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## E-MAILS BETWEEN FRANK ROBINSON AND GEORGE H. RUSSELL IN REGARD TO LOANS OF \$100K and \$40K

FRANK: 19 June 2017

“I don’t want you to put in cash.”

COMMENT: SO HE DEFRAUDED US OUT OF ALL OF OUR CASH.

FRANK: 14 July 2017

“I have your check in my pocket...”

FRANK: 14 July 2017

“I have your money with me.”

FRANK: 14 July 2017

“Well it got the \$25K and will give to you this weekend or drop by Monday. We made huge progress this week at TMT.”

COMMENT: “HUGE PROGRESS -- \$25k IN HIS POCKET!!!”

FRANK: 22 July 2017

“We will be profitable in August

COMMENT: JUST ANOTHER LIE TO KEEP ME  
COMPLACENT AND STUPID.

FRANK: 4 AUGUST 2017

“TMT needs to borrow \$20K till Monday for payroll.”

COMMENT: SKETCHY SINCE WOULD BE PROFITABLE IN  
AUGUST

FRANK: 4 AUGUST 2017

“It is to cover payroll so very important. Thanks.”

FRANK: 4 AUGUST 2017

“Were you able to cover till Monday...?”

COMMENT: APPARENTLY DID PAY ME BACK ON  
MONDAY SO I WOULD LET MY GUARD DOWN.

FRANK: 14 AUGUST 2017

“Sam sold the dealer in Conroe 11 trailers today.”

COMMENT: WOW!!! SOUNDS LIKE GREAT PROGRESS  
WITH LOTS OF MONEY POURING IN – BUT WAIT! I  
LATER LEARNED THAT “SAM” WAS BEING PAID \$10k A  
MONTH TO NOT MANAGE THE FACTORY AND LET THE  
WORKERS STEAL WHATEVER THEY WANTED  
WHENEVER THEY WANTED. HE NEVER WENT BACK  
INTO THE FACTORY AND PLACED A COVERING OVER

THE WINDOW THAT ALLOWED MANAGERS TO WATCH  
WHAT WAS GOING ON IN THE FACTORY.

FRANK: 14 AUGUST 2017

“Target is \$18-20K a day. When he hits \$28-30K on a daily it is  
real good...He will have them at \$110-130K weekly in 2  
months...”

COMMENT: GREAT NEWS IF IT WASN'T JUST ANOTHER  
LIE TO KEEP ME COMPLACENT

FRANK: 14 SEPTEMBER 2017

“Need \$15K to deposit for your trailer company today.”

COMMENT: HOLY COW!!! THIS WAS TO CONVINC ME  
THAT WE NEEDED \$300k for EXPANSION DUE TO  
BUSINESS WORKING FULL TILT.

FRANK: 10 OCTOBER 2017

“Is Walker co. Title good for closing on loan for TMT Bldg?”

COMMENT: SO I WAS CONNED INTO HOCKING THE  
TRAILER FACTORY BUILDING WITH THE PROMISE FROM  
FRANK THAT THE MONTHLY NOTE WOULD BE PAID BY  
THE FACTORY. NEITHER FRANK NOR THE FACTORY  
EVER PAID A DIME AND WE WILL OWE AROUND \$250k.

GEORGE: 10 OCTOBER 2017

“Absolutely. That's the only one I use.”

FRANK: 17 OCTOBER 2017

“The new dealer with lots on 59 in Livingston and Cleveland ordered his first 9 trailers today. All are in inventory for delivery this week.”

COMMENT: WOW AGAIN!!! MONEY SHOULD BE FLOWING IN LIKE NIAGRA FALLS

FRANK HAD PROMISED AN ANNUAL RETURN ON OUR INVESTMENT OF A MINIMUM OF \$200k PER YEAR.

TRAILER FACTORIES ARE INCREDIBLY PROFITABLE. WITH GROSS PROFIT MARGINS UP TO 30%.

FRANK: 19 OCTOBER 2017

“Loan docs will be ready to sign the first of the week. I’ll also get a promissory note drawn up for your loan to TSM for 72 months if that is good with you.”

COMMENT: I DON’T REMEMBER TSM SIGNING A 72 MONTH NOTE AND MY BIG MISTAKE WAS NOT HAVING FRANK’S PERSONAL GUARANTEE WHICH HE OF COURSE GAVE ME VERBALLY.

FRANK: 19 OCTOBER 2017

“We have come a thousand miles the last 3 months.”

COMMENT: WOW AGAIN. THE BULLSHIT IS GETTING DEEPER.

FRANK: 19 OCTOBER 2017

“By the end of the year the plan is to have enough stocking dealer orders to stay consistent 3-4 weeks out on builds.”

COMMENT: GREAT NEWS IF TRUE RATHER THAN JUST ANOTHER PILE OF BULLSHIT.

FRANK: 19 OCTOBER 2017

“Husky committed this week to keeping a large inventory at his new store her in Feb when they move in. They are also opening a new satellite store in Tyler next month that will be stocking also.”

COMMENT: HOLY COW WE BE IN THE CHIPS!!! NOT!!!

GEORGE: 19 OCTOBER 2017

“Good news. I see three shifts ahead.”

COMMENT: HMMM!!!

FRANK: 19 OCTOBER 2017

“Not at current facility. No way to paint and finish or store the complete trailers or parts there.”

COMMENT: I HAD JUST SPENT AROUND \$100k FOR AN EPA APPROVED PAINT BOOTH BUT WHO CARES IF MONEY IS POURING IN.

