

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE *William Connor* Deputy

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

- Date: January 24, 2014
- Grantor: Geomeg Energy, LP
- Beneficiary: Citizens Bank
- Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
- Recording Information: Deed of Trust dated January 24, 2014 and recorded under Clerk's File No. 140585, in the Official Public Records of Caldwell County, Texas (the "Deed of Trust").

2. Property to be Sold. The property to be sold (the "Property") will include all or a part of the following:

- (a) All of the right, title and interest of Grantor described in the Deed of Trust and any extension thereof in and to those certain oil, gas and mineral fee and leasehold estates, including without limitation all working interests, leasehold estate interests, mineral estate interests, royalty interests, overriding royalty interests, revenue interests of any type, production payment interests, interests under any gas purchase agreements, gas balancing rights, and any and every other interest of any character or nature in oil, gas or other minerals, and any surface estate interest in and to the property more particularly described in the schedule attached hereto, marked Exhibit "A" for identification, incorporated herein and made a part hereof for all purposes (the "Land");
- (b) All of the right, title and interest of Grantor in and to all improvements and personal property of any kind or character defined in and subject to the provisions of the Uniform Commercial Code, including the proceeds and products from any and all of such improvements and personal property and situated on any of the Land, including, but not limited to, pipe, casing, tubing, rods, storage tanks, boilers, loading racks, pumps, foundations, warehouses, and all other personal property and equipment of every kind and character upon, incident, appurtenant or belonging to

and used in connection Grantor's interest in the Land, including all oil, gas, and other minerals produced or to be produced to the account of Grantor from the Land and all accounts receivable, general intangibles and contract rights of Grantor in connection with the Land or Leases, defined in the Deed of Trust, and all proceeds, products, substitutions and exchanges thereof;

- (c) Any and all rights of Grantor to liens and security interests securing payment of proceeds from the sale of production from the Land, including but not limited to, those liens and security interests provided for in TEX. BUS. & COM. CODE ANN. Sec. 9.343;
- (d) Any and all other real or personal property described in (i) the Deed of Trust and any modifications or amendments thereto; or (ii) that certain Assignment to Trustee of Oil and Gas Production, dated January 24, 2014, in favor of Kenneth R. Plunk, Trustee, filed for record in the Office of the County Clerk of Caldwell County, Texas, under Clerk's File No. 140586 of the Official Public Records of Caldwell County, Texas, and any modifications or amendments thereto (the "Assignment of Production"), (iii) any instrument or lien thereby renewed or extended, and (iv) any instrument or lien renewing or extending same. The Deed of Trust, Assignment of Production and other documents described above are referred to herein collectively as the "Lien Documents;" and
- (e) Any additional right, title or interest of Grantor acquired or to which a Grantor became entitled to in any of the foregoing, or in the oil, gas or other minerals in or under the Land at any time after the Lien Documents.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following

date, time and place:

Date: **January 5, 2021**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Caldwell County Justice Center in Lockhart, Texas, at the following location:

In the area of such Courthouse designated by the Caldwell County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado Street, Lockhart, Texas 78644.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or

implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 27, 2017 promissory note in the original principal amount of \$4,100,000.00, executed by Geomeg Energy, LP, and payable to the order of Citizens Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens Bank, Attention: Jim Griffin, telephone (903) 984-8671.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: December 8, 2020.



SCOTT A. RITCHESON, Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

## EXHIBIT "A"

All of Mortgagor's right, title and interest in and to oil, gas and other minerals, of every nature, character, interest and type, including without limitation, all working interest, leasehold estate interest, mineral estate interest, royalty interest, overriding royalty interest, revenue interest of any type, production payment interest, interest under gas purchase agreements, gas balancing rights, and any and every other type of interest of any character or nature in oil, gas or other minerals, and any surface estate interest, in and to the property set forth below. The scope of the property interests referenced below shall not be limited or impaired by any headers, labels, listing of well names, or the like. The property shall include all leases and lands identified on this Exhibit, without limitation for any specific references, definitions or anything else that may be construed as limiting the scope of the property described herein.

### Caldwell County, Texas

**Lurline Ballard Lease, RRC No. 12063**  
**Neal Ballard 3 Lease, RRC No. 13625**  
**Neal Ballard Lease, RRC No. 13683**  
**Neal Ballard Lease, RRC No. 11848**  
**Ballard "D" Lease, RRC No. 11872**  
**N. Ballard Lease, RRC No. 11992**  
**Neal Ballard Lease, RRC No. 12089**  
**Betty 1**

The leasehold estate and all equipment situated thereon and owned in connection therewith insofar as they pertain to the leases listed above which covers the following described tract of land out of the Squire Damon Survey in Caldwell County, Texas, to-wit:

BEGINNING at a ½ inch iron pin in the east line of a public road, the Southwest corner for a Vickery tract the Northeast corner for this tract of which the Southeast corner of the tract No. V. A., H. C. Lackey et al. the C. L. Lackey et ux Estate First Tract brs. North 30 degrees 30' East 740 feet;

THENCE South 45 degrees East with the Vickery tract at 943 feet to the M. K. and T. Right of Way, at 1043 feet crossing the M. K. and T. Right of Way, at 1472 feet to Farm Road No. 20 at 1573.5 feet crossing Farm Road No. 20 at 3869.5 feet to a ½ inch iron pin for Southeast corner;

THENCE South 30 degrees West 1214.5 feet with the Talley tract and the Squire Damon Survey line to a ½ inch iron pin for corner;

THENCE North 44 degrees 42' W. with the Dinges Tract, 2797 ft. to Farm Road No. 20, at 2898.5 ft. crossing Farm Road No. 20, at 3261.5 ft. to the M. K. and T. Right of Way at 3361.5 ft. crossing the M. K. and T. Right of Way at 3887 ft. to a ½ inch iron pin for Southwest corner;

THENCE N. 30 degrees 30' E. 1192.5 ft. with the public road to the place of beginning, containing 103.47 acres of land.

Less and except, 2.5 acres in Farm Road No. 20, and less and except 2.5 acres in M. K. and T. Right of Way leaving the acreage 97.97 acres.

LESS AND EXCEPT from the above described 97.97 acre tract of land all of the acreage lying North of Farm Road No. 20, such excepted acreage being known as the Ballard B. Lease, RRC No. 11734 and the Don Ballard Lease, RRC No. 12038.

