

SAMPLE OUTLINE. MADE-UP MATTER, TRACT, NAMES AND RECORDS.

CAUSE NO. SAMPLE-2026-CV-0142

RUTH ANN PICKARD DOYLE AND
SAMUEL L. PICKARD,
PLAINTIFFS,

V.

SANDHILL OPERATING, LLC,
DEFENDANT.

§ IN THE DISTRICT COURT OF CALICHE COUNTY,
§ TEXAS
§
§
§ SAMPLE JUDICIAL DISTRICT
§
§

Report of the landman designated by plaintiffs

Sample outline of an expert report on the land facts

Prepared for	Counsel for plaintiffs (made up)
Prepared by	Our Landmen LLC, landmen. Signed by the landman who did the record work.
Lands	NE/4 Sec 14, Blk 9, Red Draw Ry Co Svy, A-1187, Caliche County, Texas, 160.00 ac MOL ([T])
Record cut-off	09/30/2026, 5:00 PM
Report date	10/05/2026

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This outline shows the shape of a landman's expert report: what was asked, what was read, what the record shows with its citation, and opinions kept to land practice. The matter, parties, court, records, produced documents and Bates numbers are made up. The tract is the same made-up tract used in our sample land packet and our sample findings list.

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1. ASSIGNMENT

- 1.1** Counsel for plaintiffs asked Our Landmen LLC to: (a) run the record title to the royalty created by DR 74/190 and to the 1/2 MI it burdens, from patent to the cut-off; (b) state what the county records show about successors to Lela Ruth Pickard; (c) compare how that royalty is carried in the documents defendant produced with the words of the instrument; and (d) give opinions on land practice where they bear on (a) to (c).
- 1.2** Not asked, and not given: the legal meaning of DR 74/190, a title opinion, liability, or any amount owed. Those are for counsel and the court.
- 1.3** Qualifications, a CV, compensation and any list the court's rules call for are in Exhibit A. They are not shown in this sample.

2. MATERIALS REVIEWED

SOURCE	WHAT	RANGE
Caliche County Clerk	Deed, Official Public and probate records: the 15 instruments on the runsheet of [T] (Exhibit B)	05/02/1883 to 09/30/2026
State oil and gas commission	Permit, completion and monthly production, Calloway 14 Unit 1H, API 42-999-30017	11/2025 to 07/2026
Caliche County Appraisal District	Parcel R0118714: owner, acreage, sales history	1999 to 09/30/2026
Produced by defendant	Division order title opinion, Calloway 14 Unit, dtd 10/14/2025	SANDHILL 000001 to 000088
Produced by defendant	Division orders and pay deck, Calloway 14 Unit 1H	SANDHILL 000089 to 000141
Produced by defendant	Suspense ledger, Calloway 14 Unit 1H	SANDHILL 000142 to 000160
Pleadings	Plaintiffs' Original Petition; Defendant's Original Answer	On file
Depositions	None taken as of the report date	None

3. METHOD

- 3.1** Grantor and grantee indexes searched for every party in the chain of [T]. Each instrument read from its image; the runsheet (Exhibit B) built from the instruments, not from index lines.
- 3.2** Probate and court indexes searched for Calloway, Strahan, Ferris and Pickard in Caliche County. Lela Ruth Pickard's county of last residence is not shown of record, so no probate search outside Caliche County is reported here.
- 3.3** Commission records read for every well permitted in Sec 14.
- 3.4** Each produced document compared, line by line, with the instruments it cites.

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Facts of record as of the cut-off, each with the instrument or document behind it. Exhibit B is the runsheet; Exhibit C draws the chain.

