



Watson Energy Investments, LLC

Jim McCabe, Managing Partner (210) 705-0740

Executive Summary Palo Pinto County, Texas

**Barron – Keck Leases
Palo Pinto County, Texas**

OVERVIEW

WATSON ENERGY INVESTMENTS, LLC, a Nevada Corporation (the “Company” or “Watson”) hereby offers up to a maximum of \$825,000 and a minimum of (\$250,000) of the Company's One Hundred Percent (100%) Working Interest in up to 6 Existing Wells to be reworked in Palo Pinto County, Texas to qualifying “Accredited Investors” (as defined under rules promulgated by the Securities Exchange Commission) (the “Offering”). The Working Interest is being offered in denominations of \$25,000 with a minimum purchase of One Unit (\$25,000) per Subscriber. Net proceeds from the Purchase Price of the Units will be used to rework up to 6 Existing Wells and operate and develop commercial oil and gas zones. The Existing Wells are being reworked on a “Turn-key” basis. Investors will not be assessed for any rework costs more than initial Purchase Price of the Units. Investors will, however, be assessed for Operating Costs. Watson, as Operator, will be responsible for the Program operations. The Operating Agreement determines the rights and obligations of the Investors and Watson. See “DEFINITIONS.” The minimum purchase by any Investor is ONE (1) UNIT (totaling \$25,000); however, subscriptions for less than one Unit may be accepted in the sole discretion of the Company. The maximum number of Units is 33, and the minimum number of Units required for Program activation is 10. If subscriptions for at least 10 Units (\$250,000) have not been received by the Offering Termination Date, no Units will be sold and all Subscription funds will be returned to prospective Investors with applicable interest paid on such funds within thirty (30) days after the Offering Termination Date.

Watson hereby offers an aggregate of 33 Units of participation in Working Interests in the wells, at a purchase Price of \$25,000 PER UNIT, all of which is payable in cash with the Subscription. Each Unit represents a 2.27% Working Interest and a 1.70% Net Revenue Interest in each well bore reworked for the life of that wellbore.

Watson or its designee will receive an Operator's fee, as well as other reasonable compensation. The minimum purchase by any Investor is One (1) Unit, subject to the right of Watson to sell fractional Units to individual investors. The Units are offered to qualified Accredited Investors who satisfy the suitability standards set forth herein and are otherwise acceptable to Watson. This Offering will terminate on or before December 30, 2019, unless extended by the Company for a period not to exceed 90 days.

Watson is a company specializing in the acquisition and development of oil and gas leases and of the acquisition and further development of producing and non-producing oil and gas fields.

Lease Summary

Watson has entered into a Letter of Intent to acquire with proceeds from this Offering all the lease rights and assets located at the respective Wells from Royal Texan Resources Co. (“RTR”). RTR is not an Affiliate of the Company or any officer or director of the Company. The Barron-Keck Lease Acreage is located on approximately 235 acres being a part of Lots 30 and 31 of League 2 of the Burleson County School, north of the City of Gordon, in Palo Pinot County, Texas. The base lease terminates December 2020, however, all production from the rework of the Wells completed within the term of the lease will continue to subject to the terms of the lease in perpetuity. The lease currently contains seven wells known as the Barron 1, 2, 3, 5, 6, 9 and the Keck 1. It is located in the heart of a prolific oil and gas producing area. All wells were drilled and completed in 2005 and 2006. The wells contain stacked pays in the Barnett Shale, Big Saline Upper and Lower, Conglomerate and Marble Falls.

Physical Address: 4425 US Hwy 1 South | Suite 705 | Saint Augustine, Florida 32086

Mailing Address: 135 Jenkins Street | Suite 105B-356 | Saint Augustine, Florida 32086

The Barron #5 was drilled to a depth of 3395' in 2005. The well was tested at this depth and was producing 150 mcf's per day in the conglomerate. The Big Saline also logged well at a depth of 3310' and the company decided to bridge plug and come up hole. The Big Saline in the Barron #5 made them 94,925 mcf's in the first 6 months. That is an average of 527 mcf's per day. I propose pulling the well, breaking through the bridge plug, perforating and Cross Link Gel Frac the Conglomerate. I project 150 mcf's per day or possibly more. That prior test was based on natural treatment and flowing. I recommend stimulating the zone by pumping and also treating the well to open it up.

The Barron #9 was drilled to a depth of 3794 in 2006. It was perforated in the Conglomerate and was treated with an acid wash. Although this well came in flowing 186 mcf's per day it did not produce for long. The zone is tight and was never frac'd. Even being tight this well holds pressures of 800#'s on the well head gauge. I propose going in and performing a Cross Link Gel Frac on the open perfs. This should help the well flow in. Based on past wells with this treatment and zone I expect approximately 160 mcf's from this treatment.

The Barron #3 was drilled to a depth of 3841 in 2005. The well came in make 173 mcf's in the Marble Falls. Water soon arrived and the well was never messed with again. This well had great shows in the Big Saline at a depth of 3080' , 3210' , and 3340'. I propose bridge plugging the Marble Falls, perforating the Big Saline and performing a Cross Link Gel Frac on the zone. Based on past wells with this treatment and zone I expect approximately 135 mcf's from this treatment.

The Barron #2 was drilled to a depth of 3820' in 2005. This well flowed 134,130 mcf's in its first 6 months. This is an average of 745 mcf's per day producing from the Big Saline naturally treated at a depth of 3,116. I propose going in and fracing this zone to open it up and pump it to stimulate the zone. I project production of up to 150 mcf's per day.

The Barron #6 was drilled to a depth of 3795' in 2005. It produced well out of the Barnett Shale and soon the water came. This would be an excellent injection well. I propose converting this into an injection well to take the water from all other wells making this lease super economical.

The Keck #1 was drilled to a depth of 3839' in 2005 and it adjoins the Barron lease. It covers a 40 acres lease around the well bore. Royal Texan Resources has the first right of refusal to lease the other 120 acres on the Keck but chose to see what the Keck #1 well produced before going forward. The key interest is this well is a zone at approximately 1,700'. I propose cutting the casing on this well and plugging the lower zones. Then resetting the casing and cementing for the 1,700' zone. Perforating and Treating this well and putting it on pump. There is an offset well approximately 3,000 ft. away that produced from this 1,700' ft. zone and produced over 500,000 mcf's of gas. If the Keck #1 produces as we hope this will allow us to drill 10-12 wells across the Barron lease.

My name is WL Shubert. I have been in the oil industry for over 53 years. I was in this area when the Barron and Keck leases were drilled and knew the company and employees personally. This has given me the knowledge of the leases. It is my recommendation to work over the wells as described above. In doing this it could bring in upwards to 500 mcf's total. The key objective of this lease workover is to get the production that the past operator left behind. Wells were tested proving the production and the operator would move on to a better paying zone.