FRANK: 19 OCTOBER 2017

“When we get to 140-150 per month we will need to start plan to build elsewhere and do paint and finish at current location.”

COMMENT: FRANK SENT ME ON A MISSION TO BUY THE LAND AND BUILDINGS TO THE LEFT OF THE FACTORY AND THE LAND BEHIND IT. SURE GLAD THAT NIETHER PURCHASE DEVELOPED OR WE WOULD BE EVEN DEEPER IN DEBT DUE TO FRANK'S LIES

GEORGE: 19 October 2017

“We need to buy next door dirt.”

COMMENT: FRANK ENCOURAGED THAT AND THEN I SUGGESTED BUILDING TRAILERS AT PRESTIGE.

FRANK: 19 October 2017

“Prestige will be a good option. We have room for buildings and all the racks for steel storage.”

FRANK: 19 November 2017

“I am back to what made me money. Selling my installed products on new construction commercial and multi-family.”

COMMENT: SO FRANK IS MAKING EVEN MORE MONEY THAN WHAT IS COMING IN FROM SELLING TRAILERS.

FRANK: 19 November 2017

“I have a meeting the week after TDay with DRHorton on 6 projects in TX and FL over the next 18 months Totals about \$20-22mil in sales if we get it worked out.”

COMMENT: FRANK'S IN THE CHIPS. SHOULD NEVER BE ANY FUTURE FINANCIAL DIFFICULTIES.

FRANK: 21 November 2017

“Working to improve your properties.”

COMMENT: WHAT??? WITH WHOSE MONEY?

FRANK: 28 December 2017

“Looks like we have payroll covered. Sam popped a couple of new sales today...”

COMMENT: HMMM?

FRANK: 30 December 2017

“Sam sold a couple more in stock units this am. Getting over the hump”

COMMENT: FRANK SAID WE WOULD BE ‘OVER THE HUMP’ FOUR MONTHS AGO.

FRANK: 23 January 2018

“Sam sold a few more trailers today. Was good day and calls are picking up.”

COMMENT: I FEEL OVERWHELMED WITH ALL THE GOOD NEWS.

GEORGE: 23 January 2018

“Very good news. Hopefully positive cash flow will soon allow for rent payments to resume.”

FRANK: 7 February 2018

“I have to increase inventory line \$200k...”

COMMENT: MEANS SALES BOOMING SO FAST THAT WE NEED TO PRODUCE MORE AND MORE TRAILERS.

FRANK: 7 February 2018

“Just have all our money tied up in built trailers.”

COMMENT: ACTUALLY THAT MAKES SENSE WHEN GROWING A NEW BUSINESS.

FRANK: 8 February 2018

“New dealer I have been talking to this week in Kountz that stocks 50 units called...Wants to change from manufacturer that he has had for 9 years.”

COMMENT: IT DOES TAKE MONEY TO PURCHASE WHEELS, STEEL, TIRES ETC. TO BUILD 50 NEW TRAILERS FOR A NEW DEALER..

FRANK: 8 February 2018

“Long road ahead but I got long legs. Quitting ain’t in our vocabulary. I am going to get Washington Co. Tractor tomorrow.

COMMENT: HMMM! IS THIS A CLUE?



FRANK: 9 February 2018

“Ending up selling another in stock unit today that just delivered. \$18K today we would not have sold without having.”

COMMENT: TRUE THAT INVENTORY IS NECESSARY FOR IMMEDIATE SALES.

FRANK: 9 February 2018

“This guy bought a new trailer today...”

GEORGE: 16 February 2018

“Who pays?”

FRANK: 16 February 2018

“You pay the note and TSM pays you.”

COMMENT: ANOTHER BALD-FACED LIE. I DON'T BELIEVE THAT EITHER FRANK WITH ALL HIS MULT-MILLIONS IN PRESTIGE WEALTH OR THE TRAILER FACTORY EVER PAID THE NOTE.

FRANK: 16 February 2018

“We know what payments and rent are in arrears.”

COMMENT: OH, SO HE KNEW THE NOTE PAYMENTS WERE IN ARREARS ALONG WITH RENT. FRANK SAID THAT WE GOT INTO FINANCIAL DURESS DUE TO THE MANAGER STEALING BUT THAT GUY ACTUALLY MANAGED AND ALWAYS PAID THE RENT.

FRANK: 7 March 2018

“\$78,855 in “to build” orders yesterday & today.”

COMMENT: GREAT NEWS IF TRUE BUT APPARENTLY THE MONEY DISAPPEARED INTO A BLACK HOLE AS USUAL.

FRANK: 7 March 2018

“I will be pounding hard on getting stocking dealers set up these next few months.”

COMMENT: IF TRAILERS WERE BEING SOLD AT WAY LESS THAN THE COST OF MANUFACTURING THEM CONSIDERING THE THEFTS GOING ON IN THE UNSUPERVISED FACTORY THEN WE WERE DOOMED.

FRANK: 5 May 2018

“...sold \$174,493 this week.”

COMMENT: THAT WOULD BE OVER \$9 MILLION FOR A YEAR AT THAT RATE. I SHOULD HAVE HAD NOTHING TO WORRY ABOUT.

FRANK: 5 May 2018

“...I am shooting for \$6 million this year.”