- 4.1** The State of Texas patented all Sec 14 to Red Draw Railway Company. By WD DR 9/301 (1901) and WD DR 31/77 (1919), the NE/4 ([T]) was conveyed to Amos R. Calloway, surface and minerals.
DR C/112; DR 9/301; DR 31/77
- 4.2** Calloway conveyed an undiv. 1/2 MI in [T] to Wendell P. Strahan and kept the other 1/2 MI.
DR 58/412
- 4.3** Calloway conveyed to Lela Ruth Pickard a fixed 1/64 of production from [T], perpetual, without executive rights, out of his 1/2 MI. The deed does not use the words "of royalty". Its granting clause is quoted in full in Exhibit E.
DR 74/190, dtd 02/09/1948, rec 02/20/1948
- 4.4** Per the order probating his will, Calloway's surface and 1/2 MI were devised to Daniel A. Calloway 1/2 and Mae Calloway Ferris 1/2. The will does not mention the Pickard royalty.
Cause No. 1962-P-018; PR 6/220
- 4.5** No conveyance, probate, affidavit of heirship or other instrument out of Lela Ruth Pickard is of record in Caliche County through the cut-off. She is the last holder of record of the royalty.
Searches in Section 3
- 4.6** Daniel A. Calloway and Thornbush Royalty Partners, LP leased their 1/4 MI shares to Sandhill Operating, LLC in 2023. The Designation of Pooled Unit pools leased interests in all Sec 14 as the Calloway 14 Unit (640 ac). No ratification of the unit by Pickard or anyone claiming under her is of record. The Mae Calloway Ferris and Carol Strahan Wyatt 1/4 shares are unleased of record and not in the unit of record.
OPR 1290/14; OPR 1290/22; OPR 1318/402
- 4.7** The Calloway 14 Unit 1H was completed 11/2025. Its last reported production month of record is 07/2026.
Commission records, API 42-999-30017
- 4.8** The division order title opinion carries the Pickard interest as "1/64 of royalty". The pay deck carries it at a unit decimal of 0.00097656, and the suspense ledger holds it in suspense from first sales.
SANDHILL 000041; 000097; 000142

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Each opinion is limited to the land record and to how landmen do title work. None is an opinion on the law.

5.1 Carrying a royalty in the instrument's words

In land practice, a landman who carries a royalty deed onto a runsheet, an ownership report or a division order title chain records the interest in the words of the instrument and flags any question of construction for the examiner. Carrying the DR 74/190 interest as "1/64 of royalty", when the instrument does not use those words, without a flag, does not follow that practice.

Basis: Findings 4.3 and 4.8; Exhibits B, E and G.

5.2 A line that stops of record

When an interest stops of record with a named holder, land practice is to carry that person as the last holder of record, search probate where the land lies and where the holder last lived, and hold payments in suspense until curative or a court order identifies the payee. Holding the Pickard interest in suspense from first sales follows that practice.

Basis: Findings 4.5 and 4.8.

5.3 Size of the difference

Exhibit G shows how the pay-deck decimal is built: $1/64 \times 1/4 \text{ royalty} \times 160/640 = 0.00097656$. Carried as a fixed 1/64 of production, the same tract-to-unit arithmetic gives $1/64 \times 160/640 = 0.00390625$. Half of the royalty is borne by the Mae Calloway Ferris 1/4 MI, which is unleased of record and not in the unit of record (Finding 4.6). The arithmetic shows the size of the difference only. Whether and how the royalty, or any part of it, shares in unit production is for the court.

Basis: Findings 4.3, 4.6 and 4.8; Exhibit G.

6. WHAT THIS REPORT DOES NOT ADDRESS

- The legal meaning of DR 74/190, or of any other instrument.
- Who the heirs of Lela Ruth Pickard are as a matter of law.
- Liability, damages, interest or any amount owed.
- Matters outside the county and commission records, other than the produced documents listed in Section 2.

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7. EXHIBITS

EX. A	Qualifications, CV, compensation and any list the court's rules call for (not in this sample)
EX. B	Runsheets of [T], patent to 09/30/2026, 15 instruments
EX. C	Ownership flowchart of the Calloway 1/2 MI and the Pickard royalty
EX. D	Mineral ownership report of [T] as of 09/30/2026
EX. E	Copies of the instruments cited in Section 4, with the DR 74/190 granting clause quoted in full
EX. F	Commission production summary, API 42-999-30017, 11/2025 to 07/2026
EX. G	Decimal comparison: the pay deck against the instrument's words
EX. H	Materials reviewed, with Bates ranges

SUPPLEMENTATION

This report may be supplemented if further records, produced documents or testimony become available before trial.

Landman, Our Landmen LLC. Name and signature on the served report.

Date