



MATAGORDA TX - 12850 - 12850 - N Producing Royalties

2 Producing Royalty Interest Wells

Located in MATAGORDA (TX)



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Property Summary

The assets in this package are located in the S.W. Rutgeley field in Matagorda County, Texas and are operated by Hilcorp Energy Company out of Houston, Texas. Collectively, the subject properties have produced almost 1 million barrels of oil and 21 BCF of gas since first production. There have been 15 permits filed in the last year for Matagorda county with four of them by Hilcorp. Two rigs running within roughly five miles of the subject property are another indicator of continued development in the area.

Package Details

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

Location

- MATAGORDA (TX)
- Formation(s)
 - 12850, 12850, N

Production Breakdown

- 48.00% - Oil
- 52.00% - Gas
- 0.00% - NGL

Cash Flow

- \$156.86 Per Month
 - Cash Flow Represents 100.00% of Check Statements

Operator(s)

- HILCORP ENERGY COMPANY, INC.



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Package Contents

Check Revenue Statement
Check Statements
Maps
Production Graph
Source Assignments



MATAGORDA TX - 12850 - 12850 - N Producing Royalties

Check Revenue Statement



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Check Revenue Statement

Production Months

Operator	Aug-2018	Sep-2018	Oct-2018				Average
HILCORP ENERGY CORPORATION	\$77.58	\$49.34	\$343.66				\$156.86
* Cash flow reflects the sale of 100.00% of the assets shown on the check statements paid by HILCORP ENERGY CORPORATION in this package.							
Package Totals:	\$77.58	\$49.34	\$343.66				\$156.86

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



MATAGORDA TX - 12850 - 12850 - N Producing Royalties

Check Statements

HILCORP ENERGY COMPANY

Royalty Disbursement Account
P.O. Box 61229
Houston, Texas 77208-1229
(713) 209-2457

CHECK DATE
12/26/2018

OWNER NUMBER
1069740

CHECK NUMBER **0016163353**

AMOUNT OF CHECK
*****343.68

**PAY Three Hundred Forty Three Dollars and Sixty Eight Cents
TO THE FOLLOWING**

**DAVID SUMMERS
19 E WHITE WILLOW CIR
THE WOODLANDS, TX 77381**

**NOT A
CHECK**

HILCORP ENERGY COMPANY
Retain this statement for tax purposes
Duplicates cannot be provided
For inquiries call 713-209-2457

Check Number **0016163353**

Date	Prod Code	Type	BTU	Int	Price	Qty	Gross		Paid		Owner				
							Value	Deducts	Net	Interest	Value	Deduct	Net Share		
42.0518.0006.00 Petersen Ralph Etal 002 Matagorda TX															
10/18	OIL	0.0000	R0001	74.19	99.37		7,371.93		7,032.82	0.00488645		36.02		34.36	
								339.11				36.02	1.66	34.36	
Totals:												36.02	1.66	34.36	
42.0518.0009.00 Summers EL Etal Unit 001 Matagorda TX															
10/18	GAS	1.1871	R0001	3.69	9,043.00		33,390.51		31,054.91	0.00488645		163.16		151.75	
									6.03				0.03		
								2,329.57					11.38		
10/18	OIL	0.0000	R0001	74.19	455.62		33,800.94		32,246.10	0.00488645		165.17		157.57	
								1,554.84				328.33	7.60	309.32	
Totals:												328.33	19.01	309.32	
TOTALS:											364.35	20.67	343.68		

1069740	Owner	Check Date: 12/26/2018	Check Amount	343.68
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HILCORP ENERGY COMPANY

Royalty Disbursement Account
 P.O. Box 61229
 Houston, Texas 77208-1229
 (713) 209-2457

CHECK DATE
11/26/2018

OWNER NUMBER
1069740

CHECK NUMBER **0016154234**

AMOUNT OF CHECK
*****49.35

**PAY Forty Nine Dollars and Thirty Five Cents
 TO THE FOLLOWING**

**DAVID SUMMERS
 19 E WHITE WILLOW CIR
 THE WOODLANDS, TX 77381**

**NOT A
 CHECK**

HILCORP ENERGY COMPANY
 Retain this statement for tax purposes
 Duplicates cannot be provided
 For inquiries call 713-209-2457

