

December 11, 1984

Mr. F. Werner Rennert
633 Alta Ave
San Antonio, TX 78209

Dear Werner:

Thank you for your letter and the copy of the Frio Canyon Trust.

We are glad to have some additional records of the transaction and the purpose of the formation of the Trust, and how you have handled it as Trustee. Certainly we appreciate your taking care of it for the benefit of all of us, through the years.

By checking some of our other Frio property tax records, we think we can estimate the taxes on two acres to have been in the neighborhood of \$13.50 per year from 1970 through 1980, and \$26.50 per year 1981 through 1984. Totally this comes to about \$34.00 per Trust Member. As you mention, these are not large sums, and hardly worth the effort of sending yearly tax statements to Trust Members.

However, we would like to do a little catching up, and are enclosing a check in the amount of \$100.00 to reimburse you for taxes you have paid on behalf of the families of the "three Hagy sisters", represented by the following Trust Members:

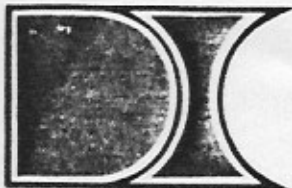
Mrs. Marion H. Scott
Mrs. W. N. Eddins
Mrs. Diane Black Woten

Please feel free to let me know if I have miscalculated the tax amounts, and if there should be any overage, just apply it to future tax payments. Also, let us know if there is ever anything we can do to cooperate in your efforts to maintain the property as intended by the Trust.

Sincerely yours,

Patricia S. Moore

encl.



November 4, 1985

Ms Diane Wolen
3911 Park Gate
San Antonio, TX 78230

RE: Minerals
Real County, Texas

Dear Ms Wolen:

DI Energy Inc. a wholly owned subsidiary of Drillers, Inc. an American Stock Exchange Company, is offering for sell our Texas minerals. According to information obtained from an abstract office, you are the owner or partial owner of the surface which is severed from our minerals. We are going to sell our minerals and thought we would give you the opportunity to purchase the minerals underneath your land. We are asking \$275 per net mineral acre for the parcel which is described on Exhibit "A". The total amount of net acres multiplied by the \$275 asking price is \$11,000.

If you desire to purchase the minerals listed above, please forward a Cashiers check made out to "DI Energy" to the letterhead address for the amount stated previously. After receipt of your check, if the minerals are still available and we accept your check, we will timely prepare a deed in your name and mail it to you for recording. We will notify you within ten (10) days after receipt of your check whether we will tender the minerals to you. If we do not accept your check and we decide to not tender the minerals, then we will return the check to you at that time.

If in event you feel the price we are asking is too high then we will allow you to make a bid which will be compared to other bids we will be receiving from other parties to whom we might sell the minerals to. If your bid is the successful bid then we will sell the minerals underneath your property to you for that price. If however, the other price we receive from another party is higher then than you bid we will sell the minerals to them.

DI ENERGY, INC.

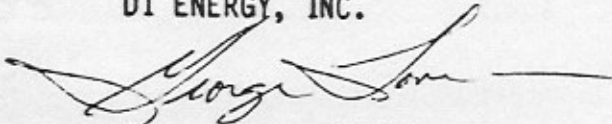
625 PARAGON CENTER ONE • 450 GEARS ROAD • HOUSTON TEXAS 77067 • (713) 874-0202

Real County
November 4, 1985
Page Two

After you have had a chance to review our offer please indicate your preference in the space below and return a letter to us.

Sincerely,

DI ENERGY, INC.



George Love, III
Chief Operations Officer

GL:esr

 I elect to purchase the mineral acres shown above for \$275 per net mineral acre and my check is enclosed.

 I elect to bid on the property and if my bid is the winning bid then I will be obligated to purchase the mineral acreage for my stated price. My bid is \$.

 I do not wish to purchase the minerals.