**Ballard B Lease, RRC No. 11734  
Don Ballard Lease, RRC No. 12038**

The leasehold estate and all equipment situated thereon and owned in connection therewith insofar as they pertain to the Ballard B Lease and the Don Ballard Lease which covers the following described tract of land out of the Squire Damon Survey in Caldwell County, Texas, to-wit:

BEGINNING at a ½ inch iron pin in the east line of a public road, the Southwest corner or a Vickery tract the Northeast corner for this tract of which the Southeast corner of the tract No. V.A., H.C. Lackey et al, the C.L. Lackey et ux Estate First Tract brs. North 30 degrees 30' East 740 feet;

THENCE South 45 degrees East with the Vickery tract at 943 feet to the M. K. and T. Right of Way, at 1043 feet crossing the M.K. and T. Right of Way, at 1472 feet to Farm Road No. 20 at 1573.5 feet crossing Farm Road No. 20 at 3869.5 feet to a ½ inch iron pin for Southeast corner;

THENCE South 30 degrees West 1214.5 feet with the Talley tract and the Squire Damon Survey line to a ½ inch iron pin for corner;

THENCE North 44 degrees 42' W. with the Dinges Tract, 2797 ft. to Farm Road No. 20, at 2898.5 ft. crossing Farm Road No. 20, at 3261.5 ft. to the M.K. and T. Right of Way at 3361.5 ft. crossing the M.K. and T. Right of Way at 3887 ft. to a ½ inch iron pin for Southwest corner;

THENCE N. 30 degrees 30' E. 1192.5 ft. with the public road to the place of beginning, containing 103.47 acres of land.

Less and except, 2.5 acres in Farm Road No. 20, and less and except 2.5 acres in M.K. and T. Right of Way leaving the acreage 97.97 acres.

LESS and except from the above described 97.97 acre tract all the acreage lying South of Farm Road No. 20 being known as the Lurline Ballard Lease not being included in this conveyance.

For identification purposes, the Ballard B Lease consists of that acreage in the above described 97.97 acre tract that lies north of M.K. and T. Right of Way and the Don Ballard Lease consists of the acreage between the M.K. and T. Right of Way and Farm Road No. 20.

**M Y Dinges Lease, RRC No. 12084**

The leasehold estate and all equipment situated thereon in connection therewith, known as the M. Y. Dinges Lease covering the following described tract of land, to-wit:

All that certain tract of land situated in the Squire Damon Survey in Caldwell County, Texas, and being that same land described in Partition Deed dated October 17, 1943 as tract 7 and recorded in Vol. 205 at Page 420 of the Deed Records of Caldwell County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at the N corner of a 100 acre tract conveyed by Blank, Nix & Storey to M. H. Lane;

THENCE S 45 E with said Lane's NE line 1384 varas to his E corner and on Tally's NW line;

THENCE N 30 E with said Tally's line 422.1 varas to the S corner of a 100 acre tract of land conveying by J. R. Tally and J. G. Blanks;

THENCE N 45 W with the SW line of said 100 acre tract 1384 varas to W corner of same;

THENCE S 30 W 422.1 varas to the PLACE OF BEGINNING, containing 100 acres of land more or less, and excepting from said 100 acres 45 acres off the NW and conveyed by M. Y. Dinges, et ux to Nora L. Ballard by deed recorded in Vol. 23, Page 133 of the Deed Records of Caldwell County, Texas, leaving 55 acres of land more or less.

#### W E Dinges Lease

Well 2A on the W. E. Dinges A Lease, RRC No. 13998

Well 2C on the W. E. Dinges Lease, RRC No. 13999

Well 2F on the W. E. Dinges Lease, RRC No. 14003

The leasehold estate and all equipment situated thereon and owned in connection therewith, insofar as it pertains to the wells designated as 2A, 2C and 2F, as well as the tank battery situated upon the leased premises. The lands covered hereby shall include 2.07 acres of land surrounding three (3) wells described herein with each tract to be as nearly square as possible with the well bore constituting the center of the tract. The wells are situated in and under the real property being more particularly described below:

#### FIRST TRACT:

All of Lot No. 1 of the M. Y. Dinges Estate and being 54 acres out of the Squire Damon Survey, Caldwell County, Texas, a part of a 71.35 acre tract, and

BEGINNING at a stake the southeast corner of the W. E. Dinges 100-acre tract and the Northeast corner of said 71.35-acre tract;

THENCE South 30 West 410 varas set a stake for the Southeast corner of this tract;

THENCE North 53 West 950 varas to a post on the Southwest line of the Squire Damon Survey and the Northeast line of the M. Kelley tract or survey;

THENCE North 45 West 255 varas to the Southwest corner of said 71.35 acre tract;

THENCE North 30 East 102 varas to its Northwest corner and the Southwest corner of the W. E. Dinges 100 acre tract;

THENCE with his South line, South 68 East 1228 varas to the PLACE OF BEGINNING, containing 54 acres of land.

#### SECOND TRACT:

All of Lot No. 2 of the M. Y. Dinges Estate, being 55 acres of land out of the N. Kelley and Squire Damon Surveys, Caldwell County, Texas, being 16 acres out of the Damon and 39 acres out of the Kelley Survey; and



BEGINNING at a stake the Southeast corner of Lot No. 1 set-aside to W. E. Dinges;  
THENCE South 30 West 200 varas to the Southeast corner of a 71.35 acre tract out of the Damon Survey on the Northeast line of the Kelley Survey;  
THENCE South 45 East 270 varas to the Northeast corner of a 214 acre tract;  
THENCE South 30 West 240 varas to a stake set for the Southeast corner of this tract;  
THENCE North 45 West 516 varas to a stake for the Southwest corner of this tract North 30 East 50 varas to a stake on the corner of this tract North 30 East 50 varas to a stake on the South line of the H. K. & T. right of way the Northeast corner of Lot No. 4 set aside to Robert T. Dinges;  
THENCE North 76 West 361 varas to an iron pin the West line of said 214-acre tract;  
THENCE North 30 East 340 varas to a post the Northwest corner of said 214 acre tract on the Southwest line of the Damon Survey;  
THENCE North 45 West 301 varas to the PLACE OF BEGINNING, containing 55 acres of land, less 1 acre for the M.K. & T. right of way and less 1 acre for road, leaving herein 53 acres of land further excepting herefrom that certain 23-1/2 acres of land conveyed by W. E. Dinges, et ux, to R. C. Strawn by deed dated June 24, 1944, recorded in Volume 209 at Page 307, of the Caldwell County Deed Records, leaving herein contained 30 acres of land more or less.

Well Nos. 1 and 6 on the M. Y. Dinges A Lease, RRC No. 11927.

The leasehold estate and all equipment situated thereon and owned in connection therewith, insofar as it pertains to the wells designated as numbers 1 and 6, as well as the tank battery situated upon the leased premises. The lands covered hereby shall include 2.5 acres of land surrounding Well No. 1 and Well No. 6 with each tract to be as nearly square as possible with the well bore constituting the center of the tract. The wells are situated in and under the real property being more particularly described below:

All that certain tract of land situated in the Squire Damon Survey in Caldwell County, Texas and being that same land described in Partition Deed dated October 17, 1943 as tract 7 and recorded in Vol. 205 at page 420 of the Deed Records of Caldwell County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at the N. corner of a 100 acre tract conveyed by Blanks, Nix & Storey to M. H. Lane;

THENCE S 45 E with said Lane's NE line 1384 varas to his E corner and on Tally's NW line;

THENCE N 30 E with said Tally's line 422.1 varas to the S corner of a 100 acre tract of land conveyed by J. R. Tally to J. G. Blanks;

THENCE N 45 W with the SW line of said 100 acre tract 1384 vars to W corner of same;

THENCE S 30 W 422.1 varas to the PLACE OF BEGINNING, containing 100 acres of land, more or less, and excepting from said 100 acres 45 acres off the NW and conveyed by M. Y. Dinges, et ux to Nora L. Ballard by deed recorded in Vol. 23 page 133 of the Deed Records of Caldwell County, Texas, leaving 55 acres of land more or less.