Check Number **0016154234**

Date	Prod Code	Type	BTU	Int	Price	Gross		Paid		Owner			
						Qty	Value	Deducts	Net	Interest	Value	Deduct	Net Share
42.0518.0009.00 Summers EL Eta1 Unit 001 Matagorda TX													
09/18	GAS		1.1867	R0001	3.20	3,396.00	10,858.56		10,098.73	0.00488645	53.06		49.35
						Texas Regulatory Fee - Gas		2.26				0.01	
						Texas Severance Tax		757.57				3.70	
						Totals:					53.06	3.71	49.35
						TOTALS:					53.06	3.71	49.35

1069740	Owner	Check Date: 11/26/2018	Check Amount	49.35
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HILCORP ENERGY COMPANY

Royalty Disbursement Account
 P.O. Box 61229
 Houston, Texas 77208-1229
 (713) 209-2457

CHECK DATE
10/25/2018

OWNER NUMBER
1069740

CHECK NUMBER **0016132601**

AMOUNT OF CHECK
*****77.14

PAY Seventy Seven Dollars and Fourteen Cents TO THE FOLLOWING

**DAVID SUMMERS
 19 E WHITE WILLOW CIR
 THE WOODLANDS, TX 77381**

**NOT A
 CHECK**

HILCORP ENERGY COMPANY
 Retain this statement for tax purposes
 Duplicates cannot be provided
 For inquiries call 713-209-2457

Check Number **0016132601**

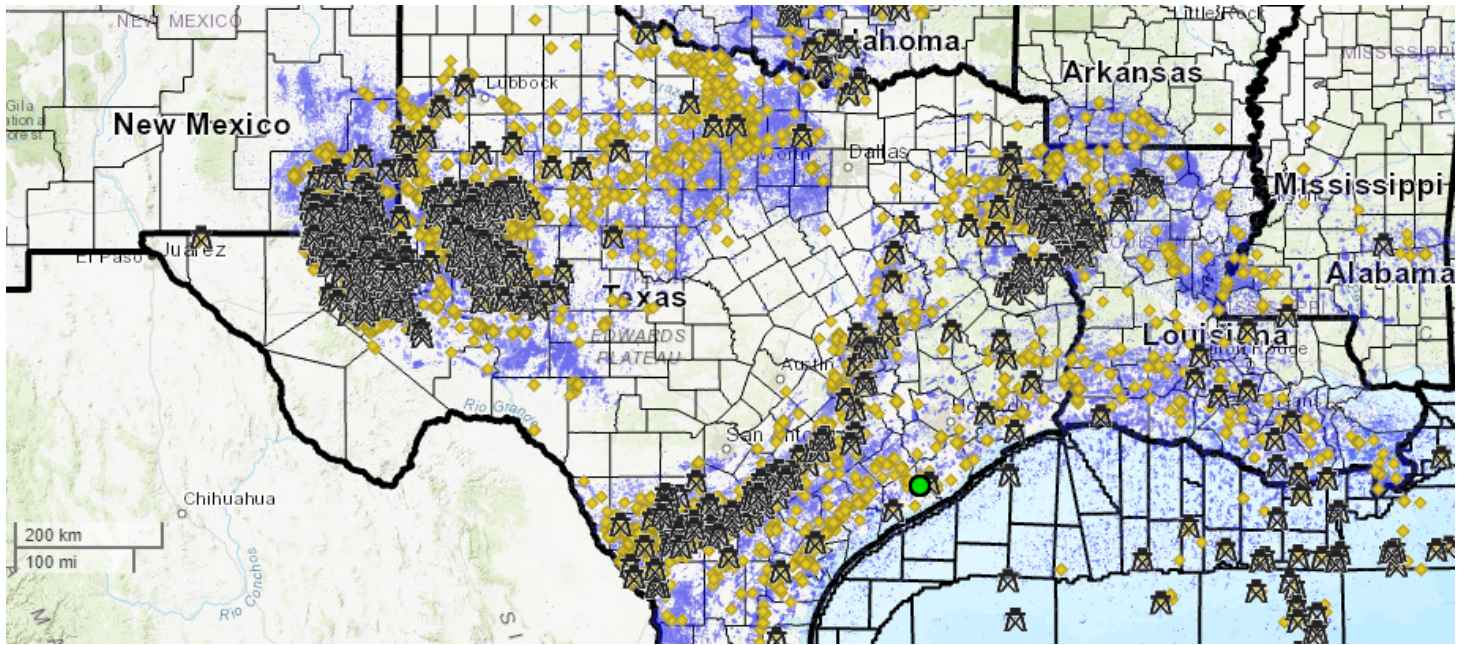
Date	Code	Prod	Type	BTU	Int	Price	Qty	Gross		Paid		Owner			
								Value	Deducts	Net	Interest	Value	Deduct	Net Share	
42.0518.0006.00 Petersen Ralph Etal 002															
Matagorda TX															
08/18	OIL	0.0000	R0001	67.94		12.00		815.31		777.81	0.00488645	3.98		3.80	
									37.50				0.18		
08/17	GAS	0.0000	R0001	0.00		0.00		-2.30		-2.14	0.00488645	-0.01		-0.01	
									-0.16				0.00		
Totals:												3.97	0.18	3.79	
42.0518.0009.00 Summers EL Etal Unit 001															
Matagorda TX															
08/18	GAS	1.1871	R0001	3.21		2,992.00		9,603.05		8,931.07	0.00488645	46.92		43.64	
									2.00				0.01		
									669.98				3.27		
08/18	OIL	0.0000	R0001	67.94		95.23		6,470.13		6,172.50	0.00488645	31.62		30.17	
									297.63				1.45		
08/17	GAS	0.0000	R0001	0.00		0.00		-99.24		-92.31	0.00488645	-0.49		-0.46	
									-6.93				-0.03		
Totals:												78.05	4.70	73.35	
TOTALS:												82.02	4.88	77.14	