COMMENT: THAT’S FRANK’S WAY OF BEING CONSERVATIVE. ACTUALLY IF THE PROFIT MARGIN WAS LOW FOR THIS INDUSTRY THEN 10% OF \$6 MILLION WOULD BE \$600k. SPLIT THREE WAYS OUR SHARE

WOULD BE THE PROMISED \$200k. IT IS APPARENTLY VERY DIFFICULT TO GO BROKE IN THE TRAILER MANUFACTURING BUSINESS SO OBVIOUSLY THERE WAS ZERO OVERSIGHT, SEEMS LIKE FRANK AND SAM WERE TAKING WAY TOO MUCH MONEY AND THEY HAD TO WORK HARD TO BANKRUPT THE FACTORY.

I CHECKED ON PROFIT MARGINS FOR TRAILER FACTORIES AND A HOUSTON CHRONICLE ARTICLE SAID GROSS PROFIT MARGINS SHOULD BE BETWEEN 25 AND 35 PERCENT!!!

FRANK: 22 May 2018

“I have your \$5K that was last of short term loan and will drop with Sue Ann today.”

COMMENT: I DON'T REMEMBER WHAT SHORT-TERM LOAN AND HAVE NO IDEA IF HE PAID THE MONEY BACK. GUESS SUE ANN COULD TRACK TO SEE.

FRANK: 29 May 2018

“But have to go where the money is. Got your daughter and granddaughter to support.”

COMMENT: HMM. SUPPORTING BOTH OF THEM EXPENSIVE SO FRANK HAD TO SCHEME A WAY TO ELIMINATE ONE OF THEM.

FRANK: 29 May 2018

“I am all in for the family. You know that.”

COMMENT: ALL IN TO DESTROY OUR FAMILY BY MURDERING KAREN.

FRANK: 6 July 2018

“I got my contract worked out yesterday on my consulting. I expect to have my 1<sup>st</sup> payment in the next 30 days or so. As soon as I receive I’ll have you the \$25k I owe you. Thanks.”

COMMENT: HERE IS MORE MYSTERY LOANS. MAYBE THE \$25k WAS FOR THE NEW IN-GROUND SWIMMING POOL.

FRANK: 1 August 2018

“My check for consulting is supposed to be mailed to me on Monday so I should have your \$25k by end of next week and a donation for the foundation to cover the interest. Will have Sue’s money end of this week or first of next week. Either way before the 30 days.”

COMMENT: I DON’T REMEMBER RECEIVING \$25k BUT IF I DID THERE WAS NOT ONE PENNY DONATED TO OUR FOUNDATION.

FRANK: 1 January 2019

“Have you been to Tulum Mex before? ...We are going there on vacation in March. Isn’t it near some of the ruins?”

COMMENT: THIS IS JUST ONE OF THE VACATIONS FRANK BRAGS ABOUT.

GEORGE: 17 January 2019

Sue has some money I might be able to talk her into lending. I'll let you know what she decides. She would want it back within 30 days.

COMMENT: SHORT TERM CASH FLOW ISSUES SEEM NORMAL FOR A GROWING BUSINESS BUT LITTLE DID I KNOW THAT SUE AND I WERE BOTH CONNED. SHE SURE DIDN'T GET HER \$50k BACK IN 30 DAYS. IT WAS OVER TWO YEARS AND SHE GOT ZERO INTEREST AS PROMISED.

FRANK: 17 January 2019

“Hate to go to her but don't know other options. Let me know.”

GEORGE: 17 January 2019

“If she decides to lend how should the check be made out?”

FRANK: 17 January 2019

“Texas Steel Manufacturing.”

GEORGE: 17 January 2019

“Is that the name of our Trailer factory?”

FRANK: 17 January 2019

“It is the name of our company that owns Texas Made Trailers. Remember we bought the assets.”

COMMENT: JUST ANOTHER SHELL GAME PLOY?

GEORGE: 17 January 2019

“Is it safe to assume that when you start making millions from prestige contracts that your tithes and offerings will go to help support our wildlife sanctuaries and museums? I need good arguments to convince Sue.”

FRANK: 17 January 2019

Yes, and we will get her money back within the 30 days.”

COMMENT: BALD-FACED LIE AND HE KNEW THAT HE WAS CONNING SUE AND SHE MIGHT NEVER SEE HER MONEY AGAIN. NOT SURE WHEN HE BOUGHT THE JEEP RUBICON THAT HE DID NOT NEED EXCEPT TO MASSAGE HIS OVERBLOWN EGO NO DOUBT WITH OUR MONEY.

GEORGE: 17 January 2019

“She wants to know how much interest.”

FRANK: 17 January 2019

“Whatever is fair. How about 1% for the 30 days \$500.”

GEORGE: 17 January 2019

“I will lobby for it. She loves to make \$ on her \$\$\$.”

COMMENT: FRANK OWES INTEREST FOR NEARLY THREE YEARS.

FRANK: 17 January 2019

“Let me know so I can let the bank know. Thanks.”

FRANK: 26 January 2019

“Meeting went good. Agreed to all terms and dependent on what total debt is after we do inventory count on Friday.”

COMMENT: MORE LIES AND SMOKE AND MIRRORS.

FRANK: 26 January 2019

“The total debt picture he still doesn’t like but wants to get to a deal...”

COMMENT: THAT WAS A LIE. JIM WAS LIKE A VULTURE WAITING FOR THE FACTORY TO DIE SO THAT HE COULD CON FRANK OUT OF WHAT I BELIEVE WERE HUNDREDS OF THOUSAND DOLLARS WORTH OF STEET THAT FRANK SO TO HIM AT SCRAP PRICES.