### **Alton T A Rodenberg**

Alton T. Rodenberg Lease, RRC No. 07591 - Being a 0.750000 net revenue interest, being 100 percent working interest in 32.11 acres of land in the Solomon Seals Survey, Caldwell County, Texas as described in that certain Oil, Gas, and Mineral Lease, executed March 11, 1999, by and between Bruce F. Blackwell Enterprises, Inc., Lessor, and Mark O. Williams and wife, Tena A. Williams, d/b/a Guage Oil Company, lessee, as recorded in Volume 206, Page 405, of the Official Public Records of Real Property of Caldwell County, Texas, and described in that certain Oil, Gas and Mineral Lease, dated March 1, 1999, by and between J. Thomas Rodenberg, Lessor, and Mark O. Williams and wife, Tena A. Williams, d/b/a Guage Oil Company, Lessee, as recorded in Volume 206, Page 397, of the Official Public Records of Real Property of Caldwell County, Texas.

Alton T. Rodenberg "A" Lease, RRC No. 06841 - Being a 0.780000 net revenue interest, being 100 percent working interest, in 10 wells and 1 salt water disposal well, consisting of 2.07 acres around each well for a total of 22.77 acres, more or less, situated in the Solomon Seals Survey, A-24, Caldwell County, Texas, as assigned to Mark O. Williams and wife, Tena A. Williams, d/b/a Guage Oil Company, in the following assignments and recorded in the Official Public Records of Real Property of Caldwell County, Texas, to-wit:

- (a) Austin Energy Operations, Inc., Assignor, recorded in Volume 255, Page 555.
- (b) Marilyn Snyder, Assignor, recorded in Volume 255, Page 557.
- (c) Gregory Kent Groves, Assignor, recorded in Volume 255, Page 561.
- (d) I & L Royalty, Assignor, recorded in Volume 255, Page 563.

LESS AND EXCEPT Well B-1, conveyed in that certain Assignment Bill of Sale, dated August 29, 2002, from Mark O. and Tena A. Williams of Guage Oil Company, Assignors, to Caltex Energy Company, Assignee, as recorded in Volume 312, Page 138, of the Official Public Records of Real Property of Caldwell County, Texas.

### **JJ Brown Lease**

J. J. Brown Lease, RRC No. 03355 - Being a 0.810000 net revenue interest, being 100 percent of the working interest, as assigned by 3-C Oil Company, Inc. to Mark Owen Williams and Tena Ann Williams d.b.a. Guage Oil Company, dated February 1, 1998, and recorded in Volume 178, Page 744, of the Official Public Records of Real Property of Caldwell County, Texas, covering 26 acres of land, more or less, situated in the C. M. Cannon Survey, Caldwell County, Texas, as described in said Assignment.

### **Mattie Bozarth Lease**

Mattie Bozarth Lease, RRC No. 03396 - Being a 0.810000 net revenue interest, being 100 percent of the working interest, as assigned by 3-C Oil Company, Inc. to Mark Owen Williams and Tena Ann Williams d.b.a. Guage Oil Company, dated February 1, 1998, and recorded in Volume 178, Page 744, of the Official Public Records of Real Property of Caldwell County, Texas, covering what is described as 25 acres of land but surveyed on 20 acres of land as shown by Exhibit "A" to said Assignment.

### **G C Walker Lease**

That certain oil and gas mining lease, dated May 1, 1973, by and between G. C. Walker, Jr., et al, as Lessors, and R. A. Vick, as Lessee, as recorded in Volume 356, Page 216, of the Deed Records of Caldwell County, Texas, covering the following described land in Caldwell County, Texas:

Being 100 acres out of the Solomon Seals League in Caldwell County, Texas, a part of 482 acres conveyed by F. E. Houston to M. Ussery by deed dated July 10, 1871, recorded in Volume M, Page 275, Caldwell County Deed Records, which 100 acres is off the NE end of said 482 acres by a line extending from the NE to the SW side parallel to the back line thereof, and being a part of the land described in deed from R. W. Pierce, et al, to G. C. & W. P. Walker, dated October 2, 1901, recorded in Volume 29, Page 99 of the Caldwell County Deed Records; LESS & EXCEPT the South 50 acres of said 100 acres described in Oil and Gas Lease from G. C. Walker, Jr., et al, to Vick Oil Company, dated April 2, 1960, and County Deed Records, LEAVING herein contained 50 acres of land, more or less, and being the identical 50 acres as described in Oil and Gas Lease recorded in Volume 317 at Page 540 of the Caldwell County Deed Records.

### **Callihan Lease**

An Oil and Gas Lease dated March 18, 1965, which is of record in Volume 307, page 366, together with the rights acquired by Right-of-Way Agreement dated May 16, 1969 recorded in Volume 331, Page 630 of the Deed Records of Caldwell County, Texas, from Lelia Callihan, a widow and Jim G. Callihan and wife Dorothy Callihan, as Lessor to J. R. Alexander as Lessee, covering 174 acres of land, more or less, in the Dillard Cooper Survey in Caldwell County, Texas, fully described in said lease from Tom R. Brown to Forrest C. Lattner.

### **W W McCrory**

That certain Oil, Gas, and Mineral Lease dated October 15, 1999 between Elizabeth Moursend, , Independent Executor of the Estate of Travis M. Moursund, deceased, as Lessor, and Kidd Production Company, as Lessee, recorded in Volume 223, Page 608 of the Official Records of Caldwell County, Texas covering the following described property:

Being a part of the John A. Neill League in Caldwell County, Texas, and being 110 acres of land situated six (6) miles east of Lockhart, and beginning at the east boundary line of said survey at the N. E. corner of a 150 acre tract, which said beginning corner is also the S. E. corner of what is known as the John A. Neill 1,500 acre selection out of the said league corner in public road; Thence S. 80 W. 1,008 varas to a stone for corner; Thence S. 10 E. 280 varas to the North line of a 435 acre tract of land out of said survey conveyed by Matthews and McKean to Josiah and Thomas W. Harper; Thence S. 80 W. with the North Line of said 435 acre tract 189.5 varas; Thence S. 10 E. 236 varas; Thence N. 80 E. 1197.5 varas to the East boundary line of said survey; Thence N. 10 W. 516 varas to the place of beginning.

### **Reed**

Well Name: Reed (2 wells) Axis ID #70044-02  
RRC #: 07932  
County: Caldwell  
State: Texas

### **R M Medlin**

Leasehold interest in 30 acres in the C. M. Cannon Survey, Caldwell County, Texas, as set out in Oil and Gas Lease dated July 20, 1929, from R. M. Medlen and wife, Donie Medlen, Lessors, and Dancinger Oil and Refining Company of Texas, Lessee, as recorded in Volume 141, Page 364, Deed Records of Caldwell County, Texas, and assigned to Mark O. Williams and Tena A. Williams d.b.a. Gauge Oil Company by assignment dated March 4, 2005, recorded in Volume 412, Page 585, of the Official Public Records of Real Property of Caldwell County, Texas.

