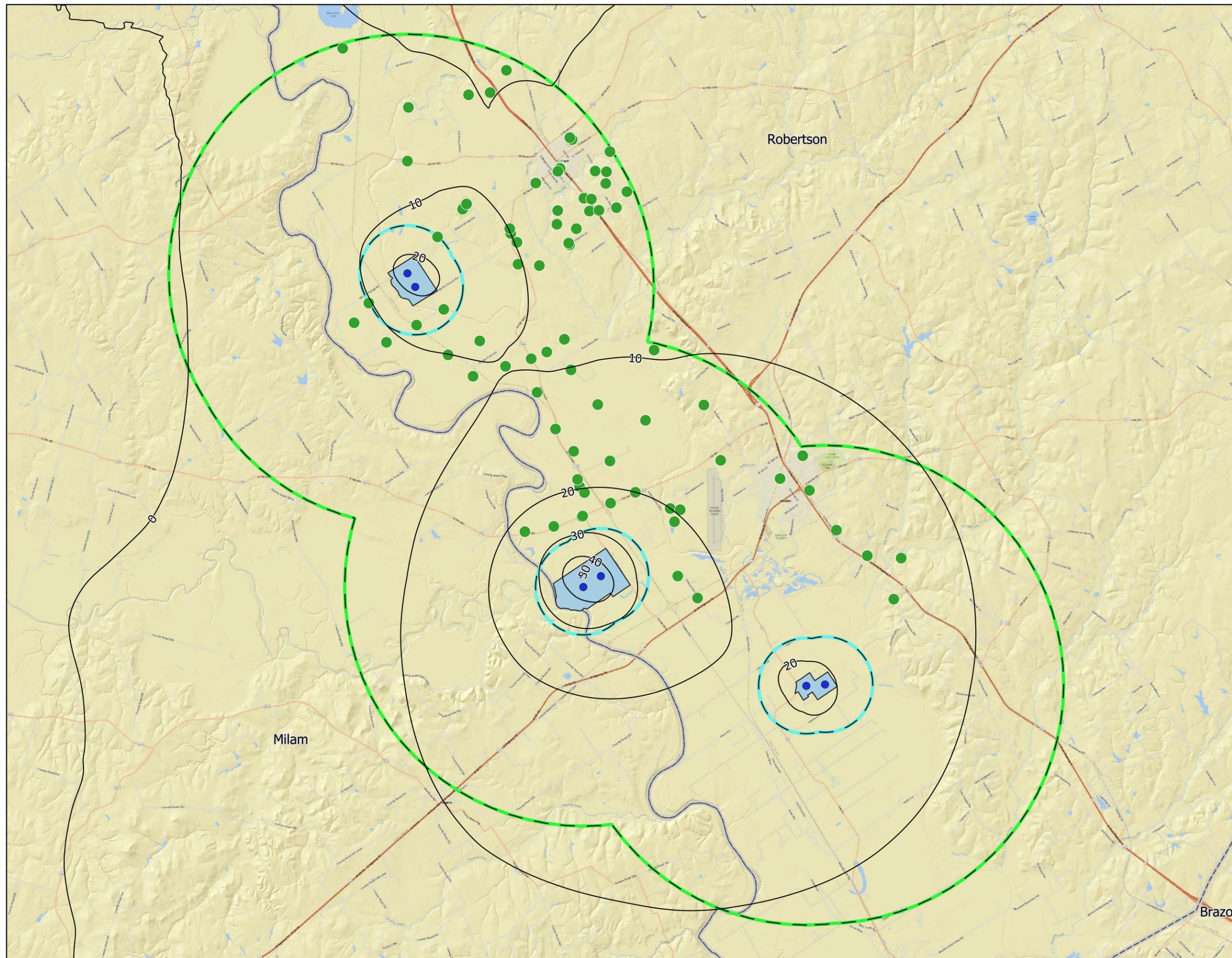


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Figure 6f: Well Locations w/in 1 Mile of Proposed Wells

Figure 7





Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- 1-Year Modeled Drawdown - GAM
Contour Interval = 10 feet
- Fazzino Property
- Counties