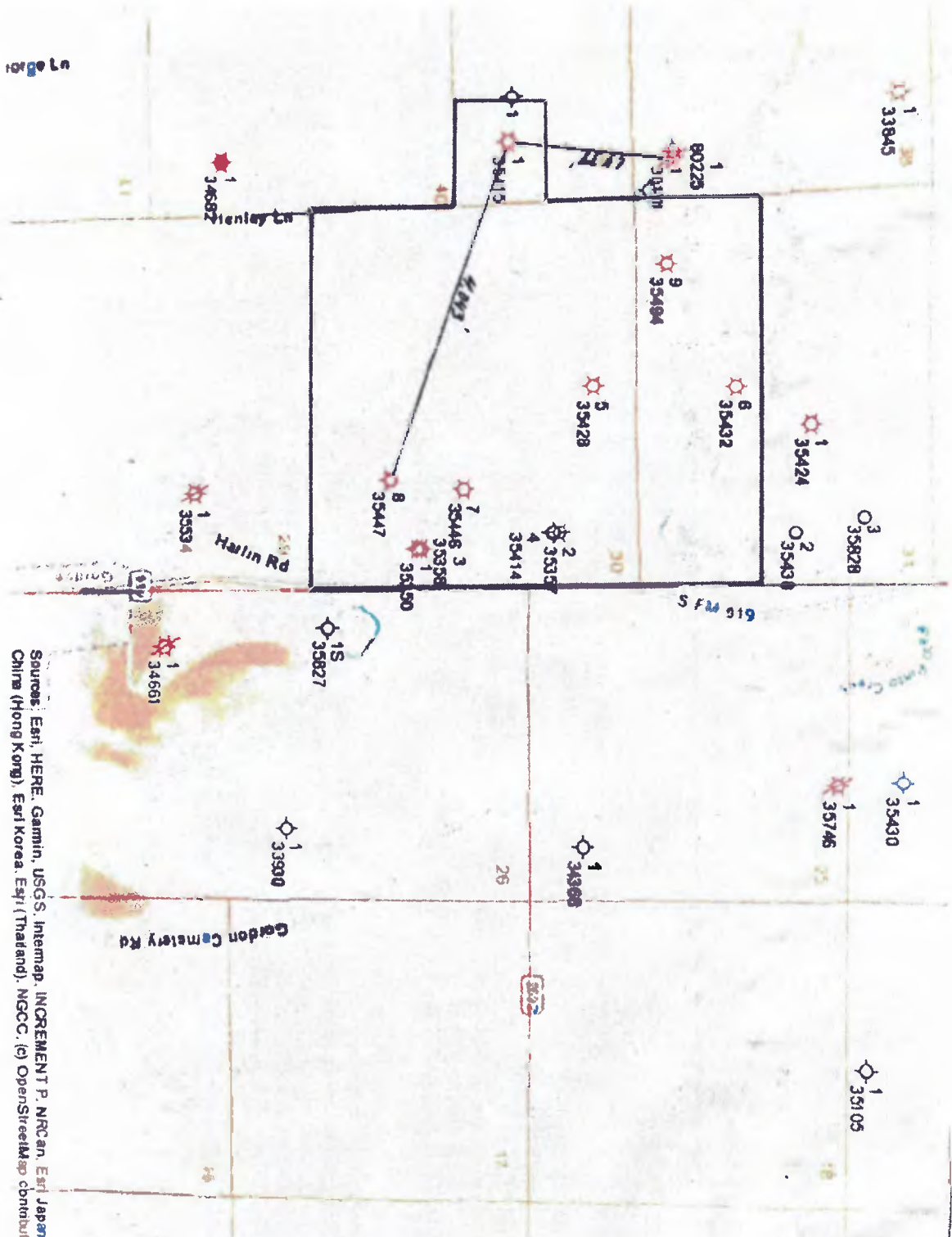
WL Shubert
Oil and Gas Consultant

FORT WORTH BASIN COUNTY MAP



- GREEN Primarily Oil with Associated Gas
- RED Primarily Gas with Associated Condensate
- ORANGE Gas with Associated Condensate

