



## **ELLIS TX - BARNETT SHALE Producing Royalties**

2 Producing Royalty Interest Wells

Located in ELLIS (TX)



## **ELLIS TX - BARNETT SHALE Producing Royalties**

### **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 States's™ 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



## **ELLIS TX - BARNETT SHALE Producing Royalties**

### **Package Contents**

Check Revenue Statement
Check Statements
Maps
Production Graph
Source Assignments



**ELLIS TX - BARNETT SHALE Producing Royalties**

**Check Revenue Statement**



## ELLIS TX - BARNETT SHALE Producing Royalties

### 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
<b>* Cash flow reflects the sale of 12.50% of the assets shown on the check statements paid by EAGLERIDGE OPERATING, LLC in this package.</b>						
<b>Package Totals:</b>	<b>\$127.66</b>	<b>\$131.43</b>	<b>\$119.63</b>	<b>\$57.28</b>	<b>\$82.88</b>	<b>\$103.78</b>

**\* Note: Blank boxes indicate no revenue data available for that month**



**ELLIS TX - BARNETT SHALE Producing Royalties**

**Check Statements**



OWNER NAME	OWNER NO.	CHECK DATE	CHECK NUMBER	AMOUNT
Nancy J Neal	13720	10/25/2019	68781	**\$458.26*

PROPERTY # | PROPERTY NAME | ST | COUNTY | OPERATOR NAME

SALE NO	YR	D	P	R	BEL/ MCP	STU/ GRAV	PRICE	GROSS VALUE	GROSS TAXES	GROSS DEDUCTS	NET VALUE	DECIMAL	INT	TYP	OWNER GROSS VALUE	TAX CODE	OWNER STATE TAX	DED CODE	DEDUCTIONS	OWNER NET VALUE
11748																				
08/19	G				2986.98		1.69	5047.94	30.76	3.66	545.60	0.04282328	RI		216.17	SEV				214.69
																REG				0.16
11749																				
08/19	G				3393.07		1.69	5734.22	42.26	4.16	612.55	0.04282328	RI		245.56	SEV				243.57
																REG				0.18
Total of this check								10782.16	80.84	0.00	1158.24				461.73		3.47		0.00	458.26
Year to date															12346.80		389.52		0.00	11957.28

Tax and deduction codes:  
SEV Severance Tax

REG Regulatory Fee





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

OWNER NAME	OWNER NO.	CHECK DATE	CHECK NUMBER	AMOUNT
Nancy J Neal	13720	09/25/2019	66638	***\$957.07**

PROPERTY #	PROPERTY NAME	ST	COUNTY	OPERATOR NAME
11748	BRITTON UNIT 1H			EagleRidge Operating LLC
07/19 G	6021.82 1.84			
11749	BRITTON UNIT 2H			EagleRidge Operating LLC
07/19 G	5476.59 1.84			
Total of this check				
Year to date				
Tax and deduction codes:				
SEV Severance Tax				
REG Regulatory Fee				

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

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OWNER NAME	OWNER NO.	CHECK DATE	CHECK NUMBER	AMOUNT
Nancy J Neal	13720	08/28/2019	64673	\$\$\$1,051.45*

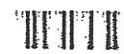
PROPERTY # | PROPERTY NAME | ST | COUNTY | OPERATOR NAME

SALE	HO	YR	D	P	R	HBL/	BTU/	GRAV	PRICE	GROSS	VALUE	GROSS	TAXES	DEDUCTS	NET	VALUE	DECIMAL	INT	TYP	GROSS	VALUE	TAX	CODE	STATE	TAX	CODE	DED	REDUCTIONS	OWNER	NET				
11748																																		
06/19	G					5635.93			2.17	12250.22		325.57		3.69	7105.83		0.04282328	RI		524.59			SEV		13.94									
11749																																		
06/19	G					6006.55			2.17	13056.01		419.61		3.94	7500.60		0.04282328	RI		559.10			SEV		17.97									
Total of this check										25306.23		752.81		0.00	14606.43						1083.69			32.24			0.00							
Year to date																						10901.54			359.59			0.00						

Tax and deduction codes:  
SEV Severance Tax                      REG Regulatory Fee