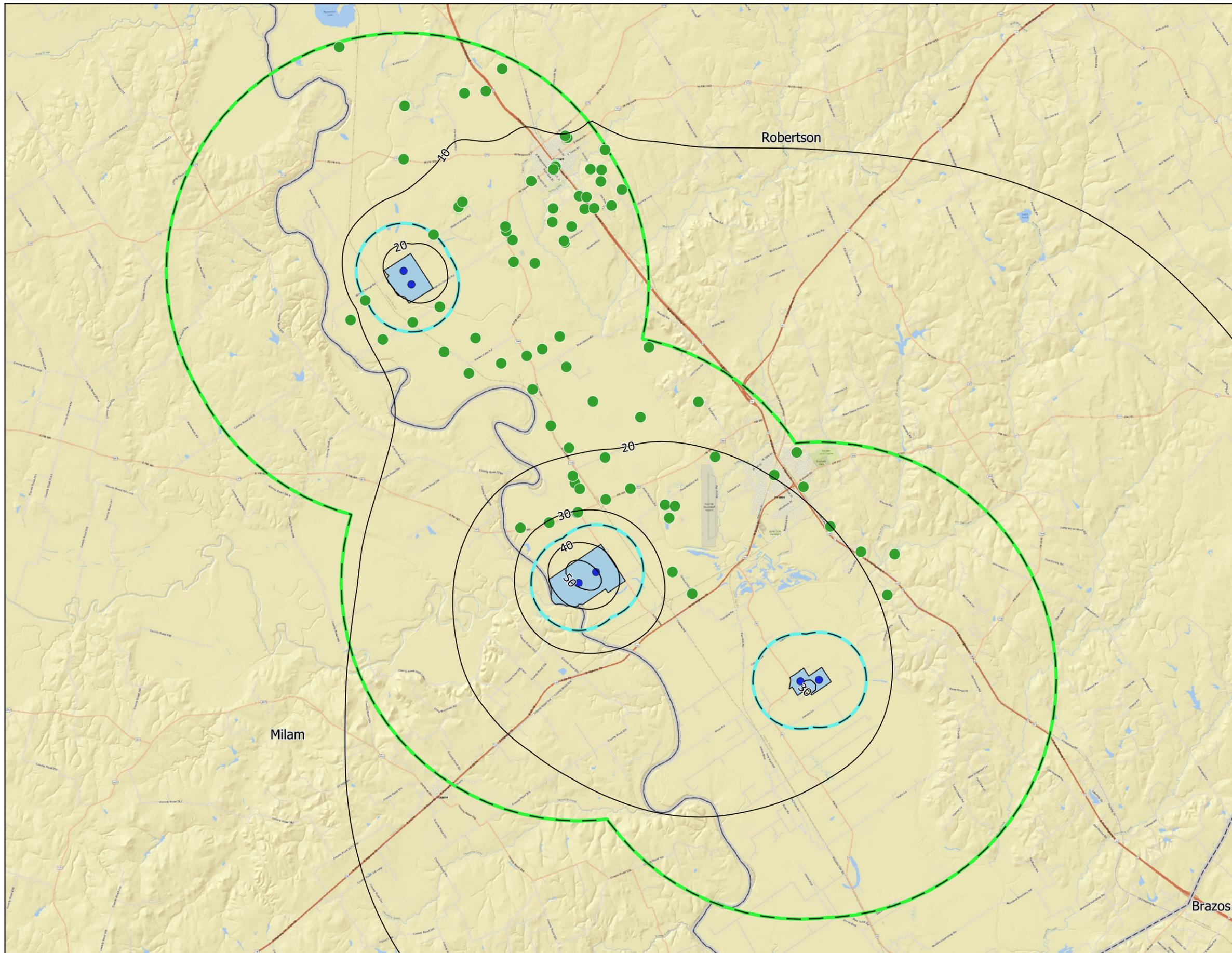
BVGCD Reported Wells w/in 5 Miles

- Simsboro



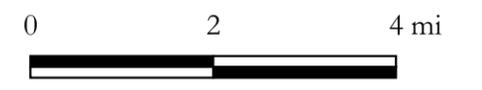
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Figure 8: 1-Year GAM
Drawdown Contours



