

THE STATE OF TEXAS

COUNTY OF TRAVIS

**RECREATION AND GRAZING LEASE
Amendment 1 to Contract Number: CON0000741**

The **Board of Directors for the Texas Juvenile Justice Department, Trustees of the Parrie Haynes Trust**, hereinafter called ("**Lessor**"), and **Matt Jones, Solid Rock Ranch, P.O. Box 1291, Franklin, TX 77856**, hereinafter called ("**Lessee**"), entered into a Lease Agreement ("**Lease**") effective April 14, 2017, for a Parrie Haynes Trust property located in Milam County, Texas, consisting of approximately 151 acres. **The Lease, identified as Contract Number CON0000741, will expire on April 13, 2019.**

Lessee represents and warrants that the individual signing this Amendment is authorized to sign this document on behalf of Lessee and to bind Lessee under this Amendment.

The parties hereto agree to be bound by the terms of the existing Lease, subject to the following changes made via this written Amendment prior to Lease expiration, as required under section 2 to renew and extend the current Lease:

1. Pursuant to the second paragraph of section 1, the parties are choosing to renew and extend the current Lease for two (2) years, from **April 14, 2019, through April 13, 2021**. Therefore, the last sentence of section 1, paragraph 1, is revised as follows:

"...Otherwise, this lease shall be for a term and period commencing April 14, 2017, and terminating on April 13, 2021."

2. Under the current terms of the lease in section 2, "Lessor may at its option on renewal increase the annual rental based on the percentage change in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W, U.S. City Average) published by the United States Department of Labor, Bureau of Labor Statistics, Washington, D.C. 20212 for the period of March of the year prior to the Lease term expiration to March of the year of Lease term expiration." However, given that the CPI-W, U.S. City Average, information for March of the year of term expiration is not available in time to execute an amendment before term expiration in April, the parties agree to the revise the sentence as follows:

"... Lessor may at its option on renewal increase the annual rental based on the percentage change in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W, U.S. City Average) published by the United States Department of Labor, Bureau of Labor Statistics, Washington, D.C. 20212, for the period of January of the year prior to the Lease term expiration to January of the year of Lease term expiration. ..."

3. Lessor is exercising its option for renewal increase and under the above revision to calculating the renewal increase amount, the new annual rate is as follows:

The current yearly rate of \$1,500.00, multiplied by the CPI-W, U.S. City Average, percentage change from January 2018 to January 2019, which is 1.3% (see attachment), gives a \$19.50 (\$1,500.00 x 1.3%) increase.

The new yearly lease amount will be \$1,519.50 (\$1,500.00 + \$19.50), effective April 14, 2019.

Attached is a copy of the *Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W, U.S. City Average)* from the U.S. Department of Labor, Bureau of Labor Statistics website.

4. The first sentence of section 4 shall be revised as follows to reflect the annual rental increase and clarify when rental payment is due, with the remainder of the section remaining the same:

"As consideration for the use of the leased premises, Lessee shall pay Lessor as follows: **one thousand, five hundred nineteen dollars and fifty cents (\$1,519.50)**, payable on April 14th for each year the Lease is in effect. ..."

5. Lessee's hunting rights are being discontinued and hunting will no longer be an activity allowed on the property under the Lease, therefore the lease is revised as follows to remove references to hunting:

- a. The title of the lease will now be "**RECREATION AND GRAZING LEASE**".

- b. The Whereas clauses are revised to read as follows:

"WHEREAS, Lessor has the sole and exclusive right to the fishing, recreational, and grazing use of those certain tracts of land hereinafter described; and

WHEREAS, Lessee has applied to Lessor for a lease for fishing, recreation, and grazing purposes upon said tract of land; and

WHEREAS, Lessor does hereby accept said proposal and agrees to a fishing, recreation, grazing, and other agricultural rights lease on the terms and conditions hereinafter set out:"

- c. Sections 6, 7, 9, and 12 are revised to read as follows:

- "6. Lessee is entitled to bring immediate family to the leased premises at any time for the purpose of fishing, hiking, camping, and other activities generally recognized as recreational in nature.