THREE KEY STRAWN WELLS

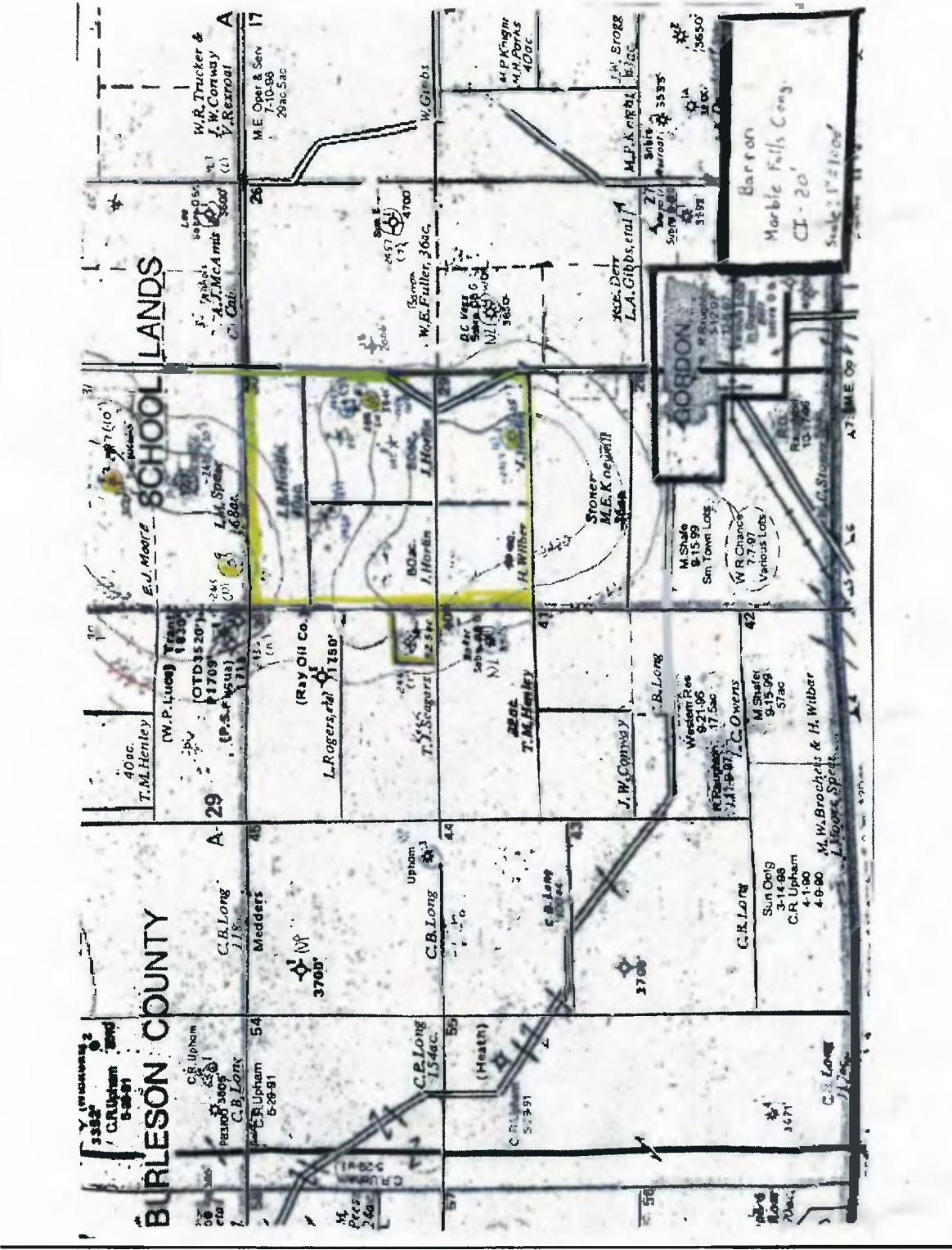


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors

BARRON MARBLE FALLS CONGLOMERATE

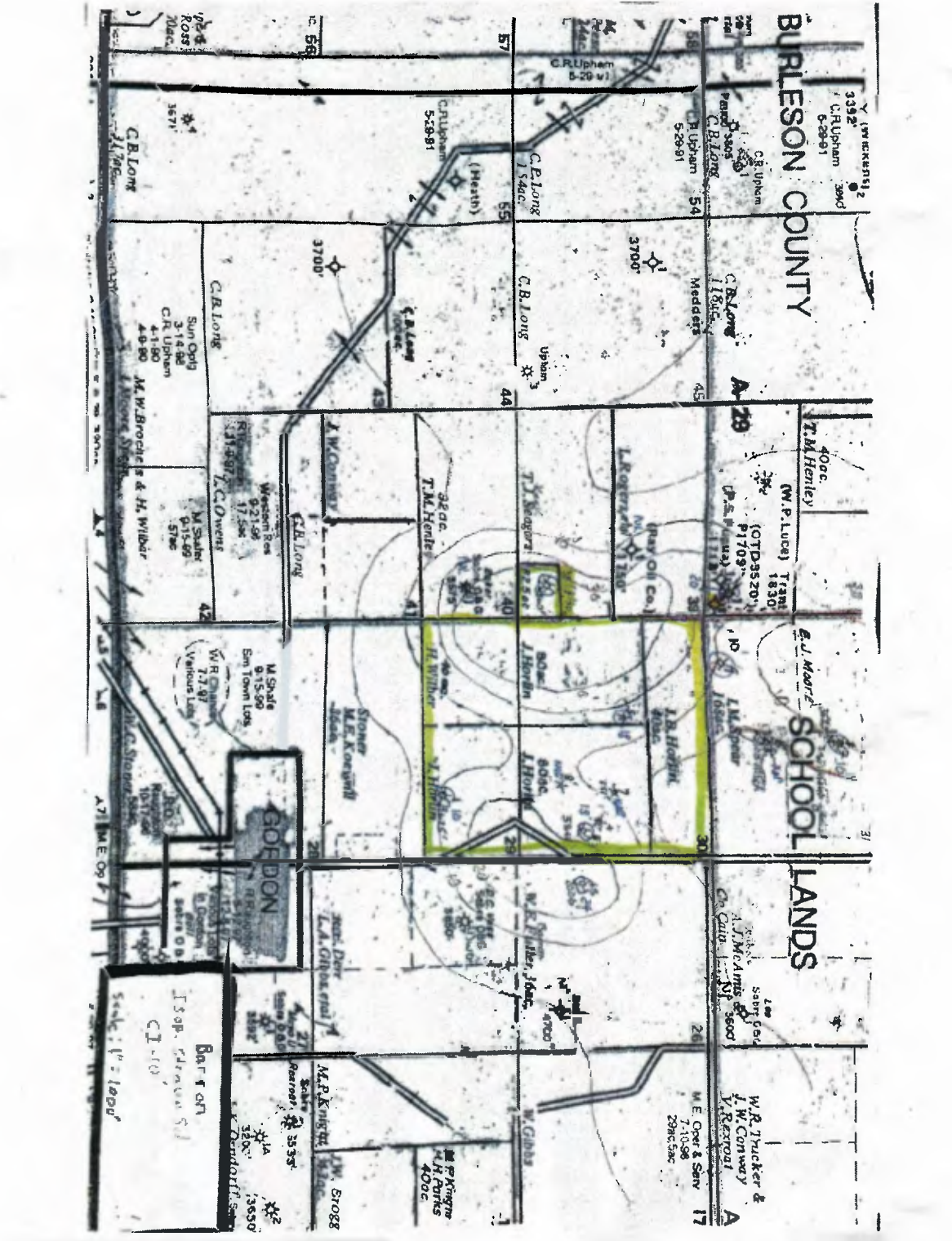
CONTOUR MAP

CI - 20' Scale: 1" = 1,000'