SIGNED

DATED

ADDRESS:

CITY:

STATE:

ZIP:

PHONE #

EXHIBIT "A"

<u>REF#</u>	<u>COUNTY</u>	<u>LOCATION</u>	<u>NET/GROSS</u>
890	Real	N2 SE/4 & SW4 SE/4 Sec. 10 Blk 0-T & NO RR Co. Survey Abst.#525 Cert.630 (G.F.Large,Gr.)	40.00/120

March 9, 1987

Dear *Diane*,

I am enclosing a letter and petition which we recently received from interested persons in Leakey. After talking to Jim Hale who discussed this matter with friends in Leakey, John and I feel the petition should be signed. Jim has signed and returned his for the Hale family.

It is not easy to understand exactly what is going on here, but Jim tells us that the Real-Edwards Conservation and Reclamation District is the governing body which has had jurisdiction of the river up until now and who wants to retain control. The new bill will give complete control to the Texas Parks and Wildlife Department, and while we like this agency it is felt that in this particular situation, it is an "unknown quantity" and could implement programs which would be to our disadvantage. The present agency in control has done a good job up to now, and so we feel safer staying with them for maximum protection of the river.

As a property owner in this area, you are eligible to sign the petition also. In any case, we wanted you to be aware of what is happening and what we have learned about it.

We are sending copies of this letter and petition to Pat Moore, Dorothy Gallagher, Diane Woten and John Eddins, who represent the property ownership on the Frio.

Have a good year!

Sincerely,

Marion

Leakey, Texas 78873

February 12, 1987

Dear Property Owner:

In September and October of 1986, all legal papers making the northern end of Real County a part of the Real-Edwards Conservation and Reclamation District were recorded in the Real County Clerk's Office. We are very proud that that area of more than 200,000 acres is legally a part of the District.

However, our efforts must continue because all of Real County should be in the District. Many on the east and south sides of the County have sent us their petitions; also many on the west side of the County adjacent to the original district sent theirs to us also, but some have not been returned. Let us say we have not yet sent petitions to some areas, but we shall do so later.

Now that Thanksgiving, hunting season, and Christmas rushes are in the past, we are sending reminder letters requesting that you send us your properly notarized petition very soon. Your prompt compliance with this request will help you and all others of Real County.

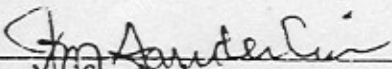
So why do we ask you to comply with our request? Let us assure you that the threat to Real County citizens grows constantly. We will ever have the same threat from the same people wanting more and more water that we had in the cloud seeding operations the last two years. But there is a new and greater threat, a threat that most of us knew nothing about until a letter from Middle Rio Grande Council and with it a copy of a bill (the second draft dated October 15, 1986) came to us here in Leakey on January 12, 1987.

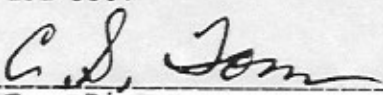
This bill, which would (with the backing of the Sierra Club), give the Texas Parks and Wildlife Department complete control of many of the rivers of Texas, is a very definite threat to the way of life of people living near those rivers.

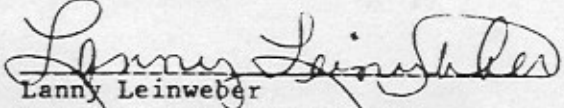
Please do two things. First, send us your notarized petition that will enable us to add more and more of the County to the Real-Edwards District because strong law of the District offers us a measure of protection. Second, call or write your senator and representative asking them to vote against the bill, and go a step further: ask your friends and relatives in other areas of the State to prevail on their senators and representatives to vote against the bill also.

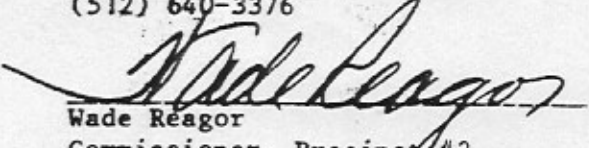
We enclose a copy of your petition which we ask you to return to Box 5, Leakey, Texas 78873. Call for further information. We thank you.