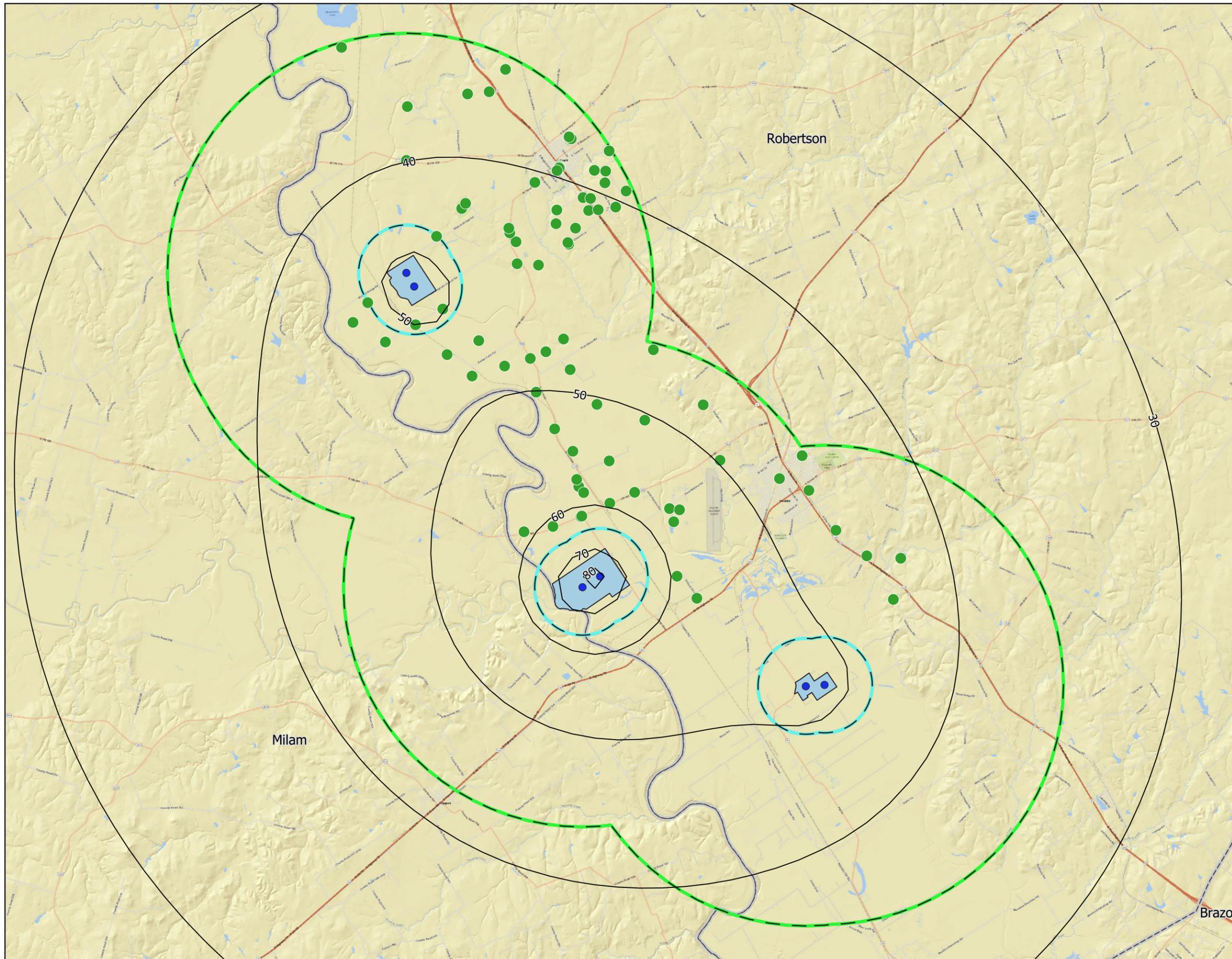
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- 10-Year Modeled Drawdown - GAM
Contour Interval = 10 feet
- Fazzino Property
- ▭ Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