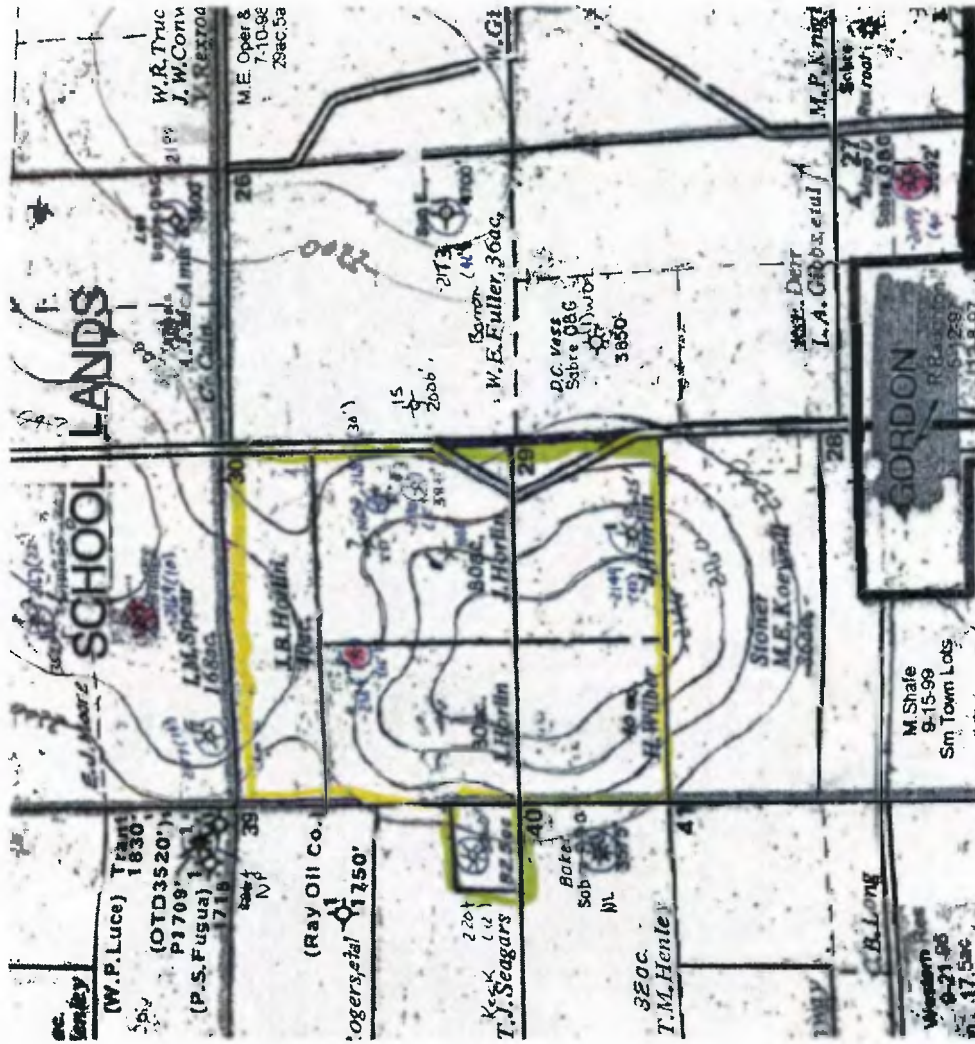
BARRON ISOP STRAWN SAND
CONTOUR INTERVAL TEN FEET

Scale: 1" = 1,000'



BARRON BIG SALINE FORMATION CONTOUR MAP

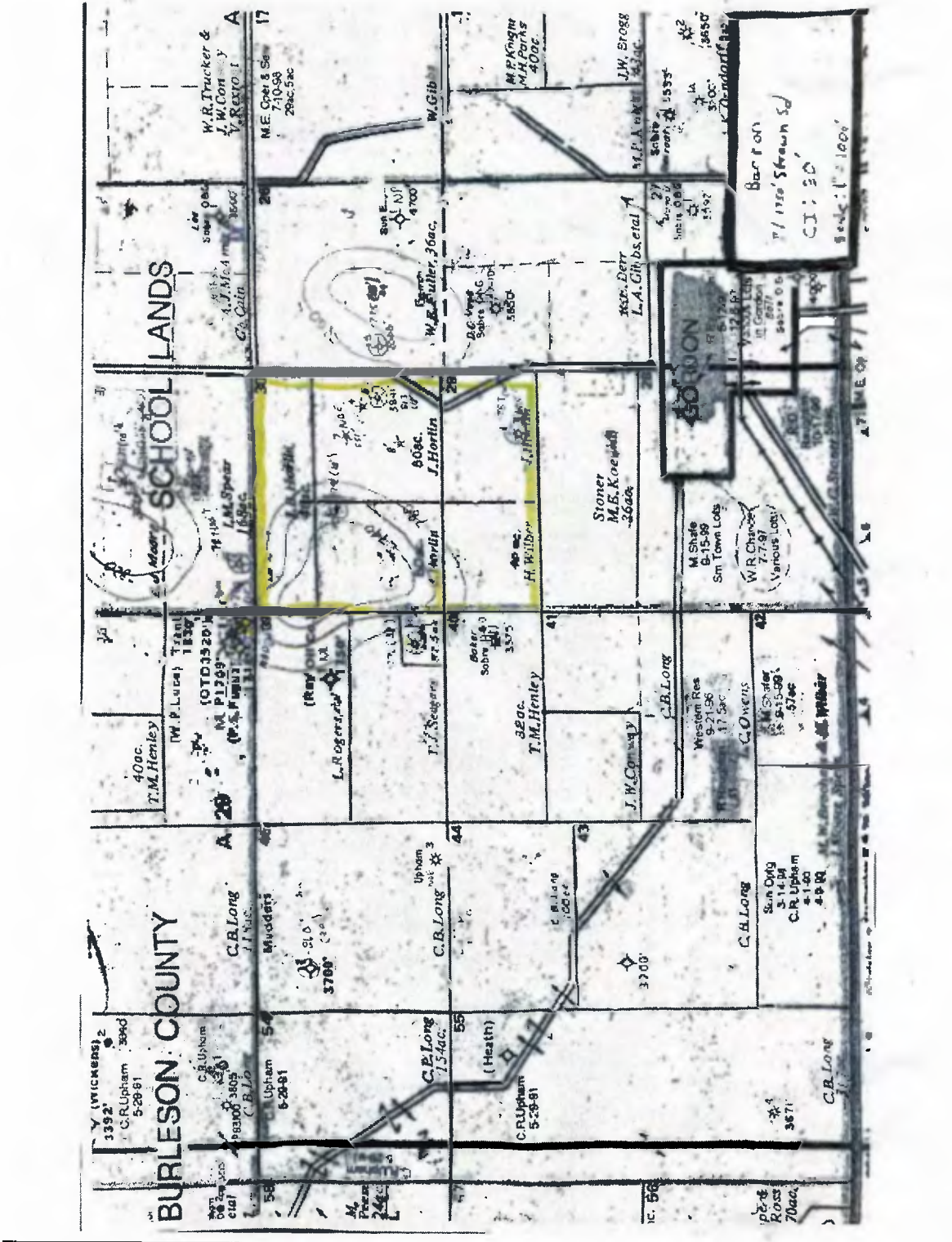
CI = 20'



