

2 Producing Royalty Interest Wells Located in ELLIS (TX)



Property Summary

The assets in this package are located within the Barnett Shale in Ellis County, Texas. The Barnett Shale enjoys the title of the second largest shale gas play in the country, being the play that started the United Statesâ€[™] gas shale boom. With the proliferation of horizontal drilling and fracking technology, the Barnett Shale has extended into 24 counties with tens of thousands of producing wells. Additionally, the Barnett continues to see strong production numbers, making up 31% of Texas gas production and containing 40 trillion cubic feet of natural gas. Gas production continues to be around 2 trillion cubic feet per year.

Package Details

- 2 Producing Wells
 - 2 Horizontal
 - 0 Vertical
 - Royalty Interest

Location

- ELLIS (TX)
- Formation(s)
 - BARNETT SHALE

Production Breakdown

- 0.00% Oil
- 100.00% Gas
- 0.00% NGL

Cash Flow

- \$103.78 Per Month
 - Cash Flow Represents 12.50% of Check Statements

Operator(s)

• EAGLERIDGE ENERGY LLC



Package Contents

Check Revenue Statement
Check Statements
Maps
Production Graph
Source Assignments



Check Revenue Statement



Check Revenue Statement

Production Months

Operator	May-2019	Jun-2019	Jul-2019	Aug-2019	Sep-2019		Average
EAGLERIDGE OPERATING, LLC	\$127.66	\$131.43	\$119.63	\$57.28	\$82.88		\$103.78
			e of 12.50% o LC in this pack		own on the ch	eck statement	s paid by
Package Totals:	\$127.66	\$131.43	\$119.63	\$57.28	\$82.88		\$103.78



Check Statements

EagleRidge Operating, LLC P.O. Box 191447 Dallas, TX 75219-8447

OWNER NAM	E										OW	١E	R NO.		CHE	ECK DATE		СH	ECKNUM	88	R	AMOUNT		
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EagleRidge Operating, LLC P.O. Box 191447 Dallas, TX 75219-8447

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EagleRidge Operating, LLC P.O. Box 191447 Dallas, TX 75219-8447

Page 1 of 1

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EagleRidge Operating, LLC P.O. Box 191447 Dallas. TX 75219-8447

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Page 1 of 1

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EagleRidge Operating, LLC P.O. Box 191447 Deltas, TX 75219-8447

DWNER NAME	OWNER NO.	CHECK DATE	CHECK NUMBER	AMOUNT		
Nancy J Neal	13720	07/31/2019	61246	***\$1,021.26		
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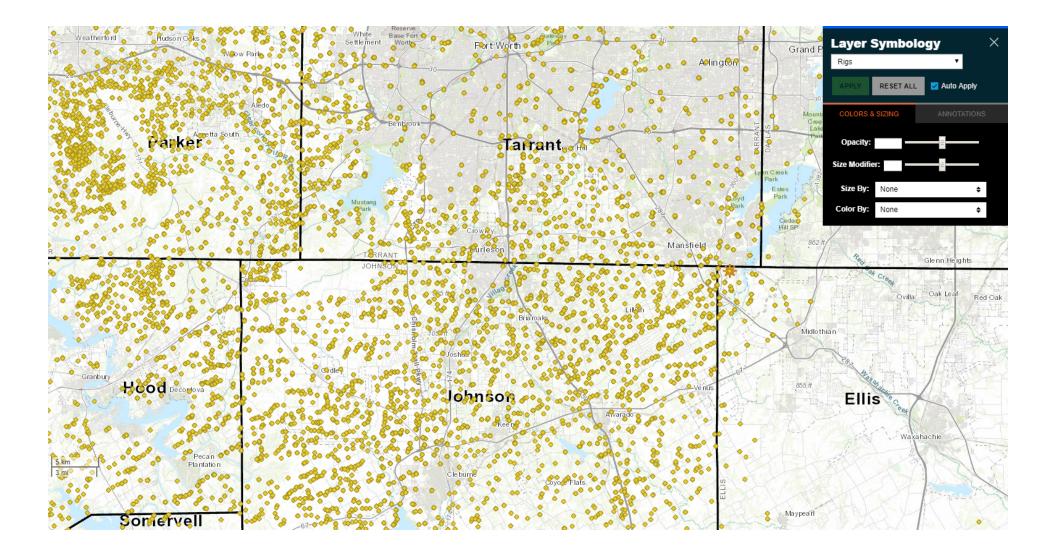
SEV Severance Tax REG Regulatory Fee