OWNER NAME	OWNER NO.	CHECK DATE	CHECK NUMBER	AMOUNT
Nancy J Neal	13720	07/31/2019	61246	***\$1,021.26*

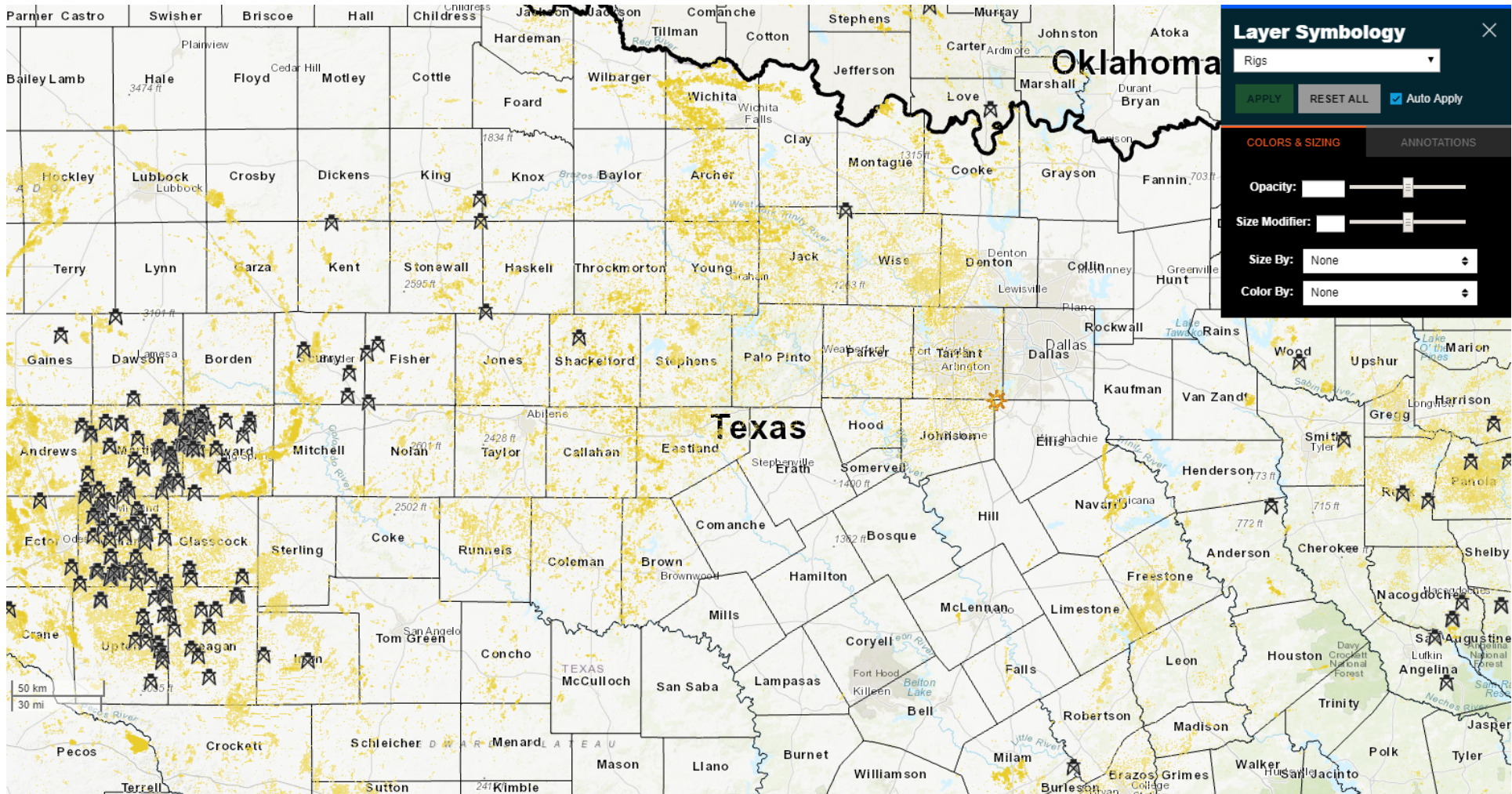
PROPERTY #	PROPERTY NAME	ST	COUNTY	OPERATOR NAME	OWNER	OWNER	OWNER	OWNER									
SALE	R	EBL/	BYU/	GROSS	GROSS	GROSS	NET	DECIMAL	(INT)	GROSS	TAX	STATE	DED	OWNER	NET		
MO	YR	D	NCF	GRAV	PRICE	VALUE	TAXES	DEDUCTS	VALUE	INTEREST	TYP	VALUE	(CODE)	TAX	CODE	(DEDUCTIONS)	VALUE
11748														EagleRidge Operating LLC			
05/19	G					11437.75	291.89		6355.53	0.04282328	RI	489.80	SEV	12.50			477.14
							3.71						REG	0.16			
11749														EagleRidge Operating LLC			
05/19	G					13115.04	404.74		7217.50	0.04282328	RI	561.63	SEV	17.33			544.12
							4.25						REG	0.18			
Total of this check						24552.79	704.59	0.00	13573.03			1051.43		30.17		0.00	1021.26
Year to date												9817.85		327.35		0.00	9490.50
Tax and deduction codes:																	
SEV Severance Tax																	
														REG Regulatory Fee			