FRANK: 2 February 2019

“Gonna miss my girls but wrapping up contracts on 2 large projects.”

COMMENT: I THOUGHT THAT LARGE CONTRACTS WOULD INDICATE LARGE PROFITS.

FRANK: 13 February 2019

COMMENT: THIS WAS THE DAY FRANK CALLED ALMOST IN TEARS THAT HE NEEDED PERSONALLY, \$100,000 FOR 30 DAYS AT 5% INTEREST OR A LITTLE

OVER \$400. SEEMED LIKE HE WOULD GO TO JAIL IF HE DIDN'T GET THE \$100k, BUT IT MAY HAVE HAD TO DO WITH HIS SKETCHY RELATIONSHIP WITH 'JIM'.

“Just heard from Jim and I am meeting him at his place tomorrow afternoon to work on finalizing.”

COMMENT: THE ONLY THING FINALIZED WAS SCAMMING US OUT OF TRAILER BUILDING MATERIALS AT PENNIES ON THE DOLLAR.

GEORGE: 14 February 2019

“Did you unload that trailer factory today?”

FRANK: 14 February 2019

“I was yesterday and no....Not bad news, don't worry.”

COMMENT: OF COURSE NEVER ANY NEED TO WORRY WHEN FRANK IS FABRICATING A NEW LIE.

FRANK: 20 February 2019

“DIL. Do not repeat and stay in your seat. Allen is still presenting to Randall Reed but Jim texted me and is still interested. We will see what works out in the next few weeks.”

COMMENT: MORE BULLSHIT PILED HIGHER AND HIGHER.

FRANK: 22 February 2019



“Jim asked me and Karen to have dinner with him and his wife on Saturday night. We will see what he is up to...Allen is getting offer in front of Randall Reed.”

FRANK: 16 May 2019

“Jim said to call his accountant and sell him on it. Whatever he says he will do.”

COMMENT: FRANK CALLED ME ON MY 74<sup>TH</sup> BIRTHDAY (22 MAY) TO TELL ME THAT THE TRAILER FACTORY WAS FILING FOR BANKRUPTCY!!

FRANK: 23 May 2019

“Any word on deposit? Kirby just asked as we are still beyond his max approval limit and he has board meeting this afternoon. Please advise.”

COMMENT: UNSURE WHAT HE IS REFERRING TO EXCEPT MAYBE A PARTNER’S CALL OF SOME KIND. MEMORY FAILS ME.

FRANK: 24 May 2019

“Allen put his \$25k in today. All other deposits happened.”

FRANK: 27 May 2019

“My first good commission check will be in 3<sup>rd</sup> qtr and I’ll get Sue’s \$50K back to her then start working on the rest.”

FRANK PROMISED TO PAY SUE'S \$50k BACK WITH INTEREST NLT FEBRUARY BUT NOW NLT JULY-SEPTEMBER AND THAT DIDN'T HAPPEN EITHER.

FRANK: 1 June 2019

"...I'll find out from the attorney what the perimeters are for an owner buying items. I am thinking about Prestige buying press brake."

COMMENT: FRANK NEVER RESPONDED AND WE HAD THE LANDLORD'S LIEN BUT WERE AFRAID TO LOCK HIM OUT DUE TO HIS DRUG AND ALCOHOL INDUCED POTENTIAL FOR VIOLENCE.

FRANK: 1 June 2019

"The bank had primary rights is what let's us sell everything we can and apply the bank loans before they are paid. The rent will show on payables..."

FRANK: 2 June 2019

"I'll get more detail early this week and ask about the rent and where it falls."

COMMENT: NEVER PAID A DIME TOWARD BACK RENT. ON 11 JUNE KAREN SOLD HER CAR AND PAID HER MOTHER \$10k OF FRANK'S DEBT.

GEORGE: 13 June 2019

“Dammit. The scrap that I agreed to pay for is missing. The guy told me that he had put it in the corner to estimate weight and I would pay for it at the going rate.. That just adds salt to my wounds.”

FRANK: 13 June 2019

“No surprise.”

FRANK: 13 June 2019

“I don’t have time to sit down there and watch a pile of scrap. We are concentrating on getting out what can bring in cash to reduct pay out. Priorities.”

COMMENT: I BELIEVE THAT ALL OF THE CONTENTS INSIDE THE TRAILER FACTORY WERE SECURED UNDER A LANDLORD’S LIEN BUT I WAS AFRAID TO LOCK FRANK OUT FOR FEAR OF BEING KILLED BY HIM. RENT SHOULD HAVE BEEN PAID BACK WITH PROCEEDS FROM SALE OF CONTENTS.

GEORGE: 19 June 2019

“Am going to get any help cleaning up the building?”

FRANK: 19 June 2019

“That’s what they have been doing on TSM clock.”

COMMENT: BALD-FACED LIE. FRANK TOLD ME TO HIRE HIS BEST WORKER WHO TURNED OUT TO BE A THEIF, AND A VIOLENT SCAMMER AND DID VIRTUALLY NO WORK AT OUR EXPENSE – NOT FRANK’S.

GEORGE: 19 June 2019

“It’s a dirty train wreck in side.”

FRANK: 19 June 2019

“Lot cleaner than it was. He should finish today.”

COMMENT: NONSENSE. IT IS STILL A TRAINWRECK AFTER WE SPENT THOUSANDS ATTEMPTING TO CLEAN IT UP, EXPECIALLY THE INCH OR SO OF PAINT ON THE PAINT ROOM FLOOR.