7. Lessee may bring only one (1) guest to the leased property at any time. Any guest must be accompanied by the Lessee.

9. Lessee is responsible for preventing any littering of the leased premises.

12. RESERVED.

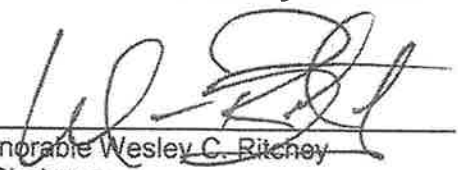
- d. The first sentence of section 27 is revised to read as follows:

- "27. Except for the fishing, recreation, grazing, and other agricultural rights herein specifically granted to Lessee, all other rights and the use and possession of the leased premises are specifically reserved by Lessor, including, but not limited to, the use of the premises for the drilling of wells for oil, gas, and other minerals, and for all operations and erection of all facilities incident thereto, and for all other purposes except those expressly granted herein to Lessee. ..."

TJJDFINANCE APR242019

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as of the day and year last below written.

**Lessor, the Board of Directors
of the Texas Juvenile Justice Department,
as Trustees of the Parrie Haynes Trust**



The Honorable Wesley C. Ritchey
Board Chairman
As Trustee of the Parrie Haynes Trust

Date: 3-15-19

**Lessee, Matt Jones
Solid Rock Ranch
P.O. Box 1291
Franklin, TX 77856**



Matt Jones

Date: 4/12/19

Attachment

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Consumer Price Index US City Average (1982-84 = 100)

CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U), NOT SEASONALLY ADJUSTED

