

SAMPLE. MADE-UP TRACT, NAMES AND RECORDS.

Findings list

Review of a title packet against the instruments of record, for a buyer.

Packet reviewed	Runsheets (12 lines), MOR, lease status sheet and title issues list (2 items). Cut-off 09/30/2026, 5:00 PM. Prepared for the seller by another land company (made up).
Sent by	Sample buyer (made up).
Decision it supports	Offer to buy the 1/4 MI of Daniel A. Calloway in [T].
Lands	NE/4 Sec 14, Blk 9, Red Draw Ry Co Svy, A-1187, Caliche County, Texas (160.00 ac MOL). Called [T] below. Caliche County is made up.
What we checked	Each runsheet line against its instrument; the chain from patent to the cut-off for instruments the packet missed; MOR fractions and decimals; lease and unit status against the county records and the state oil and gas commission records; the title issues list against the chain.
Record period	05/02/1883 to 09/30/2026, 5:00 PM, the packet's own cut-off.
Reviewed by	Gerald Ward, Our Landmen LLC. 10/06/2026.

Summary

WRONG 3 2 high, 1 low	MISSING 4 3 high, 1 medium	RIGHT 10 items checked against the instrument and found right
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What it changes for this decision

- The 1/4 MI being bought is under OGL OPR 1290/14 to Sandhill Operating, LLC, with no release of record. The lease is pooled in the Calloway 14 Unit (OPR 1318/402), and the unit well reports production through 07/2026. The packet shows it expired and open; the examiner decides whether it is maintained (F-1, F-2).
- It bears 1/2 of a fixed 1/64 NPRI under DR 74/190: 0.00781250 of production, tract basis. The packet carries 0.00195313 (F-5).
- Besides the unit designation, the packet misses the 2011 MD from Glenn E. Strahan to Thornbush Royalty Partners, LP and Thornbush's 2023 lease. They do not touch the Calloway 1/4, but the MOR names the wrong owner and the leased fraction of record is 1/2 MI, not none (F-3, F-4).

Severity

- HIGH** Changes who owns, a decimal, or lease status.
- MEDIUM** Changes the curative, or what an examiner is likely to require.
- LOW** Citation or form. No change to ownership.

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Findings

F-1	WRONG	SEVERITY: HIGH Lease status sheet, line 1; MOR, Daniel A. Calloway
PACKET SAYS		OGI OPR 1290/14 expired 03/01/2026 at the end of its primary term. Daniel A. Calloway 1/4 MI open.
RECORD SHOWS		OGI OPR 1290/14, Inst. No. 2023-001455, dtd 03/01/2023, rec 03/20/2023, Daniel A. Calloway to Sandhill Operating, LLC: 3 yr primary term, 1/4 royalty, pooling clause. No release of record through the cut-off. Designation of Pooled Unit OPR 1318/402 pools it in the Calloway 14 Unit (F-2). Calloway 14 Unit 1H, API 42-999-30017, completed 11/2025, reports production through 07/2026 on the state commission records.
INSTRUMENT		OPR 1290/14; OPR 1318/402; commission production report, API 42-999-30017
WHAT IT CHANGES		No release or other instrument ending OPR 1290/14 is of record, and the unit well reports production after the primary term. The packet's "expired" has no instrument behind it. Whether the lease is maintained is for the examiner. MOR status: Leased, OPR 1290/14, no release of record.
FIX IN THE PACKET		Lease sheet: no release of record; pooled by OPR 1318/402; unit production reported through 07/2026. MOR status: Leased.

F-2	MISSING	SEVERITY: HIGH Runsheet; lease status sheet
PACKET SAYS		No unit designation of record.
RECORD SHOWS		Designation of Pooled Unit OPR 1318/402, Inst. No. 2025-003390, dtd 06/02/2025, rec 06/10/2025, Sandhill Operating, LLC: Calloway 14 Unit, 640 ac, all Sec 14. Pools the leases in OPR 1290/14, OPR 1290/22 and others.
INSTRUMENT		OPR 1318/402
WHAT IT CHANGES		[T] is in a unit of record, and the leased 1/2 MI is pooled. The packet's lease status was built without it (F-1).
FIX IN THE PACKET		Add the designation to the runsheet and the lease sheet.