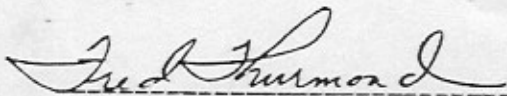
Sincerely,

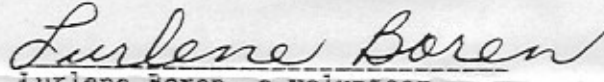

J. M. Sanderlin
County Judge, Real County, Texas
(512) 232-5304

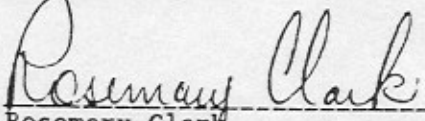

C. S. Tom, Director
Upper Nueces-Real Soil & Water Conservation District
(512) 232-5564


Lanny Leinweber
Commissioner, Precinct #1
(512) 640-3376


Wade Reagor
Commissioner, Precinct #2
(512) 232-6393


Fred Thurmond
Chief Appraiser, Real County Tax Appraisal District
(512) 232-6248


Lurlene Boren, a volunteer
(512) 232-5363


Rosemary Clark
County Clerk, Real County
(512) 232-5202

Mrs. John C. White
3911 Park Gate, San Antonio, Texas 78230

Dear Diane,

I am sending you some copies of correspondence and legal documents which pertain to the 2 acres at the Trío which you called me about. In reading these you will see that Kennert is referred to as "Trustee" of this property. John feels certain that in view of these documents there is no possibility of Kennert being

Mrs. John C. White
3911 Park Gate, San Antonio, Texas 78230

considered as sole owner of this property. Therefore we have nothing to worry about.

It is my recollection that at the time of the purchase of these 2 acres Granny, Uncle Gene and the others paid Kennert a certain sum of money to cover the taxes on this property for the next several years. I cannot verify this but feel it is correct. I

Mrs. John C. White
3911 Park Gate, San Antonio, Texas 78230

presume that he will contact us for additional money when he needs it to cover our portion of the taxes.

However, in any case, we do not feel there is any problem in establishing our claim to this property.

I hope this is helpful to you. You can have these copies for your records.

Hope to see you soon.

Fondly,

Marion

December 7, 1985

Dear Diane:

(Hope you don't mind a joint letter--but time is short nowadays)

Dear Jack:

The enclosed copy of letter concerning the Frio came to Marion a few weeks ago -- you know, it's her address on the Tax Rolls in Leahey.

Kind of wild and crazy -- out of the blue --

John White & Jim Hale have been researching our property deeds -- Jim says that on the original deed when Large sold to Jack Hale there is no mention of mineral rights. None of our deed copies when Jack sold to Uncle Gene, and he to the rest of us, mention mineral rights. *← This is incorrect.*

Jim will check on the Courthouse records in Leahey regarding the transactions on our joint properties in the Frio Canyon, and get back to John White.

We've done some research on D I Energy, Inc. -- haven't yet gotten much information, except their shares are being traded on the Stock Exchange for about \$1, but the company is not listed in Standard & Poors.

My cousin, Bud Scott, retired geologist and oil businessman, says it sounds like a scam to him -- that mineral rights on 4,000 acres wouldn't be worth \$11,000, much less 40 acres. He agreed with John and Jim that it is best to simply ignore the letter.

I am interested in continuing to follow up on this, to get more information -- and will keep you informed. One interesting bit of information which I was not aware of, until I read our property deed copies carefully: the two acres we jointly purchased from Pritchard note on the deed that the mineral rights were bought by Knickerbocker from Large in 1929. So it does make you wonder about the rest of the land -- and whether Large kept the mineral rights, or sold them to us, or sold them to someone else -- but a research of the property going back transaction by transaction should reveal the status of the mineral rights -- which Jim is supposed to be handling.

Will let you know when I know anything else --

Sure do wish the best for all of you and your families for the Holidays -- come see us! --

Love,

Pat

Note: After careful review of our deeds, most all have a "Save" clause. The mineral rights on Camp do not belong to us.