U.S. City Average All Items 1982-84=100 (R)=Revised													
Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Avg.
1992	138.1	138.6	139.3	139.5	139.7	140.2	140.5	140.9	141.3	141.8	142.0	141.9	140.3
1993	142.6	143.1	143.6	144.0	144.2	144.4	144.4	144.8	145.1	145.7	145.8	145.8	144.5
1994	146.2	146.7	147.2	147.4	147.5	148.0	148.4	149.0	149.4	149.5	149.7	149.7	148.2
1995	150.3	150.9	151.4	151.9	152.2	152.5	152.5	152.9	153.2	153.7	153.6	153.5	152.4
1996	154.4	154.9	155.7	156.3	156.6	156.7	157.0	157.3	157.8	158.3	158.6	158.6	156.9
1997	159.1	159.6	160.0	160.2	160.1	160.3	160.5	160.8	161.2	161.6	161.5	161.3	160.5
1998	161.6	161.9	162.2	162.5	162.8	163.0	163.2	163.4	163.6	164.0	164.0	163.9	163.0
1999	164.3	164.5	165.0	166.2	166.2	166.2	166.7	167.1	167.9	168.2	168.3	168.3	166.6
2000	168.8 (R)	169.8 (R)	171.2 (R)	171.3 (R)	171.5 (R)	172.4 (R)	172.8 (R)	172.8 (R)	173.7	174.0	174.1	174.0	172.2
2001	175.1	175.8	176.2	176.9	177.7	178.0	177.5	177.5	178.3	177.7	177.4	176.7	177.1
2002	177.1	177.8	178.8	179.8	179.8	179.9	180.1	180.7	181.0	181.3	181.3	180.9	179.9
2003	181.7	183.1	184.2	183.8	183.5	183.7	183.9	184.6	185.2	185.0	184.5	184.3	184.0
2004	185.2	186.2	187.4	188.0	189.1	189.7	189.4	189.5	189.9	190.9	191.0	190.3	188.9
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	195.3
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	201.6
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.490	208.936	210.177	210.036	207.342
2008	211.080	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228	215.303
2009	211.143	212.193	212.709	213.240	213.856	215.693	215.351	215.834	215.969	216.177	216.330	215.949	214.537
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179	218.056
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.230	225.672	224.939
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317	230.221	229.601	229.594
2013	230.280	232.166	232.773	232.531	232.945	233.504	233.596	233.877	234.149	233.546	233.069	233.049	232.957
2014	233.916	234.781	236.293	237.072	237.900	238.343	238.250	237.852	238.031	237.433	236.151	234.812	236.736
2015	233.707	234.722	236.119	236.599	237.805	238.638	238.654	238.316	237.945	237.838	237.336	236.525	237.017
2016	236.916	237.111	238.132	239.261	240.229 (R)	241.018 (R)	240.628 (R)	240.849 (R)	241.428	241.729	241.353	241.432	240.007
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524	245.120
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233	251.107
2019	251.712												
PERCENT CHANGE FROM 12 MONTHS AGO, NOT SEASONALLY ADJUSTED													
1993	3.3	3.2	3.1	3.2	3.2	3.0	2.8	2.8	2.7	2.8	2.7	2.7	3.0
1994	2.5	2.5	2.5	2.4	2.3	2.5	2.8	2.9	3.0	2.6	2.7	2.7	2.6
1995	2.8	2.9	2.9	3.1	3.2	3.0	2.8	2.6	2.5	2.8	2.6	2.5	2.8
1996	2.7	2.7	2.8	2.9	2.9	2.8	3.0	2.9	3.0	3.0	3.3	3.3	3.0
1997	3.0	3.0	2.8	2.5	2.2	2.3	2.2	2.2	2.2	2.1	1.8	1.7	2.3
1998	1.6	1.4	1.4	1.4	1.7	1.7	1.7	1.6	1.5	1.5	1.5	1.6	1.6
1999	1.7	1.6	1.7	2.3	2.1	2.0	2.1	2.3	2.6	2.6	2.6	2.7	2.2
2000	2.7	3.2	3.8(R)	3.1 (R)	3.2 (R)	3.7	3.7 (R)	3.4	3.5	3.4	3.4	3.4	3.4
2001	3.7	3.5	2.9	3.3	3.6	3.2	2.7	2.7	2.6	2.1	1.9	1.6	2.8
2002	1.1	1.1	1.5	1.6	1.2	1.1	1.5	1.8	1.5	2.0	2.2	2.4	1.6
2003	2.6	3.0	3.0	2.2	2.1	2.1	2.1	2.2	2.3	2.0	1.8	1.9	2.3
2004	1.9	1.7	1.7	2.3	3.1	3.3	3.0	2.7	2.5	3.2	3.5	3.3	2.7
2005	3.0	3.0	3.1	3.5	2.8	2.5	3.2	3.6	4.7	4.3	3.5	3.4	3.4
2006	4.0	3.6	3.4	3.5	4.2	4.3	4.1	3.8	2.1	1.3	2.0	2.5	3.2
2007	2.1	2.4	2.8	2.6	2.7	2.7	2.4	2.0	2.8	3.5	4.3	4.1	2.8
2008	4.3	4.0	4.0	3.9	4.2	5.0	5.6	5.4	4.9	3.7	1.1	0.1	3.8
2009	0.0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4
2010	2.6	2.1	2.3	2.2	2.0	1.1	1.2	1.1	1.1	1.2	1.1	1.5	1.6

U.S. City Average All Items 1982-84=100 (R)=Revised													
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3.0	3.2
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2.0	2.2	1.8	1.7	2.1
2013	1.6	2.0	1.5	1.1	1.4	1.8	2.0	1.5	1.2	1.0	1.2	1.5	1.5
2014	1.6	1.1	1.5	2.0	2.1	2.1	2.0	1.7	1.7	1.7	1.3	0.8	1.6
2015	-0.1	0.0	-0.1	-0.2	0.0	0.1	0.2	0.2	0.0	0.2	0.5	0.7	0.1
2016	1.4	1.0	0.9	1.1	1.0 (R)	1.0 (R)	0.8 (R)	1.1 (R)	1.5	1.6	1.7	2.1	1.3
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2.0	2.2	2.1	2.1
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9	2.4
2019	1.6												