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<u>Maps</u>

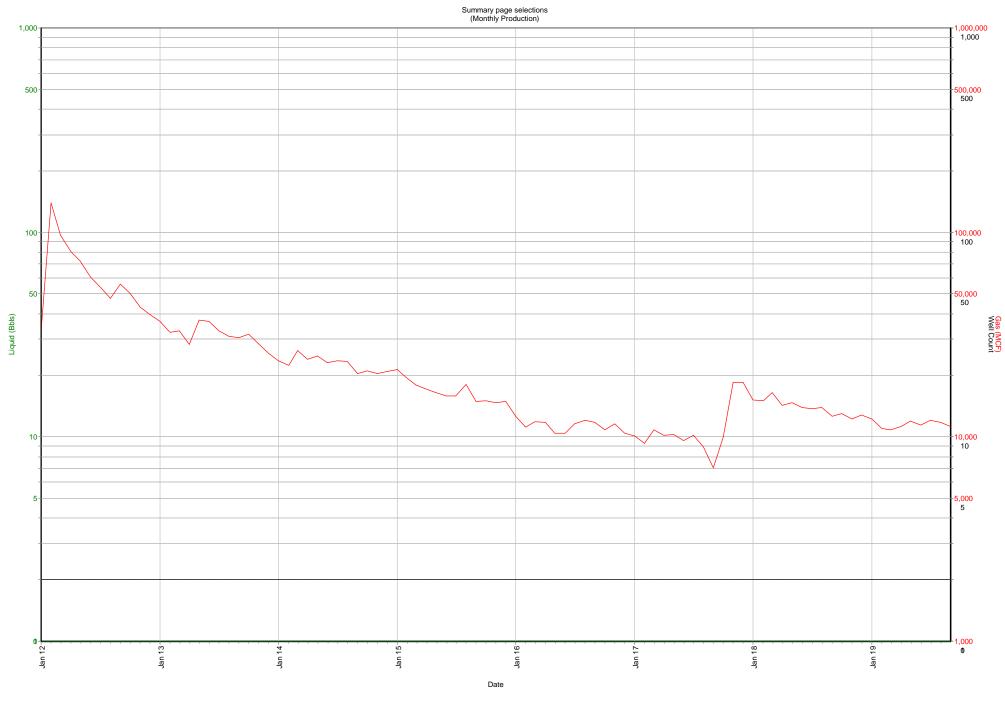
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Production Graph



— Liquid (bbls) — Gas (MCF) — Wells

Liquid (bbls): Current Cum: 0 Total: 0 Gas (MCF): Current Cum: 2,174,063 Total: 2,174,063



Source Assignments

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, Nancy J Neal, whose address is 4510 Britton Rd, Midlothian, TX 76065 (hereinafter referred to as "Grantor"), does hereby bargain, sell, transfer, assign, and convey 25.0000% of Grantor's interests in all oil, gas, mineral, royalty, overriding royalty, net profits, and other similar interests in the lands of Ellis County, TX as described in Exhibit "A" unto the following Grantee(s), its/their successors and assigns:

Oak Tree Minerals, LLC 2601 Network Blvd. Suite 404 Frisco, TX 75034

This conveyance is effective as of December 1, 2019 and includes all executive rights, bonuses, and delay rentals applicable to Grantor's interest conveyed herein.

Grantor agrees to pay any ad valorem taxes due on the interests herein conveyed prior to effective date. All ad valorem taxes attributable to the interests herein conveyed for after the effective date are the responsibility of Grantee(s), its/their successors or assigns.

Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

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State of <u>ILXAS</u> s	By: <u>Mancy</u> <u>Meal</u> Nancy J. Meal
County of Dallas s	Owner
	pefore me on <u>Dell MOEV 19</u> , 20 <u>19</u> by Nancy J.
Neal.	
	Notary Signature: <u>CMML F. Bell</u>
STATE OF THE AREA THE	Notary Name:EMI MA Bell
(notary seal here)	My Commission Expires: March 11,2023

Return To: OAK TREE MINERALS, LLC. 2601 Network Boulevard, Suite 404 Frisco, TX 75034 Prepared By:

Derik J. Todd Oak Tree Minerals, LLC.

EXHIBIT "A"

Legal Description

Assets described in a certain Warranty Deed recorded at Volume 1872, Page 1769 on 8/15/2002 in the Official Public Records of Ellis County, Texas.

All that certain tract or parcel of land lying and being situated in the County of Ellis, State of Texas, and being twenty nine and one half acres (29-1/2) of land out of the H. Henderson Survey, described by metes and bounds as follows, to wit:

BEGINNING at the SW corner of the William Childress Survey in the north line of the C. L. Dodson Survey an iron pipe set in the ground on the east bank, from which a cotton wood tree twenty inches (20") in diameter bears South 83 N 7 varas;

THENCE West with the North line of said Dodson Survey to the NW corner a stone set in the ground in public road;

THENE North 25 W with said public road 163 varas to the SW corner of the gin lot;

THENCE North 84-1/2 east to a stake;

THENCE North 25 W 108 varas to an iron pipe, the NE corner of gin lot;

THENCE South 83-1/2 W 81 varas to the center of public road;

THENCE North 25 W with public road, 148-1/2 varas to the south boundary line of the Ft. Worth & New Orleans Railroad right of way;

THENCE South 73-1/2 east with said boundary line 240 varas to a stake;

THENCE North 21-1/2 east 18 varas to stake;

THENCE South 74-1/2 east 521 varas to the W. line of William Childress Survey;

THENCE South 190 varas to the place of beginning.

SAVE AND EXCEPT:

A tract of land situated in the County of Ellis, State of Texas, being part of the Hugh Henderson Survey (A-432), containing 0.10 acre, more or less, being more particularly described in Deed from James R. Neal and wife, Vera Neal to the United States of America recorded in Volume 702, Page 33, Deed Records, Ellis County, Texas.

SAVE AND EXCEPT:

A tract of land situated in the County of Ellis, State of Texas, being part of the Hugh Henderson Survey (A-432), containing 27.98 acres, more or less, being more particularly described in Deed from James R. Neal and wife, Vera Neal to the United States of America recorded in Volume 702, Page 28, Deed Records, Ellis County, Texas.

END OF EXHIBIT "A"

Return To: OAK TREE MINERALS, LLC. 2601 Network Boulevard, Suite 404 Frisco, TX 75034

Prepared By: Derik J. Todd Oak Tree Minerals, LLC.

SCANNED

ST/ TE OF TEXAS

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COUNTY OF ELLIS

I hereby certify this instrument was filed on the date and i'me stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.

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COUNTY CLERK, ELLIS COUNTY, TEXAS

FILED FOR RECORD - ELLIS COUNTY, TX INST NO: 1939010 on Dec 26, 2019 at 01:56:00 PM

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