FRANK: 23 June 2019

“I had not thought about the rent until you said something the other day but it should be considered the same as Prestige and paint. I’ll get with Sue Ann this week and verify the amount shown in QB is accurate. I think it is 19 months worth but I’ll verify with her.”

COMMENT: SHOUD BE AT 19 MONTHS: \$114,000 PLUS LATE CHARGES.

GEORGE: 1 July 2019

“I deal with death every day. Today I was counseling with a man whose father had died unexpectedly in Dallas. It is emotionally draining as I am tragically empathetic.”

FRANK: 15 August 2019

“Your daughter thinks there is greener grass with a Cinderella life out there so dealing with that.”

COMMENT: 'DEALING WITH THAT' MEANT THAT HE WOULD HARRASS, ABUSE, RAPE, THREATEN AND SCREAM AT HER TO KILL HERSELF."

FRANK: 15 August 2019

"At minimum Grace needs a granddaddy. That is fact."

FRANK: 30 August 2019

"We got a hell of a villa here. Off season for \$140 night."

COMMENT: FRANK NEVER SLOWED DOWN ON SPENDING MONEY INCLUDING BUYING A JEEP RUBICON THAT HE HAD NO USE FOR EXCEPT STATUS.

FRANK: 24 January 2020

"Took Grace to open a savings account this afternoon when I got home."

COMMENT: WELL AIN'T THAT NICE: WAS ALLEGEDLY CONTENTS OF 'PIGGY BANK'

FRANK: 24 January 2020

"One of the guys in McAdams lease has a \$6k one."

COMMENT: I CAN'T REMEMBER HOW MUCH FRANK PAID FOR THE 'ANIMAL KILLING' LEASE BUT I SOMEHOW REMEMBER THE FIGURE CLOSE TO \$10k.

FRANK: 14 February 2020

“We are wide open busy...Need to get my \$50K worth of paint I am donating to you also.”

COMMENT: ANOTHER BIG FAT LIE. HE NEVER DONATED A DROP OF THE PAINT HE IS TALKING ABOUT NOR THE EXPENSIVE COMPUTER DRIVEN PAINT MIXING MACHINE THAT HE SAID HE WAS DONATING.

FRANK: 1 March 2020

“The gates are 7’ tall at each end...9’ high in the middle. They are 10 feet wide each so a 20’.

COMMENT: I SAW THEM MORE THAN ONCE IN HIS UGLY BARNDOMINION BUT HE NEVER DELIVERED THEM TO US.

FRANK: 1 March 2020

“I can build the H braces at my house in the next few months.”

COMMENT: OF COURSE NEVER HAPPENED.

FRANK: 1 March 2020

“I am going to build me a firefighting rig this summer.”

COMMENT: HE KEPT TRYING TO USE MY CREW AND VEHICLES TO BURN WHICH WOULD HAVE COST US AT LEAST \$1,000 SO KAREN WISELY ADVISED ME TO TELL FRANK TO BUILD HIS OWN FIRE TRUCK.

FRANK: 5 May 2020

“What is the scoop on why Davidhizer resigned from City Council?”

GEORGE: 5 May 2020

“Not sure but no doubt that he defied the Gibbs Mafia greed.”

FRANK: 5 May 2020

“Curious to hear the story. He runs AOA which Steely is the primary benefactor. Steely partners with John Paul who I think gets along with Gibbs. Interesting saga.”

COMMENT: CLEARCUT STEELY IS DEFINITELY A GIBBS PUPPET.

GEORGE: 5 May 2020

“Yes, they are interconnected.”

FRANK: 5 May 2020

“Yep. Karen thinks Davidhizer may have had ethical and morals that had him in conflict with a Gibbs decision and he would back out.”

COMMENT: INTERESTING IN THAT FRANK IS OBVIOUSLY UNDER THE PROTECTION OF THE GIBBS MAFIA.

GEORGE: 5 May 2020

“I agree.”

ANNE: 17 September 2020

“Hi, Frank. I’m so sorry you guys are struggling. I will try to support Karen as much as I can from a distance – she hasn’t asked me for my help or advice so I have to honor that in my conversations with her. She is my little sister but she is also an adult who I respect, admire, and continue to learn from. I’m sending good thoughts your way and wish you well.”

FRANK: 17 September 2020

Anne’s response, Impressive. Gotta love that family support, Thanks for trying DIL. I do appreciate you.

COMMENT: GAG A MAGGOT!!! YEARS OF NARCISSISTIC SCHMOOZING LET ME RELAX MY GUARD DOWN TO ZERO.

GEORGE: 17 September 2020

“We can only hope for the best for all parties.”

FRANK: 17 September 2020

“It will work out either way as it always does. Just trying to preserve something I think is worth the effort but that may just be in my imagination.”

I have a hard time giving up on her and leaving her to her own actions but that may be the only thing possible. It is a pity when you know something doesn’t have to be that way.”



COMMENT: MURDER DIDN'T "HAVE TO BE THAT WAY"  
EITHER.

GEORGE: 17 September 2020

"xoxoxo. I care for all three of you and no matter what peace is of  
utmost importance and mutual concern for he welfare of the child."

COMMENT: POOR NAÏVE AND STUPID GEORGE

FRANK: 19 September 2020

"Dinner in the Woodlands with your daughter."

COMMENT: FRANK AND I GUESS KAREN WOULD  
FREQUENTLY EAT AT KIRBY'S STEAK HOUSE. FRANK  
WOULD BRAG THAT KAREN COULD EAT A 36 OUNCE  
STEAK BUT THE BIGGEST ON THE MENU IS 14 OUNCES.