### **W D Moore**

Oil, Gas and Mineral Lease dated December 6, 1978, between W. D. Moore, Jr., et al, as Lessor and W. C. Riddle and Morton Shefts d/b/a Riddle and Shefts, as Lessee, recorded in Volume 401, Page 328, of the Real Property Records of Caldwell County, Texas, and assignment of lease dated March 2, 1993 from the Estate of W. C. Riddle to Morton Shefts recorded in Volume 88, Page 78 of the Real Property Records of Caldwell County, Texas covering 100 acres of land, more or less, in the W. C. Swearingen Survey, more fully described in said lease and assignment

### **Abe Luce**

That certain Oil and Gas Lease, dated December 13, 1999 by and between G. W. Taylor and wife, Maurine Taylor, as Lessors, and Mark O. Williams and Tena A. Williams d/b/a Gauge Oil Company as Lessee, recorded in Volume 226, Page 559 of the Official Public Records of Real Property of Caldwell County, Texas, covering the following described 50 acres of land, to-wit:

BEING all that certain lot, tract or parcel of land, lying and being situated in Caldwell County, Texas, and being a part of John A. Neill League, A-20, and described by metes and bounds as follows:

BEGINNING at J. M. Robertson Southwest corner;

THENCE North 10 West 1430 varas to a stake;

THENCE South 80 West 197 varas to a stake;

THENCE South 10 East 1430 varas to a stake;

THENCE North 80 East to the place of beginning, containing 50 acres of land, more or less, the same being the tract of land conveyed to S. B. Robertson by R. Robertson, recorded in Volume 9, at 357 and 358, of the County Records of Caldwell County, Texas.

**J M Fulps**

That certain Oil and Gas Lease, dated December 13, 1999, by and between Lillian Fox as Lessor and Mark O. Williams and Tena A. Williams d/b/a Guage Oil Company as Lessee, recorded in Volume 226, Page 549 of the Official Public Records of Real Property of Caldwell County, Texas, covering the following described 70 acres of land, to-wit:

BEING a part of the John A. Neill League, in Caldwell County, Texas, and

BEGINNING at a post oak 24" in dia. mkd. X the S.E. corner of said league;

THENCE N. 10 W. 1430 varas to stake on the East line of said league from which a B.J. 12" in dia. mkd. X. brs \_\_\_\_\_ 49 W. 7.2 varas; and a hackberry 4" in dia. brs. 76 W. 9 varas;

THENCE S. 80 W. 276 varas to stake for corner;

THENCE S. 10 E. 1430 varas to stake for corner;

THENCE N. 80 East 276 varas to the place of beginning, containing 70 acres of land, more or less, and being the same land as that conveyed to J. M. Fulps by W. H. Deviney et ux by deed dated January 28, 1919, recorded in Volume 66 at Page 195 of the Caldwell County Deed Records.

**W D Moore 1A**

Two 2.07 acres tracts located in and around the W. D. Moore Well Nos 1A & 2A located on the following described lands:

Oil, Gas and Mineral Lease, dated December 6, 1978, between W. D. Moore, Jr, et al, as Lessors, and W. C. Riddle and Morton Shefts dba Riddle and Shefts, as Lessee, and recorded in Volume 401 Page 328 of the Real Records of Caldwell County, Texas; and assignment, dated March 2, 1993, from the Estate of W. D. Riddle to Morton Shefts, recorded in Volume 88 Page 78 of the Real Records of Caldwell County, Texas, covering the following described property in Caldwell County, Texas;

Being a part of the W. C. Swearingen Survey, and BEGINNING at a pile of stone set for SW corner of an 188 ½ acre tract owned by John Miers from which a P. O. marked X bears S 86 ½ E 3 vrs;

THENCE S 30 W 1594 vrs with the NW line of the W. C. Swearingen Survey to a rock set for the SW corner of the F. H. Talley tract;

THENCE S 60 E 705 vrs to a rock set on the SW line of said Talley tract and the NE line of the Gus Fisher tract;

THENCE N 29-30 E 1596 vrs to a rock set for the NE corner of this tract on John Miers SW line;

THENCE N 60 E 694 vrs to the place of beginning, containing 197 ½ acres of land, SAVE AND EXCEPT therefrom 47 ½ acres of the NE end and conveyed to John Miers and 50 acres of SW end conveyed to Jeff Moore, leaving 100 acres conveyed hereby and being the same 100 acres conveyed to W. D. Moore and wife, deed dated August 10, 1933, and recorded in Volume 160 Page 310 of the Caldwell County Deed Records.

**M Y Dinges 3A**

Being 2.07 acres of land, more or less, out of the Squire Damon Survey, A-91, Caldwell County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point of the southernmost corner of the Squire Damon Survey, A-91;

Thence, north 30 degrees east a distance of 1450' to the point of beginning;

Thence, north 60 degrees west a distance of 300' to the westernmost corner;

Thence, north 30 degrees east a distance of 300' to northernmost corner;

Thence, north 60 degrees east a distance of 300' to easternmost corner;

Thence, south 30 degrees west a distance of 300' to the point of beginning and containing 2.07 acres of land within the herein described property.

#### **M Y Dinges 4A**

Being 2.07 acres of land, more or less, out of the Squire Damon Survey, A-91, Caldwell County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point of the southernmost corner of the Squire Damon Survey, A-91;

Thence, north 30 degrees east a distance of 2320';

Thence, north 60 degrees west a distance of 150' to the point of beginning;

Thence, north 60 degrees west a distance of 300' to westernmost corner;

Thence, north 30 degrees east a distance of 300' to northernmost corner;

Thence, south 60 degrees east a distance of 300' to easternmost corner;

Thence, south 30 degrees west a distance of 300' to the point of beginning and containing 2.07 acres of land within the herein described property.

#### **M Y Dinges 5A**

Being 2.07 acres of land, more or less, out of the Squire Damon Survey, A-91, Caldwell County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point of the southernmost corner of the Squire Damon Survey, A-91;

Thence, north 30 degrees east a distance of 1250';

Thence, north 45 degrees west a distance of 275' to the point of beginning;

Thence, north 45 degrees west a distance of 300' to westernmost corner;

Thence, north 30 degrees east a distance of 300' to northernmost corner;

Thence, south 45 degrees east a distance of 300' to easternmost corner;

Thence, south 30 degrees west a distance of 300' to the point of beginning and containing 2.07 acres of land within the herein described property.

**Talley X 1**

Oil & Gas Lease, dated October 14, 1922, by and between Fred Talley, et al, Lessors and J. B. Franks, Lessee, and recorded in Vol 79 Page 487 of the Deed Records of Caldwell County, Texas covering 2.07 acres in the form of a square in and around the Tally 1X well; said well located on a sixty acre tract as more particularly described in that certain assignment by & between Hazelett Oil Company and H. H. Coffield Estate, as recorded in Vol 5 Page 499 of the Bill of Sale records of Caldwell County, Texas.