F-3	MISSING	SEVERITY: HIGH Runsheet; MOR, Glenn E. Strahan line
PACKET SAYS		MOR: Glenn E. Strahan, 1/4 MI, unleased, vesting AOH DR 212/65. The runsheet ends the Strahan line at the AOH.
RECORD SHOWS		MD OPR 1022/618, Inst. No. 2011-004417, dtd 07/22/2011, rec 08/01/2011, Glenn E. Strahan to Thornbush Royalty Partners, LP: all of grantor's int. in [T], an undiv. 1/4 MI. Recites AOH DR 212/56. No conveyance out of Thornbush of record.
INSTRUMENT		OPR 1022/618
WHAT IT CHANGES		Thornbush Royalty Partners, LP is the owner of record of that 1/4 MI. Glenn E. Strahan comes off the MOR.
FIX IN THE PACKET		Add the MD to the runsheet. MOR line to Thornbush Royalty Partners, LP, 1/4 MI, 40.0000 NMA.

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Findings, continued

F-4	MISSING	SEVERITY: HIGH Runsheet; lease status sheet
PACKET SAYS	No lease of record from Strahan.	
RECORD SHOWS	OGL OPR 1290/22, Inst. No. 2023-001456, dtd 03/01/2023, rec 03/20/2023, Thornbush Royalty Partners, LP to Sandhill Operating, LLC: 3 yr primary term, 1/5 royalty, pooling clause. Pooled by OPR 1318/402. No release of record.	
INSTRUMENT	OPR 1290/22; OPR 1318/402	
WHAT IT CHANGES	Thornbush's 1/4 MI is leased of record, pooled, with no release of record. With F-1, 1/2 MI (80.0000 NMA) is leased of record, not none.	
FIX IN THE PACKET	Add the OGL to the runsheet and the lease sheet. MOR status: Leased, OPR 1290/22.	

F-5	WRONG	SEVERITY: HIGH MOR, NPRI section
PACKET SAYS	Lela Ruth Pickard, 1/64 of royalty. Decimal 0.00390625.	
RECORD SHOWS	Royalty Deed DR 74/190, dtd 02/09/1948, rec 02/20/1948, Amos R. Calloway to Lela Ruth Pickard: a fixed 1/64 of production from [T], perpetual, no executive rights, out of grantor's 1/2 MI. The instrument does not say 1/64 of royalty.	
INSTRUMENT	DR 74/190	
WHAT IT CHANGES	Carried in the instrument's words, the NPRI is 0.01562500 of production, tract basis, borne by the Calloway 1/2 MI: Daniel A. Calloway and the Mae Calloway Ferris line each bear 0.00781250, not 0.00195313. On the 1/4 being bought (1/4 royalty under OPR 1290/14), the royalty decimal, tract basis before unit allocation, is 0.05468750; on the packet's reading it would be 0.06054688.	
FIX IN THE PACKET	Carry the NPRI as a fixed 1/64 of production. The examiner decides how the clause is construed; the packet should carry its words and flag it.	

F-6	MISSING	SEVERITY: MEDIUM Title issues list
PACKET SAYS	Two items: the Ferris line (no probate or AOH) and Pickard's successors. Nothing on the Strahan AOH.	
RECORD SHOWS	AOH DR 212/56, dtd 03/04/1985, rec 03/12/1985, for Wendell P. Strahan, d. 1979 intestate, no probate of record. The affiant, Carol Strahan Wyatt, is one of the two heirs it names.	
INSTRUMENT	DR 212/56	
WHAT IT CHANGES	Adds a curative item touching 1/2 MI (Wyatt 1/4; Thornbush 1/4 through Glenn E. Strahan). The examiner decides whether a supplemental AOH from a disinterested affiant is required. It does not touch the Calloway 1/4 being bought.	
FIX IN THE PACKET	Add the item to the title issues list and the MOR comments.	