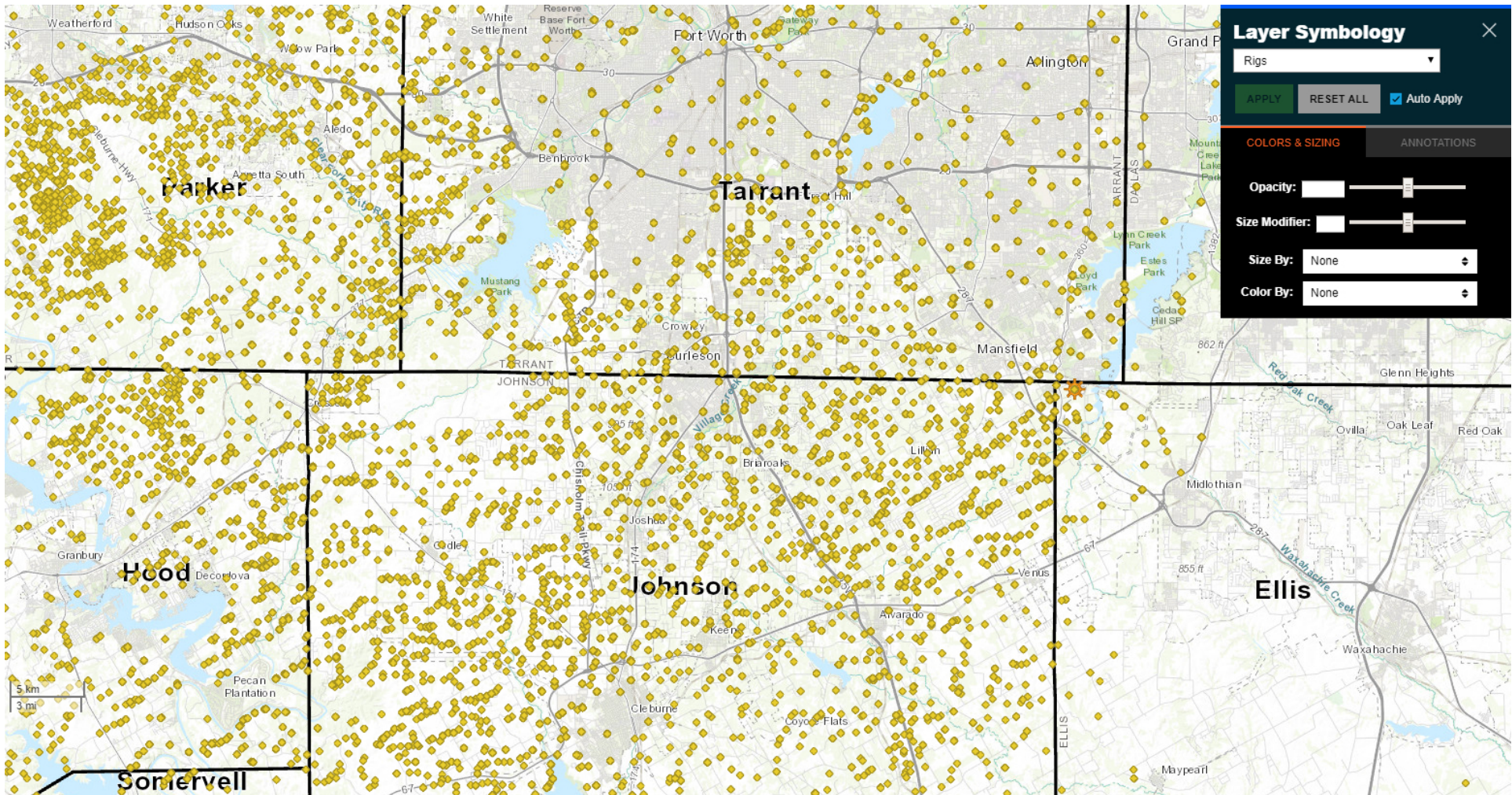


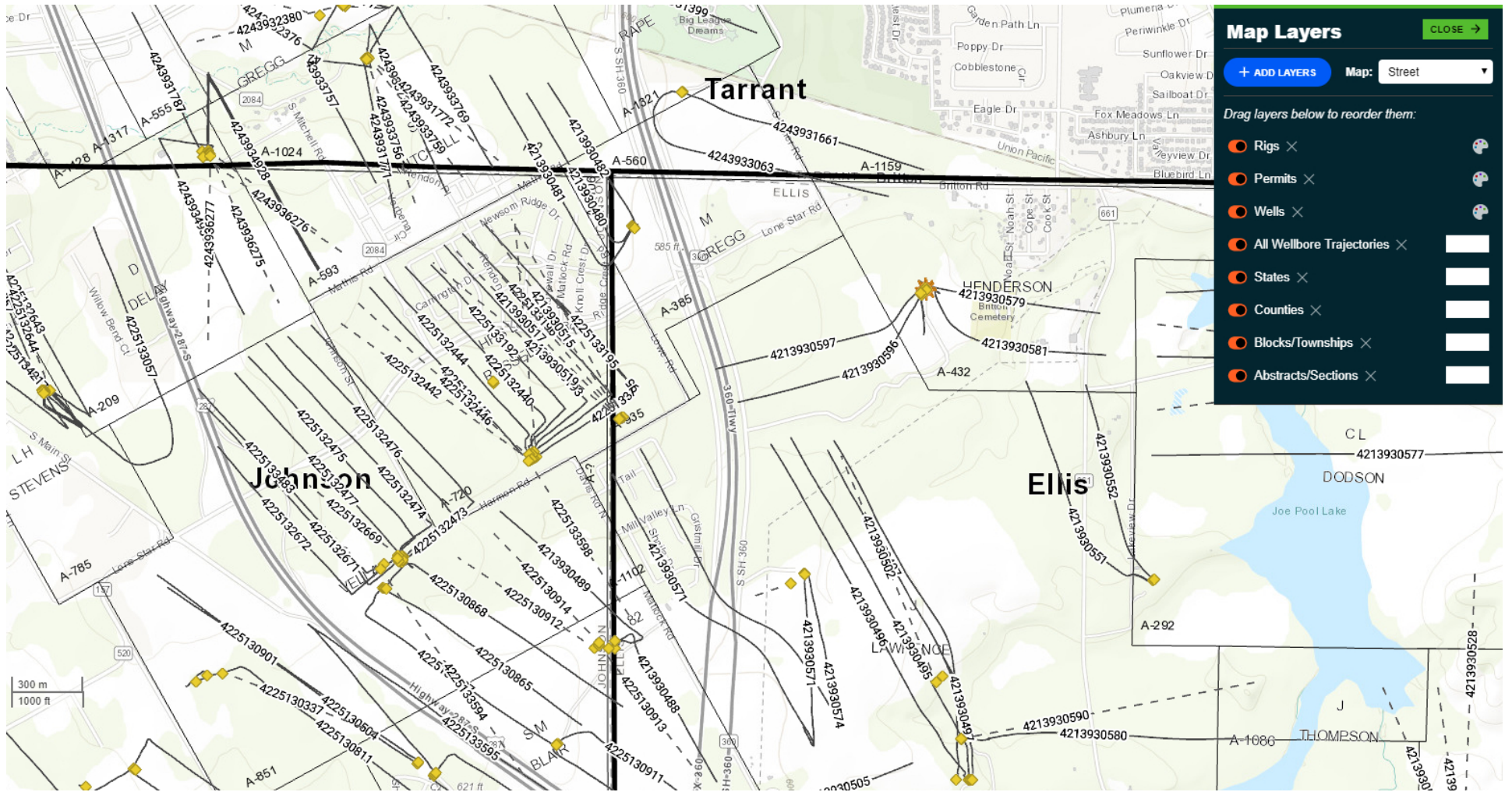


**ELLIS TX - BARNETT SHALE Producing Royalties**

**Maps**







**Map Layers** CLOSE →

+ ADD LAYERS Map: Street

*Drag layers below to reorder them:*

- Rigs × ⌵
- Permits × ⌵
- Wells × ⌵
- All Wellbore Trajectories × ⌵
- States × ⌵
- Counties × ⌵
- Blocks/Townships × ⌵
- Abstracts/Sections × ⌵