**Schmidt Lease, Well No. 1  
RRC Oil Lease ID No. 13842**

All of a certain tract or parcel of land situated in Caldwell County, Texas located in the Squire Damon Survey, A-91, and being a portion of the land described in a Oil and Gas Lease dated May 1, 1993, between Daisy Alice Henninger, as Lessor, and Main Street Royalty, Inc., as Lessee, recorded in Volume 91, Page 21, of the Official Records of Caldwell County, Texas, and being the same land described as the 2.08 acre, more or less, "Drilling Unit" surrounding the Schmit No. 1 Well, as shown on a plat filed at the Railroad Commission of Texas.

**Schmit A Lease, Well No. 1  
RRC Oil Lease ID No. 13904**

All of a certain tract or parcel of land situated in Caldwell County, Texas located in the Squire Damon Survey, A-91, and being a portion of the land described in a Oil and Gas Lease dated May 1, 1993, between Daisy Alice Henninger, as Lessor, and Main Street Royalty, Inc., as Lessee, recorded in Volume 91, Page 21, of the Official Records of Caldwell County, Texas, and being the same land described as the 2.04 acre, more or less, "Drilling Unit" surrounding the Schmit No. 4 Well, as shown on a plat filed at the Railroad Commission of Texas.

**Schmit B Lease, Well No. 7  
RRC Oil Lease ID No. 13966**

All of a certain tract or parcel of land situated in Caldwell County, Texas located in the Squire Damon Survey, A-91, and being a portion of the land described in a Oil and Gas Lease dated May 1, 1993, between Daisy Alice Henninger, as Lessor, and Main Street Royalty, Inc., as Lessee, recorded in Volume 91, Page 21, of the Official Records of Caldwell County, Texas, and being the same land described as the 2.04 acre, more or less, "Drilling Unit" surrounding the Schmit No. 7 Well, as shown on a plat filed at the Railroad Commission of Texas.

**Robinson Lease (RRC #12150 Well No. 2, and  
Robinson Lease (RRC #13848) Wells Nos. 2, 3, and 10B, and  
Robinson Lease (RRC #13891) Well No. 7, and  
Robinson Lease (RRC #13950) Well No. 8**

Being the leasehold interest described in that certain Oil & Gas Lease, date April 1, 1993, by and between W. F. Robinson, Lessor, and Stagecoach Energy Group, Lessee, covering 50 acres, more or less, out of the Squire Damon Survey, A-91, Caldwell County, Texas, as more particularly described in said lease, and recorded in Volume 91, Page 194, of the Official Records of Caldwell County, Texas.

**Dinges Lease (RRC #13819) Well No. 1A, and  
Dinges Lease (RRC #13729) Wells Nos. 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, and 12A, and  
Dinges Lease (RRC #13837) Wells Nos. 6 and 12**

Being all located in the East one-half of a 75 acres tract, out of the Squire Damon Survey, A-91, Caldwell County, Texas, as more particularly described in the following Oil & Gas Leases recorded in the Official Public Records of Caldwell County, Texas, to-wit:

<u>Lessor</u>	<u>Volume</u>	<u>Page</u>
Charles Dinges	70	166
Irvin Esdale Barron	70	848
Mary Catherine Sanders	70	853
Russell R. Barron	71	147
Leon Galloway	70	161

**Kaiser Lease (RRC #04094) Wells Nos. 1B and 2B, and  
Kaiser Lease (RRC #13830) Well No. 1**

Being the leasehold interest described in that certain Oil & Gas Lease, dated June 1, 1994, by and between Kenneth Kaiser, and wife, Sharon Kaiser, Lessors, and Main Street Royalty, Inc., regarding 32 acres, more or less, out of the Squire Damon Survey, A-91, Caldwell County, Texas, as more particularly described in said lease, and recorded in Volume 92, Page 21, of the Official Records of Caldwell County, Texas.

**Kaiser Lease (RRC #04094) Well No. 3C, and  
Kaiser Lease (RRC #14497) Well No. 1**

Being the leasehold interest described in that certain Oil & Gas Lease, dated November 1, 2001, by and between Anne Dunne, Lessor, and Salado Oil Company, regarding two (2) 2.07 acre tracts as more particularly described in said lease and recorded in Volume 283, Page 435, of the Official Records of Caldwell County, Texas.

**C.L. Lackey "C" Lease (RRC #05670) Well No. 1C**

Oil & Gas Lease, dated April 15, 2001, by and between Neal K. Ballard, and wife, Lurline Ballard, Lessors, and Salado Oil Company, Lessor, as regarding 2.07 acres in and around the Lackey 1C Well, and recorded in Volume 271, Page 825, of the Official Records of Caldwell County, Texas.



**Lackey Lease (RRC #13882) Well No. 1B**

Oil & Gas Lease, dated February 12, 1992, by and between Neal K. Ballard, and wife, Lurline Ballard, Lessors, and Leon Galloway, Lessee, regarding 97.61 acres out of the Squire Damon Survey, A-91, Caldwell County, Texas, as more particularly described in said lease and recorded in Volume 70, Page 338, of the Official Records of Caldwell County, Texas, as it pertains to the most easterly 50 acres of said lease.

**Schmidt Lease (RRC #13789) Well No. 1, and  
Schmidt Lease (RRC #14058) Well No. 2C**

Leasehold interests being described in the following two (2) Oil & Gas Leases, to-wit:

Oil & Gas Lease, dated May 1, 1993, by and between Daisy Alice Henninger, Lessor, and Main Street Royalty, Inc., Lessee, covering 50 acres, more or less, out of the Squire Damon Survey, A-91, as more particularly described in said Lease, and recorded in Volume 91, Page 21, of the Official Records of Caldwell County, Texas, and;

Oil & Gas Lease, dated June 1, 1993, by and between Daisy Alice Henninger, Lessor and Main Street Royalty, Inc., Lessee, covering 2.07 acres, more or less, out of a 50 acre tract of land in the Squire Damon Survey, A-91, and recorded in Volume 93, Page 469, of the Official Records of Caldwell County, Texas.

**Cast Lease (RRC #13341) and  
Cast Lease (RRC #13548)**

Leasehold interest described in that certain Oil & Gas Lease, dated September 30, 2005, by and between Grady Cast, Lessor, and Origin Production Company, Inc., Lessee, recorded in Volume 433, Page 898, of the Official Public Records of Caldwell County, Texas, insofar as said Oil & Gas Lease covers the following:

Two (2) 2.07 acre parcels of land, each in the shape of a square, one having the well bore of Well No. 1, having Texas Railroad Commission No. 13341, at its center, and the other parcel of land having the well bore of Well No. 3, having Texas Railroad Commission No. 13548 at its center, both parcels of land being located on a 39 acre, more or less, tract of land in the Nicholas Kelly Survey, A-165, Caldwell County, Texas, said 39 acre tract of land being more particularly described in Deed from W. E. Dinger, as Guardian of the Estate of Robert E. Dinger, to Grady Cast as recorded in Volume 315, Page 398, of the Deed Records of Caldwell County, Texas.