*Cynthia Black Garrie
2.1.2016*

main bank
and Trust

911 N. MAIN • P. O. BOX 1120 • SAN ANTONIO, TEXAS • PHONE CA 5-5701

F. WERNER RENNERT, JR.
Trust Officer

June 3, 1971

Mrs. Marion H. Scott
c/o Mr. Gene Black
214 Concord
San Antonio, Texas

Dear Mrs. Scott:

I enclose copies of all papers relating to our recent purchase of land near Leakey, Texas. Title papers were received today and are included in your information. Title vests in the name of F. Werner Rennert, Jr., Trustee (under Frio Canyon Trust authority).

Original papers are in my personal lock box at Main Bank and Trust, San Antonio, Texas. They are available at any time should you wish to read over them.

Kindest regards,



FWRjr/cls

Enclosure

Copies to Stella & Marion

June 3, 1975

STELLA AND NELSON:

Freddye and I are giving to Marion our complete interest in Hagy Hall. She will have it to control its use as she sees fit.

We wish to see that the acreage is left to all concerned as a $\frac{1}{3}$ undivided share by all concerned; Hagy Hall to be controlled by Marion and Eddins Borough to be controlled by you.

Black's Kabin to be controlled by Freddye and Gene and Armenda and Don.

You know that you are more than welcome to the use of Black's Kabin and the Dog House and we wish to be asked for their use previous to occupying same.

We think all of the concerned should be told of that agreement between the owners that have kept Hagy Camp such a wonderful family recreation holding for over 50 years.

The personal household good and food and drinks are not to be considered as a $\frac{1}{3}$ undivided interest, only the acreage.

Winifred and Gene Black

ADDENDUM

Pritchard 2 acres

One-seventh ($\frac{1}{7}$) owned by Marion Scott

One-seventh ($\frac{1}{7}$) owned by Stella Eddins

One-seventh ($\frac{1}{7}$) owned by Winifred & Gene Black

Above mentioned parties to be subject to one-seventh ($\frac{1}{7}$) of taxes assessed.

June 3, 1917

MARION:

Freddye and I want you to know that we are giving to you our complete interest in Hagy Hall.

We had overhauled it and installed the windows that I had bought. Nelson and Jack hauled them up here in Nelson's truck.

I had put in the electric wiring and sealed the ceiling with sheet rock. Also put in the lavatory and toilet and put in the water system. Nelson hauled the water tank from Devine and helped install same. We, Freddye and I bought the pump and installed same.

We also installed the septic tank and some years later added the septic drain.

The only part of Hagy Camp made up of 8.08 acres that we want to remain as is at present is a $\frac{1}{3}$ undivided interest in the 8.08 acres of ground.

Hagy Hall is your to control as to its use even as we want Black's Kabin to be controlled as to its use.

You know that you and yours are more than welcome to the use of Black's Kabin with only one desire and that is that we be asked or notified previous to use.

We must see to letting all concerned know that Hagy Hall is yours. Eddins Borough is Stella and Nelson's and Black's Kabin and Dog House is holdings of Gene and Fredye and Armenda and Don Woten.

Winifred and Gene Black

ADDENDUM

Pritchard 2 acres

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Above mentioned parties to be subject to one-seventh ($\frac{1}{7}$) of taxes assessed.

main bank
and Trust

911 N. MAIN • P. O. BOX 1120 • SAN ANTONIO, TEXAS • PHONE CA 5-5701

F. WERNER RENNERT, JR.
Trust Officer

November 16, 1970

Mr. Jack P. Hale
606 Jackson-Keller
San Antonio, Texas

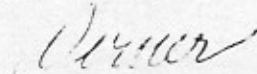
Dear Mr. Hale:

I address this short letter to notify all parties to the Frio Canyon Trust that I have this date received the signed Trust Indentures from Mr. D. V. Prichard. Additionally, he delivered his check for the down payment and the escrows of attorney fees and taxes. This would indicate that even though our Purchase Option has lapsed, we are now the possessors of two additional acres of land in the Canyon.