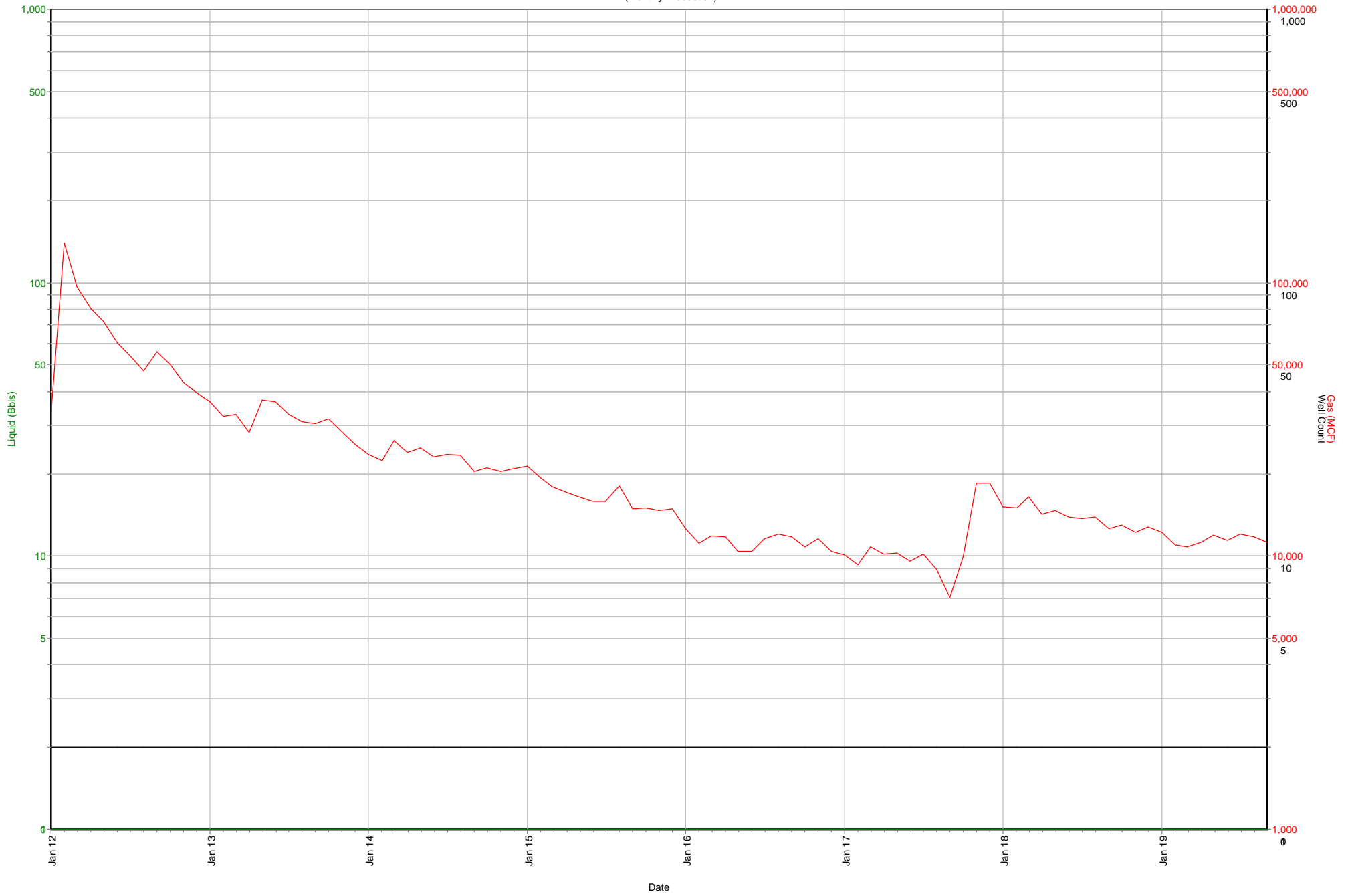


**ELLIS TX - BARNETT SHALE Producing Royalties**

**Production Graph**



Summary page selections  
(Monthly Production)



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



**ELLIS TX - BARNETT SHALE Producing Royalties**

**Source Assignments**

17  
03/20

**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.

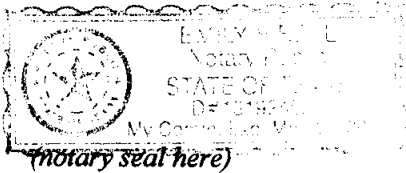
Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Nancy J Neal

State of Texas §  
County of Dallas §

By: Nancy J. Neal  
Nancy J. Neal  
Owner

This instrument was acknowledged before me on December 19, 2019 by Nancy J. Neal.



Notary Signature: Emily F. Bell  
Notary Name: Emily Bell  
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;

THENCE 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.

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

SCANNED

STATE OF TEXAS                      COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Hughes Valley*

COUNTY CLERK, ELLIS COUNTY, TEXAS