**Hackberry Unit**

<u>Lease Name</u>	<u>RRC#</u>	<u>County</u>	<u>State</u>	<u>Quantum's Working Interest</u>	<u>Quantum's Revenue Interest</u>
Hackberry Unit (2 wells)	07943	Caldwell	Texas	1.0000000000	0.7850000000

This being the same property identified and described in and which is the subject matter of that certain Assignment and Bill of Sale, Quantum Properties, Inc., Assignor, Geomeg Energy, LP, Assignee, dated July 26, 2011, recorded under file number 115269, Official Public Records of Caldwell County, Texas.

**Nite**

That certain Oil and Gas Lease, dated October 6, 2008, by and between Rose Ann Loop, Lessor, and Mark Owen Williams and wife, Tena Ann Williams, d/b/a Guage Oil Company, Lessee, as recorded in Vol. 550, Page 459, of the Official Public Records of Real Property of Caldwell County, Texas, said Oil and Gas Lease being known as the Nite Lease, RRC No. 7734, covering 17.413 acres of land being described by metes and bounds as follows:

BEING a part of the William House Survey, in Caldwell County, Texas; and  
BEING also a part of a 55-acre tract conveyed by J. E. Smith to Troy Williams by deed recorded in Volume 165 at Page 619 of the Caldwell County Deed Records, and being more particularly described as follows:  
BEGINNING at an iron pin set in the West line of a 50' wide public road in the Northeast corner of the above mentioned 55-acre tract for the Northeast corner of this tract;  
THENCE South 0 degrees 11' East with the West line of the said road 639.64 feet to an iron pin set in the Southeast corner of the said 55-acre tract for the Southeast corner of this tract;  
THENCE North 89 degrees 10' West with the South line of the said 55-acre tract 1189.21 feet to an iron pin set for the Southwest corner of this tract;  
THENCE North 0 degree 11' West 636.19 feet to an iron pin set in the North line of the said 55-acre tract for the Northwest corner of this tract;  
THENCE South 89 degrees 20' East 1189.22 feet to the place of beginning, and containing 17.413 acres of land, as surveyed on November 4, 1972 and revised on March 19, 1973 by Claude F. Hinkle, RPS No. 1612.

**E. F. Perry Lease  
RRC #05274**

That certain leasehold interest described in that certain Oil, Gas and Mineral Lease, dated February 1, 2007, from Tommie Nell Ballew, Lessor, to Tilmon Oil Company, Lessee, covering 32.24 acres of land, more or less, out of the William House Survey in Caldwell County, Texas, being recorded in Volume 485, Page 898, of the Official Public Records of Real Property of Caldwell County, Texas.

**Copeland RP**

Being a part of the Nicholas Kelley Survey, A-165, Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a rock set for the most E corner of Lot No. 8, the S corner of Lot No. 3 and the W corner of Lot No. 2, in the said survey from which a Post Oak marked W bears N 9-1/2 W 5-2/10 vrs;

THENCE S 30° W 1032-4/10 vrs. with the SE line of Lot No. 8 to its most S corner, from which a Post Oak marked JC bears S 75 W 2-1/10 vrs. do marked X bears 62-1/2 E 3 vrs.;

THENCE S 45° E 403 vrs. to a rock set on the NW line of Lot No. 10, of 73 acres, from which a Post Oak 14 inches in diameter marked X bears S 33 E 2-6/10 vrs.;

THENCE N 30° E 1032-4/10 vrs. to a post set for the S corner of Lot No. 2, and the W corner of Lot No. 11 from which a Post Oak marked X bears S 10 E 5 vrs. do marked X bears N 67 E 6-8/10 vrs.;

THENCE N 45° W with the SW line of Lot No. 2, 403 vrs. to the place of beginning, containing 71-34/100 acres of land, more or less.

**Equipment:**

Well: R.P. Copeland 4A

Model 25 Pump Jack  
7-1/2 h.p. motor  
Sucker rods, well head, pump, 2-3/8" tubing

Well: R.P. Copeland 5A

Model 25 Pump Jack  
7-1/2 h.p. motor  
Sucker rods, well head, pump, 2-3/8" tubing

Well: R.P. Copeland 6A

Model 40 Churchill Pump Jack  
7-1/2 hp Baldor type motor  
Sucker rods, well head, pump, 2-3/8" tubing

Well: R.P. Copeland 7A

Model 40 Jensen Pump Jack  
7-1/2 hp Baldor type motor  
Sucker rods, well head, pump, 2-3/8" tubing

**Tank Battery:**

6' x 20' 100 bbl gun barrel  
2 - 210 barrel Alexander oil storage tanks  
210 barrel closed top fiberglass water storage tank  
Ladder and catwalk

**Oil, Gas and Mineral Leases:**

**Lessor:** Bernell Pittard  
**Lessee:** HH&S  
**Date:** 2/1/2008  
**Recording Data:** Vol. 524, Page 266; correction instrument Vol. 591, Page 98, Official Public Records, Caldwell County, Texas

**Lessor:** Lynn P. Pittard and Barbara Pittard  
**Lessee:** HH&S  
**Date:** 2/1/2008  
**Recording Data:** Vol. 524, Page 269; correction instrument Vol 591, Page 94, Official Public Records, Caldwell County, Texas

**Lessor:** Rusty A. Wheeler and Patricia Wheeler  
**Lessee:** HH&S  
**Date:** 2/1/2008  
**Recording Data:** Vol. 524, Page 272; correction instrument Vol. 591, Page 96, Official Public Records, Caldwell County, Texas

**Luling Airport Lease**

Three 2.07 acre well sites in and around Well Nos. 1, 6 & 7; out of an Oil and Gas Lease, dated May 24, 1962, by and between the City of Luling, Lessor, and E.H. Cox, Lessee, covering 244.13 acres of land, out of the Adolphine Floyd Survey, A-102, Caldwell County, Texas, as more particularly described in said lease, and recorded in Volume 293 Page 590, of the Deed Records of Caldwell County, Texas.

**Klutts Lease**

Oil & Gas Lease, dated August 31, 1988, by and between C & C Land Development, Inc., Lessor, and Carlos T. Klutts, Lessee, covering 6.58 acres of land out of the Squire Damon Survey A-91, as more particularly described in said lease, and recorded in Volume 31, Page 475-485 of the Official Records of Caldwell County, Texas.

**Boren Lease**

Oil & Gas Lease, dated May 1, 2003, by and between Southridge Oil & Gas, Inc., Lessor, and Salado Oil Company, Lessee, covering 14.363 acres, more or less, out of the Squire Damon Survey A-91, Caldwell County, Texas, as more particularly described in said lease, and recorded in Volume 374 Page 109 of the Official Records of Caldwell County, Texas.

Oil & Gas Lease, dated April 26, 1988, by and between Homer Boren, Lessor, and Mesquite Oil Company, Lessee, covering 14.363 acres, more or less, out of the Squire Damon Survey A-91, Caldwell County, Texas, and recorded in Volume 6 Page 813 of the Official Records of Caldwell County, Texas.

### **Vickery Lease**

That certain oil and gas lease dated March 6, 1962 executed by Artie Vickery, et al as Lessor to J. H. Goode, as Lessee covering 100 acres of land out of the Squire Damon Survey, A-91 in Caldwell County, Texas, with said lease being recorded in duplicate copies in Volume 291, Page 422 and Volume 291, page 446 of the Deed Records of Caldwell County, Texas. The property description contained in the two referenced instruments are hereby incorporated by reference for all purposes.