CONSUMER PRICE INDEX FOR URBAN WAGE EARNERS AND CLERICAL WORKERS (CPI-W), NOT SEASONALLY ADJUSTED

U.S. City Average All Items 1982-84=100 (R)=Revised													
Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Avg.
1992	136.0	136.4	137.0	137.3	137.6	138.1	138.4	138.8	139.1	139.6	139.8	139.8	138.2
1993	140.3	140.7	141.1	141.6	141.9	142.0	142.1	142.4	142.6	143.3	143.4	143.3	142.1
1994	143.6	144.0	144.4	144.7	144.9	145.4	145.8	146.5	146.9	147.0	147.3	147.2	145.6
1995	147.8	148.3	148.7	149.3	149.6	149.9	149.9	150.2	150.6	151.0	150.9	150.9	149.8
1996	151.7	152.2	152.9	153.6	154.0	154.1	154.3	154.5	155.1	155.5	155.9	155.9	154.1
1997	156.3	156.8	157.0	157.2	157.2	157.4	157.5	157.8	158.3	158.5	158.5	158.2	157.6
1998	158.4	158.5	158.7	159.1	159.5	159.7	159.8	160.0	160.2	160.6	160.7	160.7	159.7
1999	161.0	161.1	161.4	162.7	162.8	162.8	163.3	163.8	164.7	165.0	165.1	165.1	163.2
2000	165.6 (R)	166.5 (R)	167.9 (R)	168.0 (R)	168.2 (R)	169.2 (R)	169.4 (R)	169.3 (R)	170.4	170.6	170.9	170.7	168.9
2001	171.7	172.4	172.6	173.5	174.4	174.6	173.8	173.8	174.8	174.0	173.7	172.9	173.5
2002	173.2	173.7	174.7	175.8	175.8	175.9	176.1	176.6	177.0	177.3	177.4	177.0	175.9
2003	177.7	179.2	180.3	179.8	179.4	179.6	179.6	180.3	181.0	180.7	180.2	179.9	179.8
2004	180.9	181.9	182.9	183.5	184.7	185.3	184.9	185.0	185.4	186.5	186.8	186.0	184.5
2005	186.3	187.3	188.6	190.2	190.0	190.1	191.0	192.1	195.0	195.2	193.4	192.5	191.0
2006	194.0	194.2	195.3	197.2	198.2	198.6	199.2	199.6	198.4	197.0	196.8	197.2	197.1
2007	197.559	198.544	200.612	202.130	203.661	203.906	203.700	203.199	203.889	204.338	205.891	205.777	202.767
2008	206.744	207.254	209.147	210.698	212.788	215.223	216.304	215.247	214.935	212.182	207.296	204.813	211.053
2009	205.700	206.708	207.218	207.925	208.774	210.972	210.526	211.156	211.322	211.549	212.003	211.703	209.630
2010	212.568	212.544	213.525	213.958	214.124	213.839	213.898	214.205	214.306	214.623	214.750	215.262	213.967
2011	216.400	217.535	220.024	221.743	222.954	222.522	222.686	223.326	223.688	223.043	222.813	222.166	221.575
2012	223.216	224.317	226.304	227.012	226.600	226.036	225.568	227.056	228.184	227.974	226.595	225.889	226.229
2013	226.520	228.677	229.323	228.949	229.399	230.002	230.084	230.359	230.537	229.735	229.133	229.174	229.324
