

SLR Property I, LP
2825 Oak Lawn Ave #191577
Dallas, TX 75219

(512) 810-3584
alang@sandowlakesranch.com



December 30, 2022

Mr. Gary Westbrook, General Manager
Post Oak Savannah Groundwater Conservation District
P. O. Box 92
Milano, Texas 76556

RE: SLR Property I, LP – Contiguous Acres Issue

Dear Mr. Westbrook:

This letter is in response to your December 9, 2022, letter that stated *“I would again remind you at present the total amount of water applied to be produced by SLR including these applications does appear to slightly exceed the maximum amount of 2 acre-feet per contiguous acre per year allowed under the Rules of the District and this issue will need to be addressed and resolved either prior to or at the public hearing on the October Applications.”*

First, thank you for the opportunity to address this issue in advance of our public hearing. Recall that the original Table 2.1 reflected parcels purchased by SLR Property I, LP (SLR) on November 1, 2021. SLR now owns a total of 24,789 contiguous acres, which is more than the 24,500 contiguous acres needed to support production of 49,000 af/yr under SLR’s current and proposed operating permits. The attached revised Table 2-1 reflects information downloaded from the Milam County Appraisal District (MCAD) regarding property currently owned by SLR **which includes the contiguous tracts purchased by SLR on December 6, 2022 from Luminant Generation Company LLC and Oncor Electric Delivery Company**. The change in ownership of these tracts is not yet reflected in the MCAD system, but proof of the change of ownership is reflected in the attached copy of Schedule 1.1 (Land) from the recorded Deed Without Warranty (Exhibit A of Exhibit 1 reflects the individual parcels by name and acreage, and the acreage matches the parcels added to revised Table 2-1).

Thank you for your assistance in processing SLR’s applications.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Alan Gardenhire', with a long horizontal flourish extending to the right.

Alan Gardenhire
Vice President of Operations, SLR Property I, LP
Attachments

Table 2-1. SLR Property I, LP (SLR)
Property Ownership Overlying Simsboro Formation

Milam County Appraisal District Property ID*	Milam County Appraisal District Geographic_ID	SLR Ownership Type	Acres	Comments
10354	A207-321-001-00	Full Ownership	2520.569	
11236	A369-317-007-00	Full Ownership	42.631	
11598	A414-318-002-00	Full Ownership	2263.660	
12630	A223-293-051-00	Full Ownership	510.882	
14414	A378-304-014-00	Full Ownership	90.506	Non Contiguous
15510	A196-295-018-00	Full Ownership	166.338	Non Contiguous
19675	A340-295-001-00	Full Ownership	597.450	
25057	A288-302-001-00	Full Ownership	46.691	Non Contiguous
27832	A087-238-003-00	Full Ownership	0.933	
20512490	A369-317-005-00	Full Ownership	73.724	
20519037	A207-321-001-02	Full Ownership	8623.484	
20523976	A196-295-008-01	Full Ownership	77.191	
20528225	A369-317-007-02	Full Ownership	452.190	
20528239	A207-321-001-14	Full Ownership	2807.115	
20528241	A207-321-001-15	Full Ownership	276.226	
20528242	A207-321-001-16	Full Ownership	1.912	
20528243	A223-293-051-02	Full Ownership	516.138	
20528331	A207-321-001-17	Full Ownership	0.446	
20528361	A207-321-001-35	Full Ownership	0.058	
20529765	A207-321-001-36	Full Ownership	5096.320	
20530679	S07701-000-01-00	Full Ownership	1.500	
20530680	S07701-000-02-00	Full Ownership	1.000	
20530681	S07701-000-03-00	Full Ownership	1.000	
20530682	S07701-000-04-00	Full Ownership	1.000	
20530683	S07701-000-05-00	Full Ownership	1.000	
20530684	S07701-000-06-00	Full Ownership	1.000	
20530685	S07701-000-00-00	Full Ownership	5.111	
20530686	S07701-000-07-00	Full Ownership	1.000	
14547	A265-321-002-00	Full Ownership	11.707	LUM Purchase 12/2022
17115	A228-321-001-00	Full Ownership	0.539	LUM Purchase 12/2022
20519948	A207-321-001-05	Full Ownership	84.910	LUM Purchase 12/2022
20519949	A207-321-001-06	Full Ownership	118.218	LUM Purchase 12/2022
20519950	A207-321-001-07	Full Ownership	2.222	LUM Purchase 12/2022
20519951	A207-321-001-08	Full Ownership	271.771	LUM Purchase 12/2022
20520283	A207-321-001-37	Full Ownership	247.061	LUM Purchase 12/2022
20520445	A207-321-001-09	Full Ownership	179.102	LUM Purchase 12/2022
			24177.075	Total without LUM
			25092.605	Total with LUM
			303.535	Less Non Contiguous
			24789.070	Total Less Non Contiguous

* The above Milam County Appraisal District Property ID numbers reflect the most current information downloaded from <https://milamad.org/>.

Exhibit 1

2022-5815 12/09/2022 4:02 PM Page 1 of 37 Jodi Morgan, Milam County Clerk

**Milam County
Jodi Morgan
Milam County Clerk**

Instrument Number: 5815

Real Property eRecording

DEED W/O WARRANTY

Recorded On: December 09, 2022 04:01 PM

Number of Pages: 37

" Examined and Charged as Follows: "

Total Recording: \$166.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 5815
Receipt Number: 20221209000006
Recorded Date/Time: December 09, 2022 04:01 PM
User: Annisha W
Station: Clerk Station

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF MILAM

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Milam County, Texas.

Jodi Morgan
Milam County Clerk
Milam County, TX

A handwritten signature in cursive script that reads "Jodi Morgan".

After Recording, Return To:

SLR Property I, LP
P.O. Box 191577
Dallas, TX 75219
Attn: Randall R. Kendrick & Scott Hodgkins

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.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAM §

THAT SANDOW POWER COMPANY LLC, a Texas limited liability company, LUMINANT MINING COMPANY LLC, a Texas limited liability company, and LUMINANT GENERATION COMPANY LLC, a Texas limited liability company (individually and collectively, "*Grantor*"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto SLR PROPERTY I, LP, a Delaware limited partnership ("*Grantee*"), all of Grantor's right, title, and interest in and to the real property described on Exhibit "A" attached hereto (the "*Property*").

Grantor conveys the Property without express or implied representation or warranty of any nature whatsoever, and Grantor hereby expressly disclaims any and all such representations and warranties, including, without limitation, any warranties arising under common law or under Section 5.023 of the Texas Property Code or its successor. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE PROPERTY IS CONVEYED "AS IS – WHERE IS, WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

This Deed Without Warranty and the conveyance hereinabove set forth, executed by Grantor and accepted by Grantee, is made and accepted subject to:

EXHIBIT A

DESCRIPTION OF PROPERTY

Attached:

- Tract 1 - Power Island - 84.909 Acres
- Tract 2 - A-1 Class II Landfill - 118.218 Acres
- Tract 3 - Unit 4 Bottom Ash Area - 247.061 Acres
- Tract 4 - Boral Tract - 2.222 Acres
- Tract 5 - Unit 4 Class II Landfill (AX Landfill) - 179.103 Acres
- Tract 6 - Unit 4 Class II Landfill (S02 Ponds) - 271.771 Acres
- Tract 7 - Unit 4 Tract - 12.244 Acres