### **Frances Field Lease**

Oil, Gas and Mineral lease dated July 1, 1988 between Ruth Alexander and Mary Lou Jeffrey, Lessor, and Jim Blackmar, Lessee, covering 2.07 acres around well No. 1A and well No. 2A in the A. Floyd Survey, Caldwell County, Texas, said lands being more particularly described in that certain Assignment of Oil and Gas Lease dated March 9, 1989 from Jim Blackmar to I.W.B. Oil Venture recorded in Volume 22, Page 401, Official Records, Caldwell County, Texas.

- 2 210-barrel stock tanks
- 1 gun barrel
- 1 100-barrel salt water tank
  
- 2 Jensen pumping units
- 4,000  $\pm$  rods and tubing
- 2 down-hole pumps

### **Dismukes "A" Lease**

Oil, Gas and Mineral lease dated September 4, 1979 between W. I. Dismukes and Petrojet, Inc., covering 2.07 acres more or less in the A. Floyd Survey, Abstract 102, Caldwell County, Texas, being more particularly described in that certain Assignment of Oil and Gas Lease dated November 14, 1986 from Henry V. Broady to I.W.B. Oil Venture recorded in Volume 5, Page 1, Official Records, Caldwell County, Texas.

- 1 210-barrel stock tank
- 1 gun barrel
- 1 fiberglass 150-barrel tank
- 1 Bethlehem pumping unit
- 2,000  $\pm$  rods and tubing
- 1 down-hole pump

### **Dismukes "C" Lease**

Being 55 acres situated in the A. Floyd League A-102, Caldwell County, Texas and being more particularly described as a 55 acres assignment out of W. I. Dismukes 91 acres tract, part of the Oil and Gas Lease to Bullock Energy Inc. recorded in Volume 435, Page 546, Official Records, Caldwell County, Texas.

- 2 Jensen pumping units
- 1 American pumping unit
- 6,000  $\pm$  rods and tubing
- 3 down-hole pumps
- 1 210-barrel stock tank
- 1 gun barrel

### **Gus Hardy Lease**

Being 2.07 acre squares around the Gus Hardy Wells 1, 2 and 3 and being more particularly described in that certain Assignment from Short Oil Company to I.W. B. Oil Venture recorded in Volume 7, Page 318, Official Records, Caldwell County, Texas, and from Bridges and Basil to I.W.B. Oil Ventures recorded in Volume 7, Page 316, Official Records, Caldwell County, Texas.

- 2 210-barrel stock tank
- 1 gun barrel
- 2 Jensen pumping units
- 2 Churchill pumping units
- 8,000 ± rods and tubing
- 4 down-hole pumps

### **Longcope-Pratt Lease**

50 acres, more or less, out of the Stephen F. Sanders Survey, Caldwell County, Texas being more particularly described in that certain Assignment of Oil and Gas Lease from Maples Electric, Inc. to I.W.B. Oil Venture dated November 3, 1992 and recorded in Volume 83, Page 80, Official Records, Caldwell County, Texas.

### **Longcope-Pratt "B" Lease**

3.94 acres more or less, in the Stephen F. Sanders Survey, Caldwell County, Texas being more particularly described in that certain Assignment of Oil and Gas Lease from Maples Electric, Inc. to I.W.B. Oil Venture dated November 3, 1992 and recorded in Volume 83, Page 80, Official Records, Caldwell County, Texas.

### **Longcope "B" Pratt "A" Lease**

6.06 acres of land situated in the Stephen F. Sanders Survey, Caldwell County, Texas being more particularly described in that certain Assignment of Oil and Gas Lease from Maples Electric, Inc. to I.W.B. Oil Venture dated November 3, 1992 and recorded in Volume 83, Page 75, Official Records, Caldwell County, Texas.

### **Longcope-Pratt "A" Lease**

5.00 acres of land situated in the Stephen F. Sanders Survey, Caldwell County, Texas being more particularly described in that certain Assignment of Oil and Gas Lease dated November 3, 1992 from Maples Electric, Inc. to I.W.B. Oil Venture and recorded in Volume 83, Page 75, Official Records, Caldwell County, Texas.

### **Longcope-Pratt Leases:**

- 4 gun barrels
- 1 150-barrel fiberglass salt water tank
- 3 210-barrel stock tanks
- 1 300-barrel stock tanks
- 11 down hole pumps
- 3 Western pumping units
- 8 Jensen pumping units
- 22,000 ± rods and tubing

### Hardy Gus "F" Lease

Being 261 acres more or less in three tracts of 75 acres, 76 acres and 100 acres located in the S. Morris Survey A-18 in Caldwell County, Texas, and subject to lease ratification dated March 20<sup>th</sup> 2007 and recorded in Volume 490 Page 348 in the Official Records of Caldwell County, Texas.

### Rochester B Lease

First Tract: A part of the A. Floyd League in Caldwell County, Texas and a part of the old S.A. & A.P. right of way; beginning at a post the southwest corner of the Charlie Kreuz tract on the east line of S.A. & A. P. right of way and the northwest corner of a 15-1/2 acre tract; Thence along the east line of said right of way as follows: S. 30 E. 223 feet; S. 24 E. 254 feet to the southwest corner of said 15-1/2 acre tract and the northwest of the Rochester's 11 acre tract; Thence following said right of way S. 15 E. 200 feet; S. 10 E. 200 feet; S. 2 E. 200 feet; S. 4 W. 200 feet; S. 10 W. 235 feet; S. 19 W. 347 feet to post in said S.A. & A.P. right of way on the northeast line of highway No. 2; Thence N. 65 W. 103 feet to post on west line of the S.A. & A.P. right of way; Thence with said line of same 100 feet from and parallel with first line above 1780 feet to an iron pin the northwest corner of this tract; Thence N. 31 E. 103 feet to the place of beginning, containing 4.1 acres of land.

Second Tract: Being a part of the A. Floyd League in Caldwell County, Texas, and beginning at a post the southwest corner of a 4.1 acre right of way No. 2 on the north line of highway No. 29; thence N. 65 W. 953 feet set an iron pin for the most west corner of this tract on said highway line; thence N. 31 E. 1447 feet set a stake on the west line of said S.A. & A.P. right of way, the northwest corner of said 4.1 acre tract No. 2; thence with the west line of said tract and the west line of said S.A. & A.P. right of way south 1780 feet to the place of beginning, containing 21 acres of land.

The aforementioned 10 leases are further described in that certain Purchase and Sale Agreement, dated December 9, 2013, Finaly Resources, Seller, Geomeg Energy, dated December 9, 2013.