Big Saline L
Contour 20

BARRON TOP 1,750' STRAWN SAND

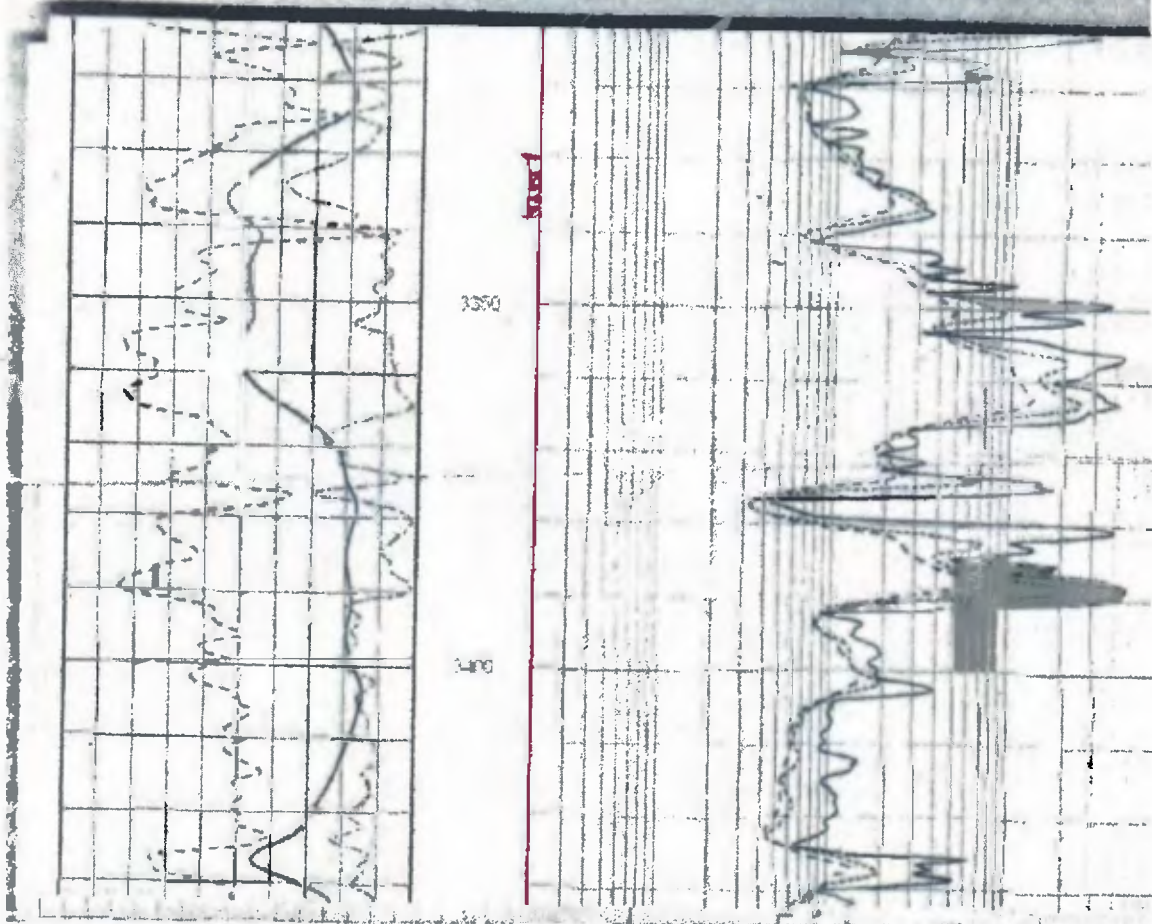
Contour Interval 30'