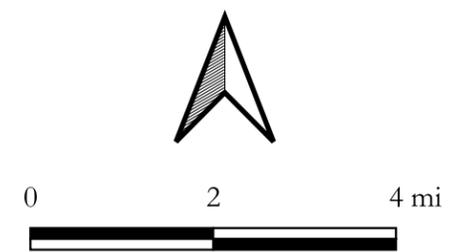
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Figure 9: 10-Year GAM Drawdown Contours



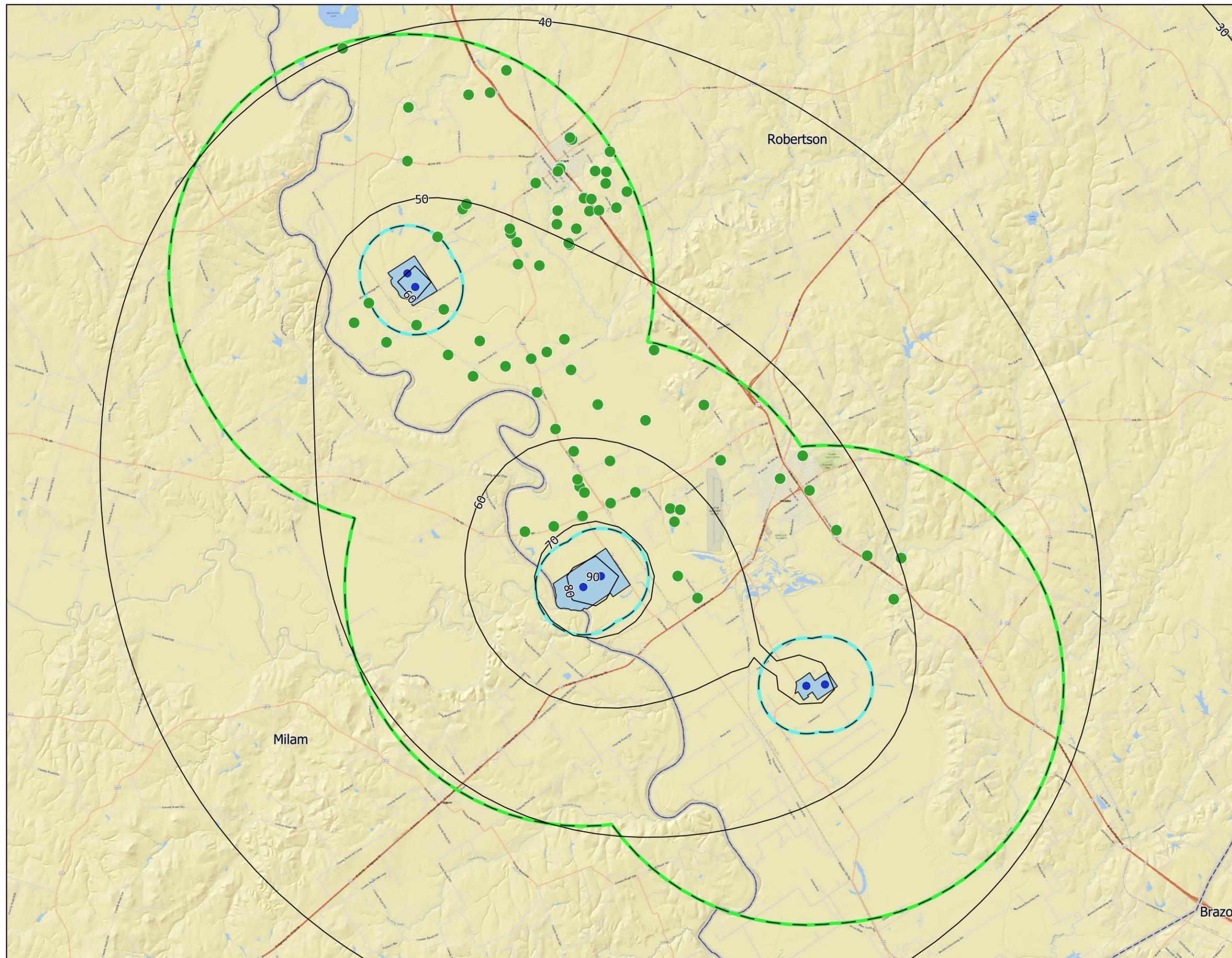
Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- 1-Yr Modeled Drawdown - Analytical Contour Interval = 10 feet
- Fazzino Property
- ▭ Counties
- BVGCD Reported Wells w/in 5 Miles**
- Simsboro