2014	230.040	230.871	232.560	233.443	234.216	234.702	234.525	234.030	234.170	233.229	231.551	229.909	232.771
2015	228.294	229.421	231.055	231.520	232.908	233.804	233.806	233.366	232.661	232.373	231.721	230.791	231.810
2016	231.061	230.972	232.209	233.438	234.436 (R)	235.289 (R)	234.771 (R)	234.904 (R)	235.495	235.732	235.215	235.390	234.076
2017	236.854	237.477	237.656	238.432	238.609	238.813	238.617	239.448	240.939	240.573	240.666	240.526	239.051
2018	241.919	242.988	243.463	244.607	245.770	246.196	246.155	246.336	246.565	247.038	245.933	244.786	245.146
2019	245.133												
PERCENT CHANGE FROM 12 MONTHS AGO, NOT SEASONALLY ADJUSTED													
1993	3.2	3.2	3.0	3.1	3.1	2.8	2.7	2.6	2.5	2.7	2.6	2.5	2.8
1994	2.4	2.3	2.3	2.2	2.1	2.4	2.6	2.9	3.0	2.6	2.7	2.7	2.5
1995	2.9	3.0	3.0	3.2	3.2	3.1	2.8	2.5	2.5	2.7	2.4	2.5	2.9
1996	2.6	2.6	2.8	2.9	2.9	2.8	2.9	2.9	3.0	3.0	3.3	3.3	2.9
1997	3.0	3.0	2.7	2.3	2.1	2.1	2.1	2.1	2.1	1.9	1.7	1.5	2.3
1998	1.3	1.1	1.1	1.2	1.5	1.5	1.5	1.4	1.2	1.3	1.4	1.6	1.3
1999	1.6	1.6	1.7	2.3	2.1	1.9	2.2	2.4	2.8	2.7	2.7	2.7	2.2
2000	2.9 (R)	3.4 (R)	4.0	3.3 (R)	3.3	3.9	3.7	3.4 (R)	3.5	3.4	3.5	3.4	3.5
2001	3.7	3.5	2.8	3.3	3.7	3.2	2.6	2.7	2.6	2.0	1.6	1.3	2.7
2002	0.9	0.8	1.2	1.3	0.8	0.7	1.3	1.6	1.3	1.9	2.1	2.4	1.4
2003	2.6	3.2	3.2	2.3	2.0	2.1	2.0	2.1	2.3	1.9	1.6	1.6	2.2
2004	1.8	1.5	1.4	2.1	3.0	3.2	3.0	2.6	2.4	3.2	3.7	3.4	2.6
2005	3.0	3.0	3.1	3.7	2.9	2.6	3.3	3.8	5.2	4.7	3.5	3.5	3.5
2006	4.1	3.7	3.6	3.7	4.3	4.5	4.3	3.9	1.7	0.9	1.8	2.4	3.2
2007	1.8	2.2	2.7	2.5	2.8	2.7	2.3	1.8	2.8	3.7	4.6	4.3	2.9
2008	4.6	4.4	4.3	4.2	4.5	5.6	6.2	5.9	5.4	3.8	0.7	-0.5	4.1
2009	-0.5	-0.3	-0.9	-1.3	-1.9	-2.0	-2.7	-1.9	-1.7	-0.3	2.3	3.4	-0.7
2010	3.3	2.8	3.0	2.9	2.6	1.4	1.6	1.4	1.4	1.5	1.3	1.7	2.1
2011	1.8	2.3	3.0	3.6	4.1	4.1	4.1	4.3	4.4	3.9	3.8	3.2	3.6
2012	3.1	3.1	2.9	2.4	1.6	1.6	1.3	1.7	2.0	2.2	1.7	1.7	2.1
2013	1.5	1.9	1.3	0.9	1.2	1.8	2.0	1.5	1.0	0.8	1.1	1.5	1.4
2014	1.6	1.0	1.4	2.0	2.1	2.0	1.9	1.6	1.6	1.5	1.1	0.3	1.5
2015	-0.8	-0.6	-0.6	-0.8	-0.6	-0.4	-0.3	-0.3	-0.6	-0.4	0.1	0.4	-0.4
2016	1.2	0.7	0.5	0.8	0.7 (R)	0.6 (R)	0.4 (R)	0.7 (R)	1.2	1.4	1.5	2.0	1.0
2017	2.5	2.8	2.3	2.1	1.8	1.5	1.6	1.9	2.3	2.1	2.3	2.2	2.1

U.S. City Average All Items 1982-84=100 (R)=Revised													
2018	2.1	2.3	2.4	2.6	3.0	3.1	3.2	2.9	2.3	2.7	2.2	1.8	2.5
2019	1.3												

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