SO FOR A GUY RUNNING THE TRAILER FACTORY INTO  
THE GROUND BY WASTING OUR MONEY GOING OUT TO  
EAT AT KIRBY'S WAS A CAKEWALK.

APPETIZER	\$35
SALAD	\$12
VEGGIES X 2	\$20
RIBEYE	\$65
DESERT	\$12

TOTAL X 2	\$288	PLUS NO DOUBT 6 DRINKS FOR FRANK
ADD \$48	\$336	

PLUS TAX	\$357
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PLUS TIP AT 15% \$53.00

GRAND TOTAL \$410 PLUS GAS AND WHO KNOWS WHAT ELSE.

FRANK: 24 September 2020

“You might think about getting that big chunk of limb taken down before it falls on Karen’s office.”

COMMENT: BULLSHIT: THERE WAS NO DANGEROUS LIMB.

FRANK: 10 November 2020

Advertisement: “These organic burial pods will turn your body into a tree when you die.”

COMMENT: SO WHY IS HE SUDDENLY OBSESSED WITH BURIAL PODS?

Frank: 10 November 2020

“I want to become a pecan tree so everyone can eat my nuts.”

COMMENT: ANSWER ABOVE. NOT FUNNY.

FRANK: 10 November 2020

“That might be a good idea for your cemetery. Use native pecan trees.”

“Prolly grow good. Lots of nutrients huh?”

“ Instead of headstones you have a row of beautiful pecan trees.”

COMMENT: WHY HIS SUDDEN OBSESSION WITH OUR CEMETERY? ANSWER: FRANK HAD BEEN PLANNING KAREN’S DEATH AND BURIAL FOR AT LEAST TWO YEARS IN MY OPINION.

FRANK: 19 November 2020

“Getting Grace 4 calves to raise a pen of commercial heifers.”

COMMENT: MORE BULLSHIT.

GEORGE: 19 November 2020

“Keep her away from them guns.”

COMMENT: OH NO, FRANK WANTS HER TO CARRY A GUN SO THERE WILL BE NO MYSTERY WHEN SHE IS KILLED BY ONE AND IT WON’T BE HIS.

FRANK: 19 November 2020

I ain’t smart and have given her several and taught her to shoot them She has one with her all the time. Building a hanging target for pistols now to improve her skills where she can always protect herself.”

COMMENT: THEN WHY DIDN’T SHE PROTECT HERSELF BY SHOOTING FRANK?

“Night night kitten.”

COMMENT: I GUESS HE MEANS A FORTHCOMING PERMANENT “NIGHT NIGHT”.

GEORGE: 19 November 2020

“I used to teach kids Grace’s age to shoot at lost indian camp in 1961 and 1962. It was scary with a whole line up of kids. One at a time I could have handled better.”

FRANK: 19 November 2020

“That is cool and I would have been worried shitless they would shoot me or themselves.”

“I am moving Grace to semi auto 22 with scope from her single shot iron sights. Scope is better for her and target shooting.”

“About to start training Karen on AR and get her shooting pistol more often. Ammo is high and hard to get so I have slowed down a bit.”

COMMENT: FRANK’S OBSESSION WITH GUNS AND KILLING ANYTHING THAT MOVES IS TO ME A DIRE WARNING OF KAREN’S MURDER BUT ONLY IN HINDSIGHT.

“Night night DIL.”

COMMENT: OF COURSE HE HAS THREATENED TO KILL ME MORE THAN ONCE.

GEORGE: 8 December 2020

Police Beat: “Jason L. Mojica – Aggravated assault with a deadly weapon.”

FRANK: 8 December 2020

“No surprise. Glad to see him charged. I’ll talk to DA and make sure he is fully prosecuted.”

“Is that in today’s paper?”

COMMENT: FRANK INSISTED THAT I HIRE JASON TO CLEAN UP THE TRASHED TRAILER FACTORY. HE WAS VIOLENT AND THREATENED KRISTI, BEAT UP HIS GIRLFRIEND, AND ACCORDING TO FRANK HIS BEST EMPLOYEE

GEORGE: 8 December 2020

“Yes”

FRANK: 8 December 2020

“I am on it.”

“They are pulling the file and prosecutor is instructed to go after max.”

COMMENT: INTERESTING THAT HE HAS SUCH STROKE WITH THE GIBBS MAFIA D.A.

FRANK: 13 December 202

“Your granddaughter just told me to come in her room she had something to show me.”

“She is completely packed and ready to go on Pre-Christmas travels on Friday.”

“We cancelled Santa Fe dur to NM being on lockdown with 2 week quarantine. Booked for NW Arkansas last night at Devil’s Den where we went 4-5 years ago.”

COMMENT: FRANK OBVIOUSLY ROLLING IN DOUGH.

GEORGE: 15 December 2020

“Let me know when you can take the man lift to karen’s office so we can cut off the dead limbs.”

COMMENT: HE HAS A MAN-LIFT SO HE COULD CUT OFF ANY DANGEROUS DEAD LIMBS ON BEHALF OF KAREN’S SAFETY BUT OF COURSE THE LIMBS ARE STILL INTACT.

FRANK: 15 December 2020

“Where is it now?”