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Figure 10: 1-Year Analytical Drawdown Contours



Explanation

- Proposed Wells
- 1 Mile Radius from Well Locations
- 5 Mile Radius from Well Locations
- 10-Yr Modeled Drawdown-Analytical Contour Interval = 10 feet
- Fazzino Property
- - - Counties

BVGCD Reported Wells w/in 5 Miles

- Simsboro



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Figure 11: 10-Year Analytical Drawdown Contours



ATTACHMENT 2 –
TABLES

Table 1. Simulated Drawdown at Registered and Permitted Simsboro Wells Within a 1-Mile Radius

Owner	Registration or Permit Number	Latitude	Longitude	Well Depth	Aquifer	Casing Diameter (in)	1 Year Analytical Drawdon, ft.	10 Year Analytical Drawdown, ft.	1 Year GAM Drawdown, ft.	10 Year GAM Drawdown, ft.
Eliot Family Partnership	BVR-3047	30.956312	-96.716631	485	Simsboro	4 , 2	47	54	15	18
Copora, Frances	BVDO-0090	30.934265	-96.715276	656	Simsboro	16	50	57	14	18
Copora, Frances	BVDO-0091	30.929780	-96.725015	565	Simsboro	30 , 16	50	57	13	16

Table 2. Simulated Drawdown at Registered and Permitted Simsboro Wells Within a 5-Mile Radius

Owner	Registration or Permit Number	Latitude	Longitude	Well Depth	Aquifer	Casing Diameter (in)	1 Year Analytical Drawdown, ft.	10 Year Analytical Drawdown, ft.	1 Year GAM Drawdown, ft.	10 Year GAM Drawdown, ft.
Ryan, Sandra & Sloat, Bernadette	BVDO-0055	30.920306	-96.679457	840	Simsboro	30 , 16	48	55	10	14
Ryan, Sandra & Sloat, Bernadette	BVDO-0090	30.934265	-96.715276	656	Simsboro	16	50	57	14	18
Copora, Frances	BVDO-0091	30.929780	-96.725015	565	Simsboro	30 , 16	50	57	13	16
Reistino, Maria & Maliassa	BVDO-0092	30.924837	-96.735858	530	Simsboro	30 , 16	48	55	8	11
Skiles, Clifford III	BVDO-0108	30.851042	-96.635889	1,242	Simsboro	30 , 16	59	66	24	29
Brien, James & Ellen	BVDO-0134	30.916389	-96.694167	778	Simsboro	30 , 16	49	56	10	14
CA Skiles Family Partnership, Ltd.	BVDO-0254	30.886626	-96.658433	1,205	Simsboro	30 , 18	55	62	16	20
CA Skiles Family Partnership, Ltd.	BVDO-0255	30.903856	-96.662094	1,240	Simsboro	30 , 18	51	58	11	16
CA Skiles Family Partnership, Ltd.	BVDO-0256	30.919825	-96.641585	1,225	Simsboro	30 , 18	46	53	10	15
City of Hearne	BVHU-0011	30.875673	-96.588479	1,433	Simsboro	14 , 8 5/8	46	53	14	20
City of Hearne	BVHU-0012	30.886263	-96.590453	1,430	Simsboro	12 , 6	45	52	13	18
City of Hearne	BVHU-0013	30.885707	-96.619201	1,441	Simsboro	10 , 8 , 6	50	57	15	20
City of Hearne	BVHU-0014	30.879554	-96.598692	1,275	Simsboro	12 , 10 , 8 , 7	47	54	14	20
Fazzino, Lee	BVHU-1025	30.931082	-96.747085	580	Simsboro	30 , 16	46	53	6	9
CA Skiles Family Partnership, Ltd.	BVHU-1058	30.896850	-96.677267	930	Simsboro	16	52	59	12	17
CA Skiles Family Partnership, Ltd.	BVHU-1058A	30.866028	-96.689233	1,095	Simsboro	30 , 16	59	66	23	28
CA Skiles Family Partnership, Ltd.	BVHU-1058B	30.867349	-96.678991	1,090	Simsboro	30 , 16	61	68	26	31
CA Skiles Family Partnership, Ltd.	BVHU-1058C	30.870200	-96.668713	1,100	Simsboro	30 , 16	62	69	25	30
CA Skiles Family Partnership, Ltd.	BVHU-1058D	30.873824	-96.658706	1,131	Simsboro	30 , 16	59	66	23	28
CA Skiles Family Partnership, Ltd.	BVHU-1058E	30.876867	-96.649833	1,175	Simsboro	30 , 16	57	64	20	25
CA Skiles Family Partnership, Ltd.	BVHU-1058F	30.877300	-96.667783	1,065	Simsboro	30 , 16	58	65	21	25
CA Skiles Family Partnership, Ltd.	BVHU-1058G	30.898588	-96.645434	964	Simsboro	30 , 16	51	58	13	18