I have mentioned to some trust beneficiaries that Mr. Prichard might be willing to sell the remaining three-quarters of an acre to an acre of land from our present south border to his fence line at the gully. I am looking into this matter to determine whether or not the purchase of this additional acreage is desirable, because we have since learned that some rather sizable offers are being made to purchase the Prichard acreage and the Maxwell acreage. This gully area is one of the prime deer hunting spots in the entire canyon, and I think it would be desirable to have this in our protective trust for our children and their heirs.

I will keep you advised of the proceedings without committing any individual beneficiary.

Kindest regards,



FWRjr/clh

cc: Mr. W. N. Eddins
Mr. Gene Black
Mrs. Marian H. Scott
Mr. D. V. Prichard

November 18, 1970

Mr. Werner Rennert, Jr.
Trust Office
Main Bank and Trust
P.O. Box 1120
San Antonio, Texas

RE: Trio Canyon Trust

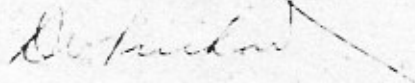
Dear Mr. Rennert:

In regards to the additional one thousand dollars you wish to pay as quickly as possible, I appreciate your advice concerning same. If it is convenient, I would prefer this additional payment be deferred until after January 1, 1971.

I do not at this time have any intention of disposing of any more of my Trio Canyon property, but if I should change my mind at any future date I will most assuredly let you know. I let Mrs. Baren talk me into selling the parcel I did.

In the meantime, residents of the Canyon will still have access to the entire river as in the past.

Very truly yours,



D. V. Prichard

main bank
and Trust

911 N. MAIN • P. O. BOX 1120 • SAN ANTONIO, TEXAS • PHONE CA 5-5701

F. WERNER RENNERT, JR.
Trust Officer

November 19, 1970

Mr. Gene Black
214 Concord
San Antonio, Texas

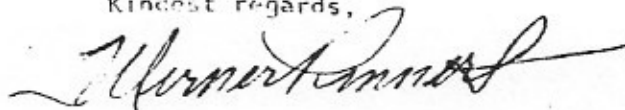
Dear Mr. Black:

I address this letter to you to let you know that I have just received notice from the title company regarding our purchase of the land in the Frio Canyon. It appears there will be a delay in transferring the title. The reason being is that there appears to be two deeds to this tract of land. One is from Mr. and Mrs. Cockburn to Mr. and Mrs. Prichard, and the other is from Mrs. Cockburn, individually, to the Prichards. The title company is not certain which deed actually transfers the land or whether or not Mr. Cockburn is still alive. In any event they are having to receive clarification of this information before transfer of ownership is effected. This, I am told, will cause a delay of an additional ten days or two weeks.

As I mentioned in a previous letter to trust beneficiaries, I am presently trying to negotiate with Mr. and Mrs. Prichard for the purchase of the land from the south boundary of the two acres we have just purchased to the south side of the drainage ditch that runs near the Prichard home. My feeling here is to buy all of the good land we can afford at a price, which though high, is apt to get higher and to "lock in" this land as belonging to all of us in the Canyon. This way only the two ends of the Canyon, being the Maxwell land and the Prichard land, are open for purchase by any outsider. Between all of us individually and all of us in the trust, we would own the best hunting land, the best fishing land, and assure ourselves of the privacy we want. As I have said, I have approached Mr. Prichard about this purchase, but I have not committed you or any other trust beneficiary to the purchase of this land. By rough calculation, it would be approximately three-quarters to one acre, and I think it would be a good addition to the land we now own.

I will be interested to know the feelings of all trust beneficiaries as to this suggested purchase if agreeable to Mr. Prichard. Let it be clear that I want to buy to the south side of the gully and not to the north side of the gully.

Kindest regards,



FWRjr/clb

MEMBER - INSURANCE CORPORATION

Nov. 15

DearDiane:

Werner Rennert sent me a copy of the Frio Canyon Trust, and I had some copies made for some of us -- yours is enclosed.

I wrote to him saying that I was trying to get my mother's affairs in order, and also asked him about the taxes.