COMMENT: HIS MANLIFT IS AT PRESTIGE

FRANK: 27 December 2020

“Know that I am thankful for you and Sue being my in laws. No matter what direction KiKiHeads I will always be supportive of her and thankful for you. Know that I never wanted her to leave and my love for all of you is eternal but I cannot fight what she wants to do. See you around the ville and I hope we go thru life without you changing how you feel about me. Love ya DIL and I will support and your causes as long aas I am able to do so.”

COMMENT: I THINK I AM ABOUT TO PUKE. EVIL LYING HATE FILLED BASTARD.

FRANK: 27 December 2020

“When we close on sale of property she will get a substantial check along with the one for you and Sue. At this point I do not know anything else to do to keep her here so she is free to go. Grace is #1 priority and we will split our time with her. I love Karen beyond words but she has made it clear she does not want to be married. I will work to help her move forward and for the child to adapt to this new life.”

COMMENT: MOVING FORWARD MEANT BEING BEATEN HALF TO DEATH AND THEN SHOT AND KILLED.

GEORGE: 27 December 2020

“I have faith that it will all work out for the best and that regardless you both will still be fri4ends and good parents.”

COMMENT: I WAS SOO STUPID AND BLIND.

FRANK: 3 January 2021

“Karen and Grace about to head to Galveston for 3 days. First time Karen has been on a trip with just them two like me and Grace always do.”

“ Yep, Not gonna be real warm but still nice on the beach.”

COMMENT: OBVIOUSLY KAREN AND GRACE SHOULD HAVE FLED TO SAFETY.

GEORGE: 20 March 2021

(Photo of Karen and Kristi at church. Karen happy as a lark to be rid of Frank.)

FRANK: 4 April 2021

“Do the gates at the pyramid stay open all the time for access? Grace and I will be regular visitors to I wanted to know how we handle this. I will be bringing Grace to visit her momma regularly so that she never forgets how much KiKi loved her.”

“Karen is at peace in the perfect place for her She always loved being up on top above the lake with the wind in her hair.”

COMMENT: EVIL BASTARD HAS NEVER TAKEN GRACE TO SEE HER MOTHER’S GRAVE AFTER WE BURIED TO POOR BEATEN AND MURDERED CHILD.

GEORGE: 4 April 2021

“The gate is always dummie locked.”

FRANK: 4 April 2021

“Ok. We will be out very regularly.”

“What is the plan regarding KiKi’s planting of a Magnolia tree on her grave and a bench.”

COMMENT: THEY HAVE NEVER BEEN TO VISIT KAREN’S GRAVE AFTER 8 MONTHS OF SAYING THEY WOULD GO FREQUENTLY.



GEORGE: 4 April 2021

“We will haul a load of sandy loan frm the dirt KiKi dug looking for arrowheads.”

FRANK: 4 April 2021

“If you are good with it I would like to build a steel bench with hardwood slats.”

COMMENT: MORE BULLSHIT. NEVER HAPPENED.

GEORGE: 4 April 2021

“You can build a bench if you wish.”

FRANK: 4 April 2021

“I would like to weld heavy steel tubing bench and put hardwood slats on it. Something that will last a long time.”

COMMENT: BULLSHIT SQUARED TO THE 10<sup>TH</sup> POWER.

GEORGE: 4 April 2021

“Jenny bought a rough-leaf Dogwood.”

FRANK: 4 April 2021

“Ok. As Karen requested a Magnolia tree on or near her grave can we do that? I want to honor her requests if at all possible.”

COMMENT: BIG FAT LIE. KAREN WANTED A DOGWOOD BY HER GRAVE AND A MAGNOLIA TO TAKE THE PLACE

OF THE ANCIENT POST OAK THAT FRANK BULLDOZED DOWN FOR NO REASON AND THAT GAVE SHADE CLOSE TO THE SWIMMING POOL THAT WE FINANCED AT ZERO INTEREST.

GEORGE: 4 April 2021

“Of course.”

FRANK: 4 April 2021

“I can see about getting a large Magnolia from Bius’ place.”

COMMENT: AND HE WANTED US TO PAY FOR IT AND PLANT IT AND I BELIEVE THAT IT WAS GOING TO COST AROUND \$1,000.

FRANK: 4 April 2021

“You know that nothing you or I did is what made KiKi do what she did. It was 100% her inability to forgive herself for what she thought were unforgivable sins. I did not think that they were and had already explained to her that I loved her more than anything any of us had ever done. She was unable to forgive herself. You do not have to respond just letting you know. We discussed it in depth.”

COMMENT: THIS IS CRAP. IF KAREN WAS TALKING ABOUT KILLING HERSELF THEN FRANK SHOULD IMMEDIATELY HAVE TAKEN HER TO A MENTAL HEALTH FACILITY OR IN THE VERY LEAST CALLED ME SO THAT I COULD HAVE TAKEN CARE OF HER.

AND WE NEED TO KNOW EXACTLY WHAT THE 'UNFORGIVABLE SINS' WERE. SHE WAS A PURE CHRISTIAN CHURCH GOING BELIEVER AND KNEW FULL WELL THAT ANY SIN COULD BE FORGIVEN AND ALREADY HAD BEEN FORGIVEN. I THINK THAT FRANK IS LYING THROUGH HIS TEETH. HE'S THE ONE WITH UNFORGIVEABLE SINS BUT WAIT!!! HE HAS THAT HUGE CHRISTIAN CROSS AROUND HIS NECK MEANING THAT WHATEVER CRIME HE COMMITS HE IS PRE-FORGIVEN IN ADVANCE.

FRANK: 6 April 2021

"Thank you so much for doing this. I miss KiKi beyond belief and so wish she wouldn't have been so hard on herself. She didn't have to go."