Owner	Registration or Permit Number	Latitude	Longitude	Well Depth	Aquifer	Casing Diameter (in)	1 Year Analytical Drawdon, ft.	10 Year Analytical Drawdown, ft.	1 Year GAM Drawdown, ft.	10 Year GAM Drawdown, ft.
CA Skiles Family Partnership, Ltd.	BVHU-1058H	30.889917	-96.671117	979	Simsboro	30 , 16	54	61	15	19
CA Skiles Family Partnership, Ltd.	BVHU-1058J	30.914647	-96.671122	875	Simsboro	30 , 16	49	56	10	14
CA Skiles Family Partnership, Ltd.	BVHU-1058K	30.924333	-96.702966	720	Simsboro	30 , 16	49	56	11	14
CA Skiles Family Partnership, Ltd.	BVHU-1058L	30.920417	-96.714283	691	Simsboro	30 , 16	49	56	10	13
Morning Star Farm	BVHU-1070	31.014527	-96.747991	236	Simsboro	12	33	40	<1	2
City of Calvert	BVOP-0010	30.976008	-96.672709	683	Simsboro	16 , 10	40	47	7	12
City of Calvert	BVOP-0011	30.975810	-96.672639	738	Simsboro	UNKN	40	47	7	12
City of Calvert	BVOP-0012	30.975021	-96.673458	661	Simsboro	16 , 8 5/8	40	47	7	12
Epps, Frank N.	BVOP-0047	30.963442	-96.653281	660	Simsboro	4 , 2 1/2	40	47	7	12
Calvert Country Club	BVOP-0051	30.964488	-96.707485	440	Simsboro	10 3/4 , 4 1/2	44	51	11	15
Deason, Jack	BVR-0023	30.953885	-96.688707	510	Simsboro	4 , 2 1/2	44	51	10	14
Bishop, Doris & Others	BVR-0060	30.902652	-96.624694	1,193	Simsboro	4 , 2	48	55	12	17
CA Skiles Family Partnership, Ltd.	BVR-0240	30.881350	-96.670083	1,065	Simsboro	4	57	64	18	23
Satterwhite, Ann	BVR-0294	30.984529	-96.668119	340	Simsboro	4 , 2	38	45	6	10
Wiese, Allen	BVR-0344	30.985339	-96.668782	340	Simsboro	4 , 2	38	45	6	10
Ryan, Melvin & Sandra	BVR-0380	30.867554	-96.636420	1,100	Simsboro	4 , 2	57	64	21	26
UNKN	BVR-0390	30.841364	-96.560428	800	Simsboro	3	45	51	13	20
Manterola, Jane Anderson	BVR-0434	30.913686	-96.705731	400	Simsboro	UNKN	49	56	10	13
Nigliazzio, John	BVR-0571	30.854197	-96.556967	1,040	Simsboro	4 , 2 1/2	43	50	12	18
Triple C Ranch	BVR-0846	30.958966	-96.674405	590	Simsboro	4 , 2	42	49	8	13
Closs, Barry	BVR-0900	30.974725	-96.660279	590	Simsboro	4 , 2 1/2	39	46	7	11
Ryan, Sandra & Sloat, Bernadette	BVR-0985	30.923989	-96.673093	735	Simsboro	4 , 2	47	55	10	14
Epps, Frank N.	BVR-0991	30.963396	-96.653204	640	Simsboro	4	40	47	7	12
Brien, James & Ellen	BVR-1018	30.918418	-96.685023	UNKN	Simsboro	4	49	56	10	14
Fazzino, Lee	BVR-1283	30.936893	-96.741546	460	Simsboro	4 , 2	48	55	9	12
Bland, Andy	BVR-1304	30.946609	-96.681066	560	Simsboro	4 , 2	45	52	10	14
Gray, Gary	BVR-1321	30.979994	-96.655092	550	Simsboro	4 , 2	38	45	6	11
Wenger, Joshua R.	BVR-1396	30.966266	-96.661967	660	Simsboro	4	40	48	7	12
Zeig, Joey	BVR-1479	30.871121	-96.634251	1,080	Simsboro	8 , 4 , 2	55	62	20	25
Mears, Frank	BVR-1506	30.870019	-96.669033	1,250	Simsboro	2	62	69	26	31
Miles, Roger	BVR-1574	30.947231	-96.688573	530	Simsboro	4 , 2	45	52	10	14
Arbol Resources, Inc.	BVR-1666	30.999214	-96.704476	440	Simsboro	4	36	43	<1	3