F-7	WRONG	SEVERITY: LOW Runsheet, AOH line; MOR comment
PACKET SAYS	AOH cited as DR 212/65.	
RECORD SHOWS	The AOH is recorded at DR 212/56.	
INSTRUMENT	DR 212/56	
WHAT IT CHANGES	Citation only.	
FIX IN THE PACKET	Correct the citation.	

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MOR: the packet against the record

Mineral rows foot to 1/1 on both. Surface: Bitterlake Cattle Company, LLC, 1/1, on both (R-6).

OWNER	INTEREST	PACKET	RECORD	FINDING
Daniel A. Calloway	1/4 MI	Unleased	Leased, OPR 1290/14; no release of record; pooled	F-1
Mae Calloway Ferris, dec'd	1/4 MI	Unleased; last holder of record	Same	R-7
Carol Strahan Wyatt	1/4 MI	Unleased	Same	R-8
Glenn E. Strahan	1/4 MI	Unleased	Off the MOR; conveyed by OPR 1022/618	F-3
Thornbush Royalty Partners, LP	1/4 MI	Not shown	Leased, OPR 1290/22; no release of record; pooled	F-3, F-4
Lela Ruth Pickard	NPRI	1/64 of royalty; 0.00390625	Fixed 1/64 of prod.; 0.01562500	F-5

Items checked and found right

NO.	INSTRUMENT AND WHAT THE PACKET CARRIES	RESULT
R-1	Patent DR C/112, State of Texas to Red Draw Railway Company, 1883. All Sec 14.	RIGHT
R-2	WD DR 9/301 (1901) to Thomas J. Haskett; WD DR 31/77 (1919) to Amos R. Calloway, NE/4. VL retained, rel. DR 33/140.	RIGHT
R-3	MD DR 58/412 (1937), Calloway to Wendell P. Strahan, undiv. 1/2 MI. Severance carried right.	RIGHT
R-4	Royalty Deed DR 74/190 (1948), Calloway to Lela Ruth Pickard: on the runsheet with the right parties, dates and citation. How the MOR carries it is F-5.	RIGHT
R-5	Will, Cause No. 1962-P-018 (PR 6/220): Calloway's surf. and 1/2 MI to Daniel A. Calloway 1/2 and Mae Calloway Ferris 1/2.	RIGHT
R-6	WD OPR 455/233 (1999) to Bitterlake Cattle Company, LLC, surface only, minerals reserved. Surface owner on the MOR right; CAD R0118714 agrees.	RIGHT
R-7	Mae Calloway Ferris, dec'd, last holder of record of 1/4 MI, no lease of record. Title issue listed.	RIGHT
R-8	Carol Strahan Wyatt, 1/4 MI by AOH, no lease of record.	RIGHT
R-9	ROW OPR 1101/77 (2014), West Plains Gathering, LLC, 30 ft strip, surface easement.	RIGHT
R-10	DOT OPR 1188/540 (2019), Prairie Rim Bank, N.A., surface lien, open of record.	RIGHT

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Searches made for this review

SEARCH	OFFICE	PERIOD
Grantor and grantee index, every party in the chain	Caliche County Clerk, DR and OPR	05/02/1883 to 09/30/2026
Oil and gas leases, releases, assignments and unit designations	Caliche County Clerk, OPR	10/20/1919 to 09/30/2026
Probate: Calloway, Strahan, Ferris, Pickard	Caliche County Clerk	01/01/1937 to 09/30/2026
Wells, completions and production, Sec 14	State oil and gas commission	Through 09/30/2026
Parcel, owner and sales history	Caliche County Appraisal District, R0118714	1999 to 09/30/2026

What this review does not cover

- A findings list reports the record against the packet. It is not a title opinion. The examiner decides the legal effect of each instrument.
- Unrecorded instruments, parties in possession and matters a survey would show are outside the record.
- Surface matters were checked against the runsheet only; no separate surface search was run.

Instrument copies

A copy of each instrument cited in F-1 to F-7 comes with the findings list, named by recording date, volume, page and type.

Reviewed by

Gerald Ward, landman

Our Landmen LLC

10/06/2026

Questions on a finding

Reply to the delivery email with the finding number. Questions go to the landman who signed the list.