COMMENT: BEING BEATEN HALF TO DEATH AND THEN SHOT AND KILLED WAS CERTAINLY NOT BEING 'HARD ON HERSELF'. FRANK'S CRAP IS DISGUSTING.

GEORGE: 6 April 2021

"Yes, very sad for all of us."

FRANK: 7 April 2021

"I miss her so much already and I am having a hard time realizing that she really is not coming back. She was so sweet and so fragile."

COMMENT: YES, SHE WAS "FRAGILE" HAVING BEEN BEATEN HALF TO DEATH AND THEN MURDERED.

AND YES, SHE WAS SWEET BUT I NEVER SAW FRANK GIVE HER ANY LOVE OR AFFECTION. SHE WAS HIS SLAVE AND WAS TREATED LIKE A SLAVE.

GEORGE: 7 April 2021

“Indeed. I am crying and so very sad.”

FRANK: 7 April 2021

“She did not have to go. She did not have to go.”

“I am still in disbelief that she could leave Grace. She did not even say goodbye on Tuesday. She dropped her at school and started writing her note at 9:10 am on Tuesday morning.”

COMMENT: THIS IS REALLY SKETCHY. I CALLED HER THE MORNING THE DAY SHE WAS MURDERED. SHE SOUNDED NORMAL AND HAPPY AND MENTIONED THAT SHE WOULD BE HAVING LUNCH WITH FRANK, EITHER AT THE RANCH OR AT A RESTAURANT. MY GUARD WAS COMPLETELY DOWN AS I BELIEVED THAT THEY HAD AGREED TO SHARE IN TAKING CARE OF GRACE AND THAT ALL WAS WELL.

GEORGE: 7 April 2021

“So sad. If we had known we could have saved her.”

FRANK: 7 April 2021

“I keep saying that but it probably is not true. We could have delayed it. She has come close 15 times since I have been with her. She got into deep and dark places.”

COMMENT: SO HE TELLS ME THIS AFTER HE MURDERS HER. SO HE HAD 15 CHANCES TO TELL US THAT KAREN WAS ALLEGEDLY SUICIDAL AND THAT SHE NEEDED HELP. "WE COULD HAVE DELAYED IT" IS A SINISTER PHRASE. SO WHAT 'DEEP AND DARK PLACES'?

GEORGE: 7 April 2021

"KiKi is sending us this beautiful sunset."

FRANK: 7 April 2021

"I have to believe that is true right now because I have so little left to believe in. If Grace was not here I would remove the POS that drug her into what killed her and then I would check myself out. Not an option because I have Grace to raise."

COMMENT: WHAT CRAP IS THIS. THREATENING TO KILL HER FRIEND. SO WHAT DOES HE MEAN BY "DRUG HER INTO WHAT KILLED HER"?

OF COURSE KILLING HIMSELF IS 'NOT AN OPTION' NARCISSISTIC PSYCHOPATHS ONLY KILL OTHER PEOPLE.

THE IMPLICATION IS THAT AFTER SHE BECAME FRIENDS WITH THE YOUNG MAN FRANK WANTS TO KILL, HE THEN WAS SO RUTHLESS THAT SHE TRIED TO KILL HERSELF 15 TIMES. WHAT A CROCK OF SHIT.

FRANK: 7 April 2021

"She is so mature beyond her years. She is so rational and calm right now. Tells me everyday that it is me and her and we will take

care of each other and have a great life. She said her momma isn't sad anymore."

COMMENT: OMG!!! AT THE FUNERAL SHE TOLD FRANK THAT SHE WOULD TAKE THE PLACE OF KAREN. I GUESS THAT FRANK AND KAREN SHOWERED TOGETHER JUST LIKE FRANK AND GRACE.

FRANK: 22 May 2021

"We are still on track for our 1<sup>st</sup> closing on Sept and I will give your checks to Hans the day that happens."

FRANK: 23 August 2021

"Is the gate to the pyramid unlocked today. I am going to ride out and see Karen. Please advise."

GEORGE: 23 August 2021

"Its open."

FRANK: 26 August 2021

"They are down to finalizing surveys and last docs for our closing. We should close in the next 10 days or so and I am having the title company cut yours and Sue's checks at closing. I'll let you know the day we close to you can pick them up."

COMMENT: MORE BULLSHIT. FRANK STILL HAS SUE'S INTEREST AND MY \$100,000 PLUS INTEREST. AND OF COURSE ALL OF OUR MONEY WAS TO HAVE BEEN GUARANTEED BY FRANK WHO TOLD ME MULTIPLE TIMES NOT TO WORRY HE WOULD PAY IT ALL BACK.

FRANK: 4 October 2021

“Just letting you know the estimated closing date is now next Tuesday or Wednesday based on the legal docs. Title company has your info and I will text you whatever date we close so you can pick up yours and Sue’s checks.”

**COMMENT: I WENT TO THE TITLE COMPANY AND THEY TRIED TO SUCKER PUNCH BY MAKING ME BELIEVE THAT I WAS SIGNING THAT I HAD RECEIVED THE CHECK. INSTEAD IT WAS AN EFFORT TO EXTORT THE MONEY FROM ME AND SUE UNLESS I SIGNED AN ILLEGAL DOCUMENT SAYING THAT WE WOULD NEVER GO AFTER FRANK FOR MURDERING KAREN, OR TO RECOVER ANY OF OUR MONEY THAT WE HAD BEEN DEFRAUDED OUT OF.**