He said ^{since} some money had been put up front to pay for taxes but it had long run out, that the taxes were quite low for a long time, but recently went up, that it was simpler for him to pay the taxes himself than to send out six separate bills, that we could check at the Court House in Leakey to see the records of tax payments.

It was a nice friendly letter --

I have had our attorney look over these papers and Werner's letter; he thinks the Trust papers are quite in order, and that Werner could not take over the property on the basis of paying the taxes in his name, because he has done it as Trustee.

I would like to check some of the tax records, and estimate what our share would be, and send Werner a check to reimburse him, just to keep the record straight.

When I find out some figures, and if you want to get in on the tax reimbursement, I can get back to you.

Hope you all are having a good Fall -- keeping well and busy, as we are --

Best love,

Pat

Bertrand O. Baetz, Jr.
633 Alta Avenue
San Antonio, Texas 78209

210 878 1161

February 14, 2003

Mr. & Mrs. Bradley Sitton
3720 Ridgfair Drive
Cumming, GA 3004

Mr. John Reboki
P.O. Box 1588
65110 Kavala
Greece

Mr. John White
4711 Shavano Oaks, Suite 100
San Antonio, TX 78249

Mr. & Mrs. Harold Duncan
110 Laburnum
San Antonio, TX 78209

Re: Temporary Lock on Gate

Dear Leakey Property Owners:

I would like to introduce your new neighbors, Randy Baetz and Courtney Baetz Watson, from San Antonio. My sister and I have been guests of the Rennerts and Hagy Camp since 1960. We recently purchased some acreage from Jennifer Sitton and are planning the construction of a cabin on our site with an estimated start date of March 1, 2003.

I am very interested in preserving the privacy, history, traditions and uniqueness of the area. Last year Mr. Hale reduced the "chain of locks" down to one, and I commend his effort. I really like just the one lock on the gate and want to continue that tradition, but during construction it might be prudent for me to add my own combination lock to the existing lock. This would allow workers access and once the project is complete the combination lock will be removed. Please be sure to lock the original keyed lock through my combination lock so the workmen won't accidentally be locked in or out.

I appreciate your cooperation and look forward to meeting you soon.

Sincerely,

Randy Baetz
Bertrand O. Baetz, Jr.

← Cynthia Jarvie
knows Courtney
Baetz
from childhood

FROM THE DESK OF - MARION WHITE

February 23, 2003

Dear Friends:

I am enclosing a copy of a letter that came to my house this week. I am assuming that none of you received this letter since your names do not appear anywhere on it. If you have already gotten it, then you can dispose of this in anyway you see fit.

I must tell you that I have NO idea who Bertrand O. Baetz, Jr. is. Nor do I have any idea what he is talking about. (I don't recall a visitor to Hagy Camp by this name, as is stated in the letter.) Is this the family who recently purchased land from Mrs. Rennert that we all are already aware of; or is this yet another person purchasing land from the Rennerts/and or their friends?? Your guess is as good as mine. I have NO idea who Jennifer or Bradley Sitton are so that doesn't shed any light on the subject for me either.

In any event, I wanted you all to have knowledge of the information contained within the letter for obvious reasons. I have no suggestions or advice at this point. I do not anticipate responding to the letter or following up on it in the near future. Perhaps this summer we can get a little more information when we are visiting camp. However, each of you are certainly free to do whatever you wish.

If anyone happens to get any additional clarification, I would be happy to know if you would share that with us. You can email me at marionw@sbcglobal.net.

Best wishes to all!

Peace,

Marion

cc:

Eddins, Rickie & John
Gallagher, Dorothy
Gallagher, Rhonda & Frank
Gallagher, Larry & Vickie
Gallagher, Patrick & Linda
Moore, Greg
Moore, Scott and Lisa
Moore, Mary and Scott
Moore, Mike and Nina
Shirley, Lisa and Scott
White, Heidi and Kevin
Woten, Dianne

note:

*As a young girl, Courtney Baetz
and I played together.*

*This would have been
around 1965-1966.*

*Ran into Courtney in
June 2015 while up
at camp and had a
wonderful chat with
her.*