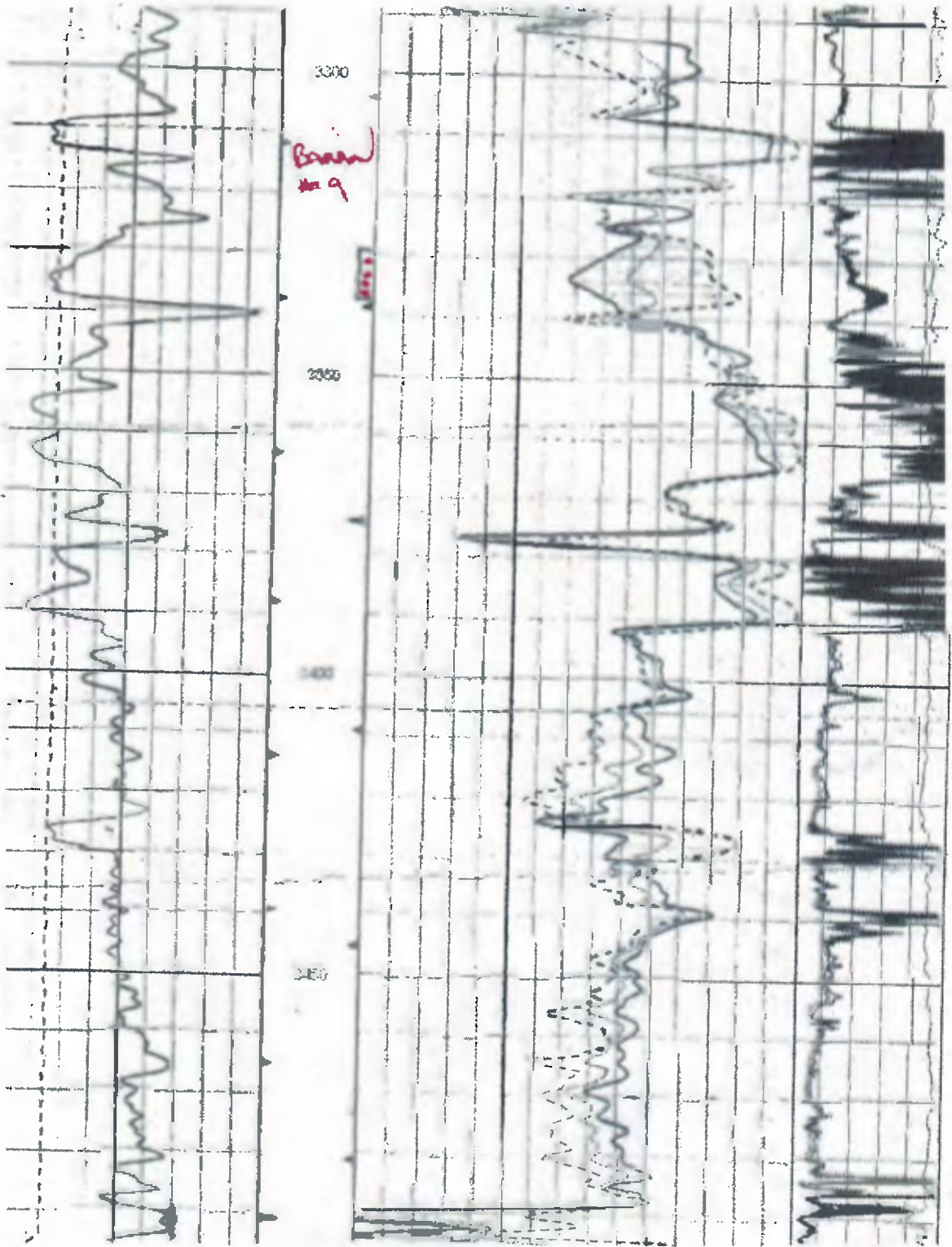


BARRON #9 LOG

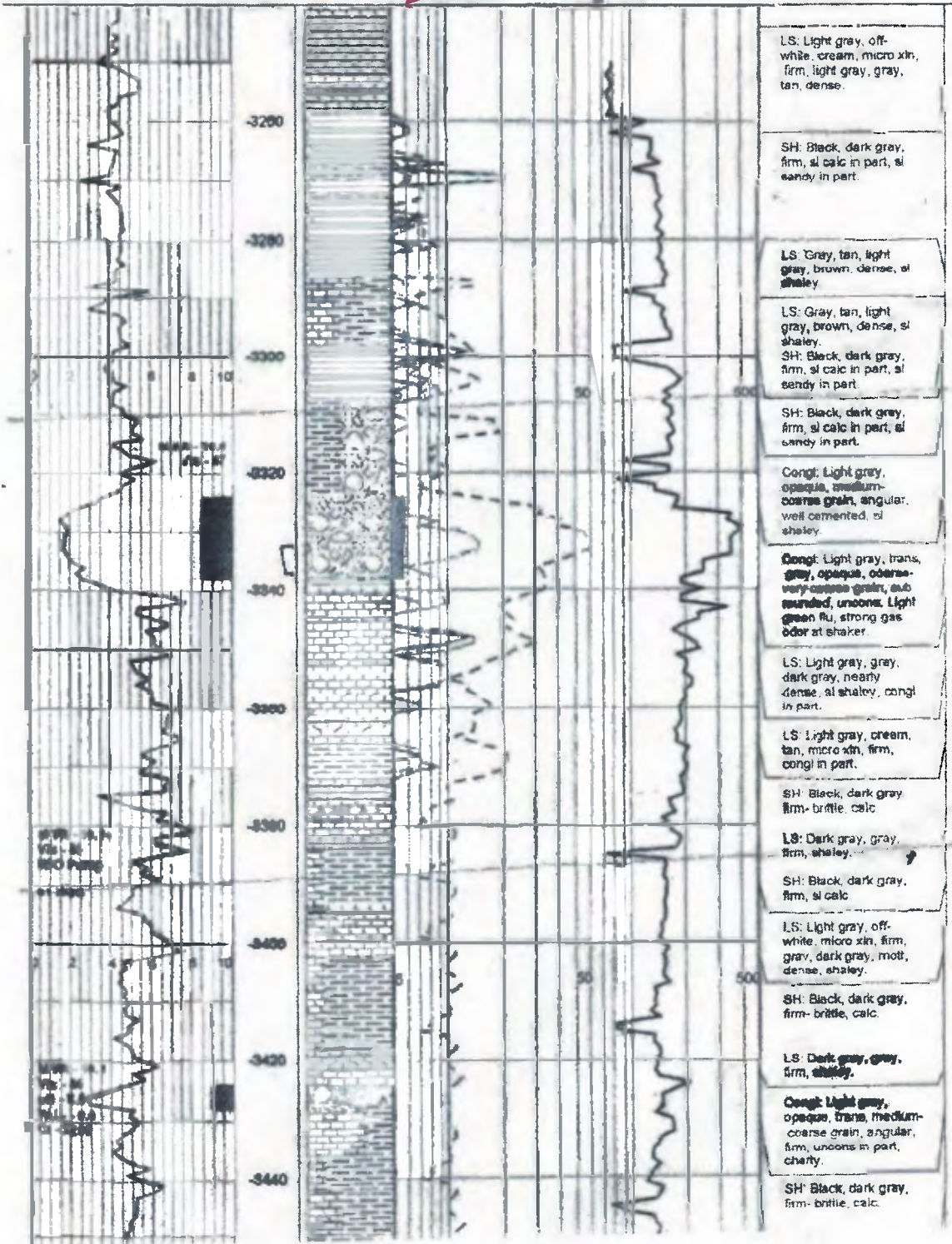
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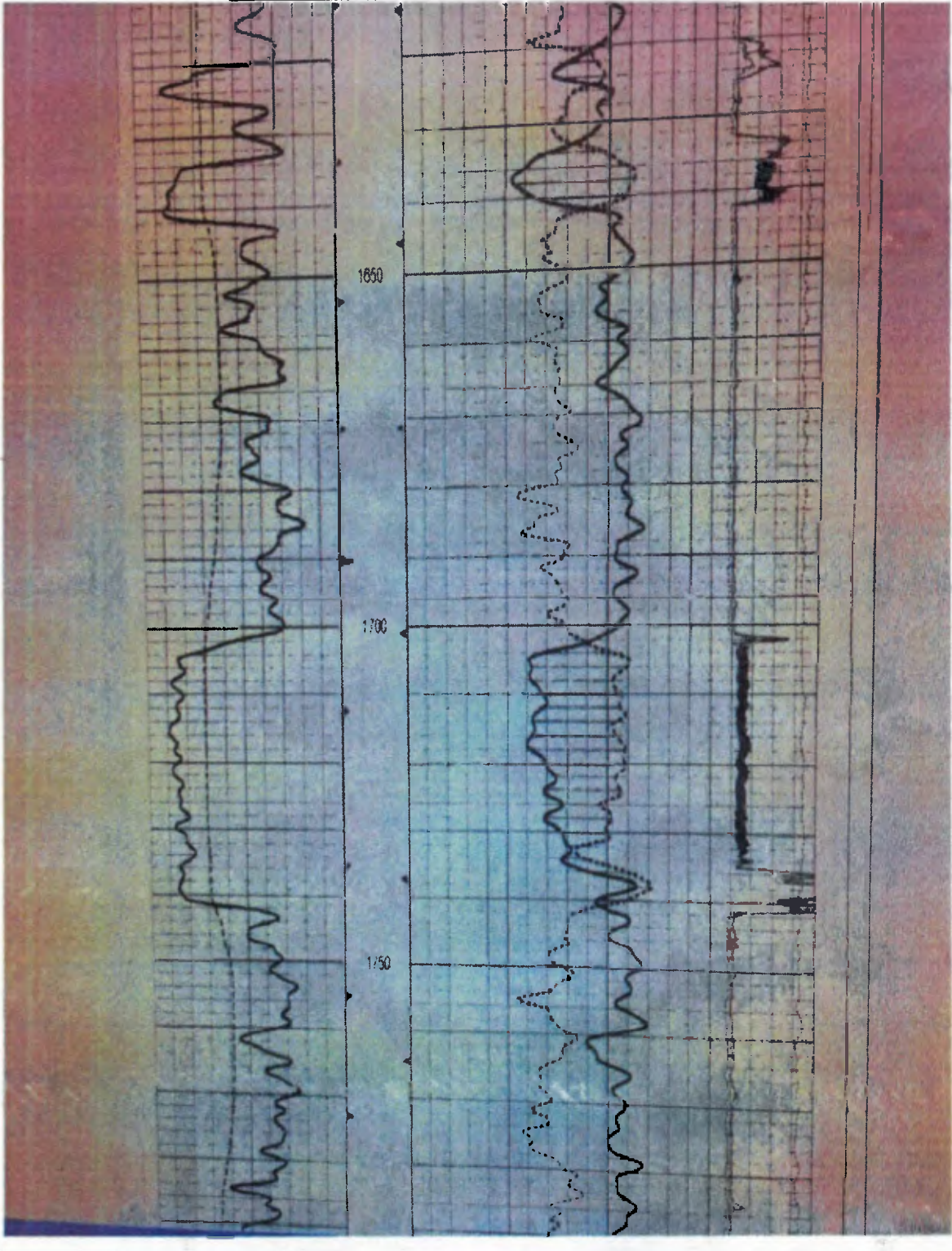




Barron # 9



KECK #1 LOG STRAWN SECTION





BARRON #5 PUMP JACK



BARRON #5 TANK BATTERY

AUTHORITY FOR EXPENDITURE

PROGRAM: WATSON BARRON - KECK REWORK
OPERATOR: Watson Energy Investments, LLC
COUNTY: Palo Pinto
DEPTH: ~3,900
WELL: 6 Existing Wells
STATE: Texas
ZONES: Big Saline, Conglomerate, Marble Falls, Barnett
OPERATOR: Watson Energy Investments, LLC or Its Designee
WELLS: Rework In Palo Pinto County, Texas
SPOT LOCATION: See Private Placement Memorandum
OBJECTIVES: Saline, Conglomerate, Marble Falls, Strawn

A FE PREPARED BY ROYAL TEXAN RESOURCES, CO.