### Shaw

All those certain lots, tracts, and parcels of land lying and being situated in Caldwell County, Texas, and being more particularly described as follows, to-wit:

**First Tract:** A part of the Gerron Hinds Survey, and BEGINNING at a stake set for the Northwest corner of the Gerron Hinds League, from which a burr oak mkd. X 12 inc. dia. brs. S. 62 W. 3-1/2 vrs. and a hackberry mkd. X brs. N. 2 W. 3-1/2 vrs;  
THENCE South with the West line of said Hinds League 511-1/5 vrs. to a stake from which an elm 14 in. dia. brs. N. 60 deg. 3 vrs.;  
THENCE E. 193 rs. to stake in bed of West Fork creek;  
THENCE up said creek with its meanders to where it intersects the North line of said Hinds League;  
THENCE W. 95 vars. to the PLACE OF BEGINNING, containing 32 acres of land, more or less.

AND BEING the same property described in deed of L. C. Huff to W. S. Shaw and wife, Mary Shaw, dated September 8, 1899, of record in Volume 24, Page 364 of the Deed Records of Caldwell County, Texas, to which instrument and the record thereof reference is heremade for all purposes.

**Second Tract:** A part of the A. Floyd League BEGINNING at a stake set for the North corner of Shars 2 in division of Joshua Hall .354 acre tract;  
THENCE S. 60 E. 1044-1/2 vrs. a pile of stone on an old road for a corner;  
THENCE N. 30 E. 646 vrs. a stake for corner;  
THENCE N. 40 W. 560 vrs. a stake for corner;  
THENCE S. 50 W. 288 vrs. stake for corner;  
THENCE N. 40 W. 200 vrs. stake for corner;  
THENCE S. 50 W. 641 vrs to PLACE OF BEGINNING, containing 100 acres of land, more or less.

AND BEING the same property described in deed of Joshua Hall to Will Shaw dated November 30, 1877, of record in Volume U, Page 17 of the Deed Records of Caldwell County, Texas, to which instrument and the record thereof reference is heremade for all purposes.

Being the same property identified and described in that certain Assignment of Oil & Gas Leases, Bayard Energy Solutions, Inc., Assignor, Geomeg Energy, L.P., Assignee, recorded under Clerk's File No. 130007, Official Records of Caldwell County, Texas.

**G & D Wilson "A" Lease  
Thomas Wilson  
Wilson 1**

**TRACT ONE:**

Being the South 39 acres of land out of a certain 70 acre tract, described in a certain deed recorded the 17<sup>th</sup> day of January 1911, in Book 41, page 376, of the Deed Records of Caldwell County, Texas, here referred to and made a part hereof, said land being situated in Caldwell County, Texas, and being Lot No. 2 in partition of the Estate of Peter North, Deceased, and being the Share set aside to Angelina Hardeman, in said partition, being 18.8 acres out of the A. Floyd Survey, 17.6 acres out of the Peter North Survey of 37 acres, and 33.8 acres out of the James Curtis Labor; said 39 acres being more particularly described as follows: BEGINNING at a stake in the center of West Fork Creek and set for the most Northeast corner of Lot No. 1, from which a Burr Oak 18" in dia. mkd X brs. N 87 W. 31 vrs;  
THENCE S 50 W with the northwest line of said Lot No. 1, 1000 vrs to a pile of stone mkd for the West corner of Lot No. 1, from which a hickory 12" in dia mkd X brs N 50 E 3/10 vrs;  
THENCE N 40 W 201 vrs to a pile of stone for a corner;  
THENCE N 50 E parallel with said 1000 vara line to the center of West Fork Creek for a corner;  
THENCE down said West Fork Creek with its meanders to the place of beginning, containing 39 acres of land, being the same land described in deed from Lillie North Patterson et al to Elsie Mercer, dated August 8, 1953, recorded in Vol. 251, page 449 Deed Records of Caldwell County, Texas.

**TRACT TWO:**

Two tracts of land described as follows:

**FIRST TRACT:**

Being situated in Caldwell County, Texas and being Lot No. 1 in the partition of the Peter North 280 acres and being 70 acres off the southeast end of same, and set apart to Essex North described as 23.1 acres out of the A. Floyd League; 10.2 acres out of the L. J. Storey Survey (also called the Peter North Survey) and 36.1 acres out of the Jas Curtis Labor and BEGINNING at a stake set in the center of West Fork Creek at a point where the southeast line of said Curtis Labor crosses said Creek;



THENCE S 50 W 455 vrs to stake set for the south corner of James Curtis Labor;  
THENCE N 40 W with the southwest line of said Labor 239 vrs to stake set for the east corner of a survey of 37 acres made for Peter North (B. J. Storey) from which a B/J mkd X brs S 25 W 23 vrs;  
THENCE S 50 W 276 vrs to pile of stone made of the NE line of the A. Floyd League for south corner of a survey made for Peter North;  
THENCE S 40 E with the northeast line of the A. Floyd League 239 vrs to a rock, from which PO mkd X brs N 40 W 3/10 vrs;  
THENCE S 50 W 291 vrs to stake set for South corner of a 100-acre tract conveyed by Cum Polk to Peter North;

THENCE N 40 W with the southwest line of said 100 acre tract 448 vrs to pile of stone, from which a hickory 12" in dia mkd X brs N 50 E 3/10 vrs;  
THENCE N 50 E 1000 vrs to stake in center of West Fork, a PO 18" in dia mkd X brs N 87 W 31 vrs.;  
THENCE down West Fork Creek to the place of beginning, and containing 70 acres of land, and

SECOND TRACT:

Being a part of the Peter Norton Survey in Caldwell County, Texas, and  
Beginning at the extreme north corner of said survey on Curtis line, from which a BJ 12" in dia brs S 25 W 23 vrs;  
THENCE S 50 W 276 vrs to stake set on the line of the A Floyd League, from which a BJ 6" in dia brs N 39 E 1 ½ vrs; and a PO 13" in dia brs N 77 ½ W 4 ½ vrs;  
THENCE S 40 E 226 vrs with said Floyd League line to a stake for corner;  
THENCE N 50 E 276 vrs to stake on the northeast line of said 162 acre Peter Norton Survey;  
THENCE N 40 W 225 vrs with line to the place of beginning, containing 11 acres of land. Being the same two tracts of land described in deed from Berry North et al to Leo Mercer dated July 29, 1949, recorded in Vol. 234, page 24 Deed Records of Caldwell County, Texas.

TRACT THREE:

Being 2.07 acres in a square surrounding the injection well identified in the Railroad Commission records as Well #1W, Lease #06808, said land being out of the J. Curtis Survey, A-64, in Caldwell County, Texas, and being a part fo the property more particularly described in that certain Warranty Deed from B. L. Lowther, individually and as Independent Executor of the Estate of J. T. Lowther, Deceased, et al to Thomas Wilson, III dated January 15, 1960, and recorded in Volume 283, Page 289, Deed Records of Caldwell County, Texas.

Being the same property identified and described in that certain Assignment of Oil & Gas Leases, Bayard Energy Solutions, Inc., Assignor, Geomeg Energy, L.P., Assignee, recorded under Clerk's File No. 130007, Official Records of Caldwell County, Texas.

**PERSONAL PROPERTY**

All oil wells, pumping units, casing rods, production tubing, separators, surface flowlines, wellheads, tanks and other equipment incidental to and used in connection with the production, treating and storing of minerals or the like (including oil and gas) from those certain oil, gas and mineral leases described in this Exhibit "A".

Signed for identification:

Pat L. Marshall