Owner	Registration or Permit Number	Latitude	Longitude	Well Depth	Aquifer	Casing Diameter (in)	1 Year Analytical Drawdon, ft.	10 Year Analytical Drawdown, ft.	1 Year GAM Drawdown, ft.	10 Year GAM Drawdown, ft.
Calvert Country Club	BVR-1699	30.966001	-96.706047	420	Simsboro	4 , 2	43	50	11	15
Amos, Joe B., Jr.	BVR-1773	30.962757	-96.659386	720	Simsboro	4 , 2	41	48	8	12
Anderson, Will	BVR-1811	30.979598	-96.726400	380	Simsboro	8 , 4 , 2	40	47	4	5
Wallace, Zane & Virginia	BVR-1845	30.871595	-96.637759	1,100	Simsboro	4 , 2	56	63	20	26
Wiese, Allen	BVR-1855	30.999559	-96.696450	380	Simsboro	4 , 2	36	43	<1	3
Fleming, Nancy	BVR-1894	30.958068	-96.691089	515	Simsboro	4 , 2 1/2	44	51	10	14
Garza, Yvonne	BVR-2659	30.974381	96.656316	470	Simsboro	4	39	46	7	11
Broadus, Shirley L.	BVR-2975	30.952630	-96.670163	654	Simsboro	4 , 2	43	50	9	13
Commonwealth Phase II	BVR-2995	30.995888	-96.725418	360	Simsboro	4	37	44	2	4
Hill, Betty E.	BVR-3006	31.006154	-96.690409	594	Simsboro	4 , 2	35	42	<1	3
Sosa, Hilario Jr.	BVR-3042	30.963100	-96.673970	450	Simsboro	4 1/2 , 2 3/4	42	49	8	12
Dixon, Kimona K.	BVR-3043	30.956639	-96.690810	482	Simsboro	4 , 2	44	51	10	14
Howard, Shirley J.	BVR-3044	30.953124	-96.670470	660	Simsboro	4 , 2 1/2	43	50	9	13
Eliot Family Partnership	BVR-3047	30.956312	-96.716631	485	Simsboro	4 , 2	47	54	15	18
Calvert Livestock, Inc.	BVR-3048	30.966589	-96.664572	667	Simsboro	4 , 2 1/2	41	48	8	12
Mears, Jeffrey L.	BVR-3049	30.957417	-96.667598	620	Simsboro	4 , 2	42	49	8	12
Lopez, Claude & Karen	BVR-3086	30.968145	-96.649334	627	Simsboro	4	39	47	7	11
Hoelscher, Carl	BVR-3087	30.970848	-96.656708	600	Simsboro	4 , 2	39	47	7	11
Wegwert Welding Service	BVR-3106	30.962635	-96.662779	656	Simsboro	4	41	48	8	12