<u>ITEM</u>	<u>ITEM COST</u>	<u>UNITS</u>	<u>TOTAL COST</u>
<u>Barron Lease</u>			
Lease Cost	180,000.00	1	180,000.00
<u>Barron #5 Well</u>			
Pulling Unit	220.00	40	8,800.00
Test Tubing	.75	3395	2,546.25
Knock out bridge plug	2,500.00	1	2,500.00
Perforate Conglomerate	4,500.00	1	4,500.00
Cross Link Gel Frac	15,000.00	1	15,000.00
Packer	2,500.00	1	2,500.00
		Phase One Total	35,846.25
Squeeze upper zone	4,500.00	1	4,500.00
Water	3,800.00	1	3,800.00
Supervision	500.00	7	3,500.00
Miscellaneous	10,000.00	1	10,000.00
		Phase Two Total	39,800.00
		<u>TOTAL #5</u>	<u>75,646.25</u>
<u>Barron #9 Well</u>			
Pulling Unit	220.00	40	8,800.00
Cross Link Gel Frac	15,000.00	1	15,000.00
Packer	2,500.00	1	2,500.00

Tested Tubing	.75	3395	2,546.25
Working String 27/8	2.75	3395	9,336.25
Downhole Pump	2,500.00	1	2,500.00
		Phase One Total	42,682.50
Gas motor repair	3,800.00	1	3,800.00
Move 160 PJ	8,800.00	1	8,800.00
Supervision	500.00	7	3,500.00
Miscellaneous	10,000.00	1	10,000.00
		Phase Two Total	26,100.00
		<u>TOTAL #9</u>	<u>68,752.50</u>

Barron #3 Well

Pulling Unit	220.00	40	8,800.00
Bridgeplug Barnett shale	3,500.00	1	3,500.00
Perforate Conglomerate	4,500.00	1	4,500.00
Cross Link Gel Frac	15,000.00	1	15,000.00
Packer	2,500.00	1	2,500.00
Tested Tubing	.75	3395	2,546.25
Downhole Pump	4,500.00	1	4,500.00
Gas Motor Repair	3,800.00	1	3,800.00
Supervision	500.00	7	3,500.00
Miscellaneous	10,000.00	1	10,000.00
		<u>TOTAL #3</u>	<u>58,646.25</u>

Barron #2 Well

Pulling Unit	220.00	40	8,800.00
Bridgeplug Barnett shale	3,500.00	1	3,500.00
Perforate Conglomerate	4,500.00	1	4,500.00
Cross Link Gel Frac	24,166.25	1	24,166.25
Packer	2,500.00	1	2,500.00
Tested Tubing	.75	3395	2,546.25
Downhole Pump	4,500.00	1	4,500.00
Gas Motor Repair	3,800.00	1	3,800.00
Supervision	500.00	7	3,500.00
Miscellaneous	10,000.00	1	10,000.00
		<u>TOTAL #2</u>	<u>67,812.50</u>

Barron #6 Injection Well

Pulling Unit	220.00	30	6,600.00
Packer	2,500.00	1	2,500.00
Coated Pipe	3.50	3395	11,882.50
Triplex injection Pump	4,500.00	1	4,500.00

Gas Motor Repair	3,800.00	1	3,800.00
Supervision	500.00	7	3,500.00
Miscellaneous	10,000.00	1	<u>10,000.00</u>
TOTAL #3			<u>58,646.25</u>

Keck #1 Well

Pulling Unit	220.00	40	8,800.00
Cut Casing	4,500.00	1	4,500.00
Plug/Cement Lower Zone	4,500.00	1	4,500.00
Set Casing/Cement 1,800'	7,500.00	1	7,500.00
Frac Zone	28,500.00	1	28,500.00
Tested Tubing	.75	3300	2,475.00
Downhole Pump	2,500.00	1	2,500.00
Gas Motor Repair	3,800.00	1	3,800.00
Supervision	500.00	7	3,500.00
Miscellaneous	10,000.00	1	<u>10,000.00</u>
TOTAL KECK #1			<u>80,575.00</u>

TOTAL ALL WELLS \$590,081.75

PROGRAM OPERATIONS

Program Operations and Unit Offering Expenses	37,500.00	1	37,500.00
Commissions Broker/Dealers	2,000.00	32	64,000.00
Texas Railroad Commission Bond	50,000.00	1	50,000.00
Insurance	25,000.00	1	25,000.00
Contingencies	58,418.25	1	<u>58,418.25</u>
TOTAL PROGRAM OPERATIONS			<u>234,918.25</u>

GRAND TOTAL BARRON – KECK REWORK PROGRAM: \$825,000.00

APPROVED: _____

DATE: _____

BARRON – KECK EXISTING EQUIPMENT LIST

SUMMARY

BARRON LEASE

<u>BARRON 1</u>	\$9,050.00
<u>BARRON 2</u>	\$42,100.00
<u>BARRON 4*</u>	\$3,625.00
<u>BARRON 5</u>	\$33,660.00
<u>BARRON 6</u>	\$29,640.00
<u>BARRON 9</u>	\$18,770.00
<u>KECK 1</u>	\$48,530.00

LEASE TOTAL **\$185,375.00**

BARRON 1				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
1	16 PUMP UNIT	\$3,500.00	N	\$3,500.00
500 FT	2 3/8" 8RD J-55 USED DOWNHOLE TUBING (IN SERVICE)	\$2.25	N	\$1,125.00
	CONDITION UNKNOWN			
500 FT	5/8" USED DOWNHOLE RODS (IN SERVICE)	\$0.85	N	\$425.00
	CONDITION UNKNOWN			
	MISC. EQUIPMENT			
1	DOWNHOLE ROD PUMP & PUMPING ACCESSORIES	\$1,500.00	N	\$1,500.00
1	WELL HEADS AND FITTINGS	\$2,500.00	N	\$2,500.00
BARRON 1 TOTAL				\$9,050.00

BARRON 2				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
3000 FT	2 3/8" 8RD J-55 USRD DOWNHOLE TUBING (IN SERVICE)	\$2.25	N	\$6,750.00
	CONDITION UNKNOWN			
3000 FT	"MIXED STRING" 5/8" - 3/4" USED RODS (IN SERVICE)	\$0.85	N	\$2,550.00
	CONDITION UNKNOWN			
1	NATIONAL 40 PUMPING UNIT (IN SERVICE)	\$6,500.00	N	\$6,500.00
	UNIT IN GOOD CONDITION, NO LEAKS & APPEARS TIGHT			
1	WITTE #C15RC ENGINE, RUNS GOOD	\$1,500.00	N	\$1,500.00
1	210 BBL. USED STEEL TANK (IN SERVICE) NEW IN 2011	\$7,500.00	N	\$7,500.00
1	300 BBL FBGL. TANK (IN SERVICE)	\$8,000.00	N	\$8,000.00
1	16 X 10' 2-PH SEPERATER	\$2,500.00		\$2,500.00
1	BARTON METER & 2" METER RUN	\$800.00	N	\$800.00

	MISC. EQUIPMENT			
1	DOWNHOLE ROD PUMP & PUMPING ACCESSORIES	\$3,500.00	N	\$3,500.00
1	WELL HEADS AND FITTINGS	\$2,500.00	N	\$2,500.00
TOTAL BARRON 2				\$42,100.00

BARRON 4				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
500 FT	2 3/8" 8RD J-55 USED DOWNHOLE TUBING	\$2.25	N	\$1,125.00
	CONDITION UNKNOWN			
	MISC EQUIPMENT			
1	WELL HEADS	\$2,500.00	N	\$2,500.00
TOTAL BARRON				\$3,625.00
				4

BARRON 5				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
3100 FT	2 3/8" 8RD J-55 USED DOWNHOLE TUBING (IN SERVICE)	\$2.25	N	\$4,725.00
	CONDITION UNKNOWN			
3100 FT	3/4" USED RODS (IN SERVICE)	\$0.85	N	\$2,635.00
	CONDITION UNKNOWN			
1	57 CABOT PUMPING UNIT (IN SERVICE)	\$6,000.00	N	\$6,000.00
	CONDITION GOOD, NO LEAKS, APPEARS TO BE TIGHT			
1	WAUKESHA 4 CYL. ENGINE	\$1,500.00	N	\$1,500.00
1	210 BBL. STEEL TANK (JUNK)	\$1,500.00	N	\$1,500.00
1	400 BBL FBGL. USED TANK	\$8,000.00	N	\$8,000.00
1	16 X 10' 2-PH USED SEPERATOR	\$2,500.00	N	\$2,500.00
1	BARTON METER & 2" METER RUN	\$800.00	N	\$800.00
	MISC. EQUIPMENT			
1	DOWNHOLE ROD PUMP & PUMPING ACCESSORIES	\$3,500.00	N	\$3,500.00
1	WELL HEADS & FITTINGS	\$2,500.00	N	\$2,500.00
TOTAL BARRON				\$33,660.00
				5

BARRON 6				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
3400 FT	2 3/8" 8RD J-55 used DOWNHOLE TUBING (IN SERVICE)	\$2.25	N	\$7,650.00
	CONDITION UNKNOWN			
3400 FT	3/4" USED RODS (IN SERVICE)	\$0.85	N	\$2,890.00
	CONDITION UNKNOWN			
1	BETHLEHAM 160-200-74 PUMPING UNIT (IN SERVICE)	\$14,500.00	N	\$14,500.00
	GOOD CONDITION, NO LEAKS, APPEARS TIGHT			
1	4 CYL. FORD ENGINE	\$1,500.00	N	\$1,500.00
1	16 X 10' USED SEPERATER	\$2,500.00	N	\$1,500.00
1	BARTON METER & 2" METER RUN	\$800.00	N	\$800.00
	MISC. EQUIPMENT			
1	DOWNHOLE PUMP & PUMPING ACCESSORIES	\$3,500.00	N	\$400.00
1	WELL HEADS & FITTINGS	\$2,500.00	N	\$400.00
			TOTAL BARRON	
			6	\$29,640.00

BARRON 9				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
3300 FT	2 3/8" 8RD J-55 USED DOWNHOLE TUBING (IN SERVICE)	\$2.25	N	\$2,310.00
	CONDITION UNKNOWN			
3300 FT	3/4" USED RODS	\$0.85	N	\$660.00
	CONDITION UNKNOWN			
1	"OCS" (PARKERSBURG) CHAIN DRIVE PUMPING UNIT	\$6,500.00	N	\$6,500.00
	APPEARS GOOD, NO LEAKS			
1	16 X 10' 2-PH USED SEPERATOR (PNEUMATIC DUMPS)	\$2,500.00	N	\$2,500.00
1	BARTON METER & 2" METER RUN	\$800.00	N	\$800.00
	MISC. EQUIPMENT			
1	DOWNHOLE PUMP & PUMP ACCESSORIES	\$3,500.00	N	\$3,500.00
1	WELL HEADS & FITTINGS	\$2,500.00	N	\$2,500.00
			TOTAL BARRON	
			9	\$18,770.00

KECK 1				
QUANTITY	DESCRIPTION	PRICE	DISC	AMOUNT
3300 FT	2 3/8" 8RD J-55 USED DOWNHOLE TUBING	\$2.25	N	7,425.00
	CONDITION UNKNOWN			
3300 FT	3/4" USED RODS	\$0.85	N	\$2,805.00
1	114 Pump Jack	\$3,500.00	N	\$3,500.00
1	16 X 10' 2-PH USED SEPERATOR	\$2,500.00	N	\$2,500.00
1	BARTON METER & 2" METER RUN	\$800.00	N	\$800.00
2	210 BBL. USED STEEL TANK (IN SERVICE) NEW IN 2011	\$7,500.00	N	\$15,000.00
1	300 BBL FBGL. TANK (IN SERVICE)	\$8,000.00	N	\$8,000.00
1	16 X 10' 2-PH SEPERATER	\$2,500.00		\$2,500.00
	MISC. EQUIPMENT			
1	DOWNJOLE PUMP & PUMP ACCESSORIES	\$3,500.00	N	\$3,500.00
1	WELL HEADS & FITTINGS	\$2,500.00	N	\$2,500.00
		TOTAL BARRON		
		<u>9</u>		\$48,530.00

THIS EXECUTIVE SUMMARY IS NEITHER AN OFFER TO SELL NOR SOLITATION BY THE COMPANY. ANY SUCH OFFER CAN ONLY BE MADE IN CONJUNCTION WITH THE COMPANY'S PRIVATE PLACEMENT MEMORANDUM AND IS AVAILBLE ONLY TO THOSE PERSONS OR ENTITIES THAT ARE QUALIIFED AS "ACCREDITED" AS PROMOGATED UNDER SECURITIES AND EXCHANGE COMMISSION RULES.