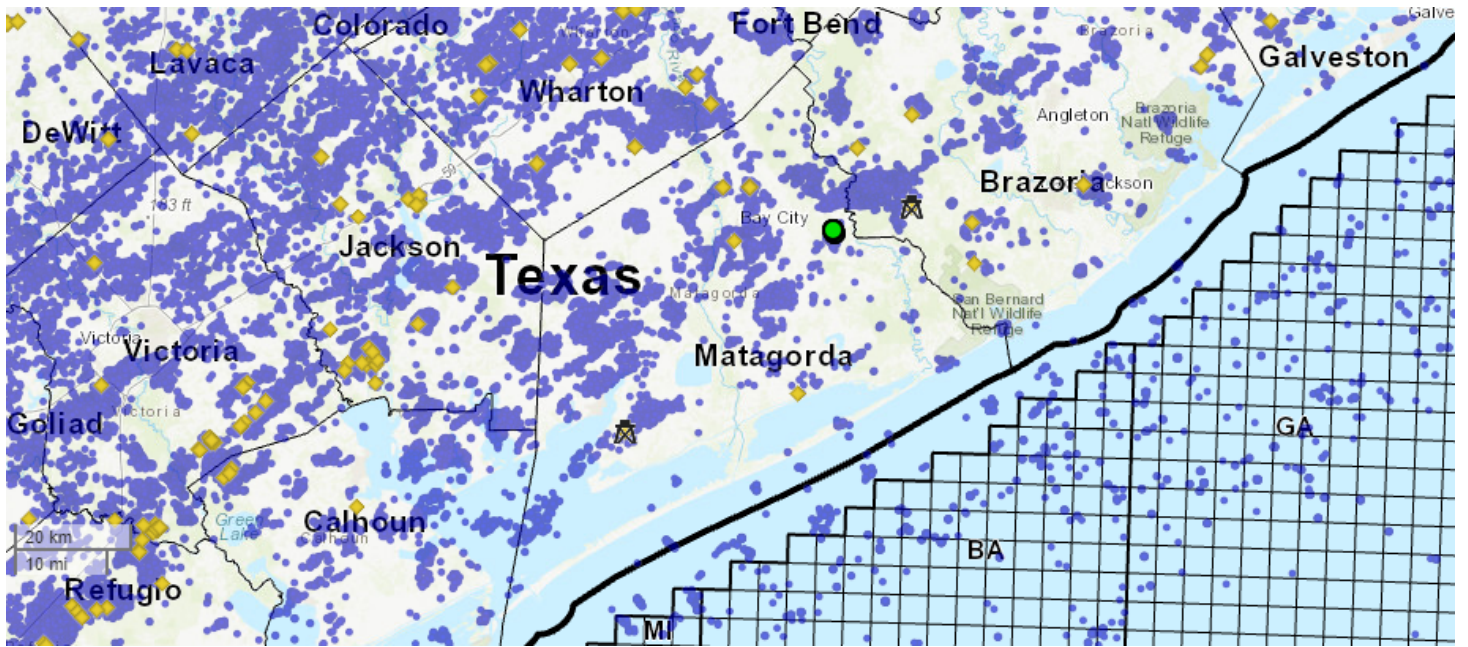
1069740	Owner	Check Date: 10/25/2018	Check Amount	77.14
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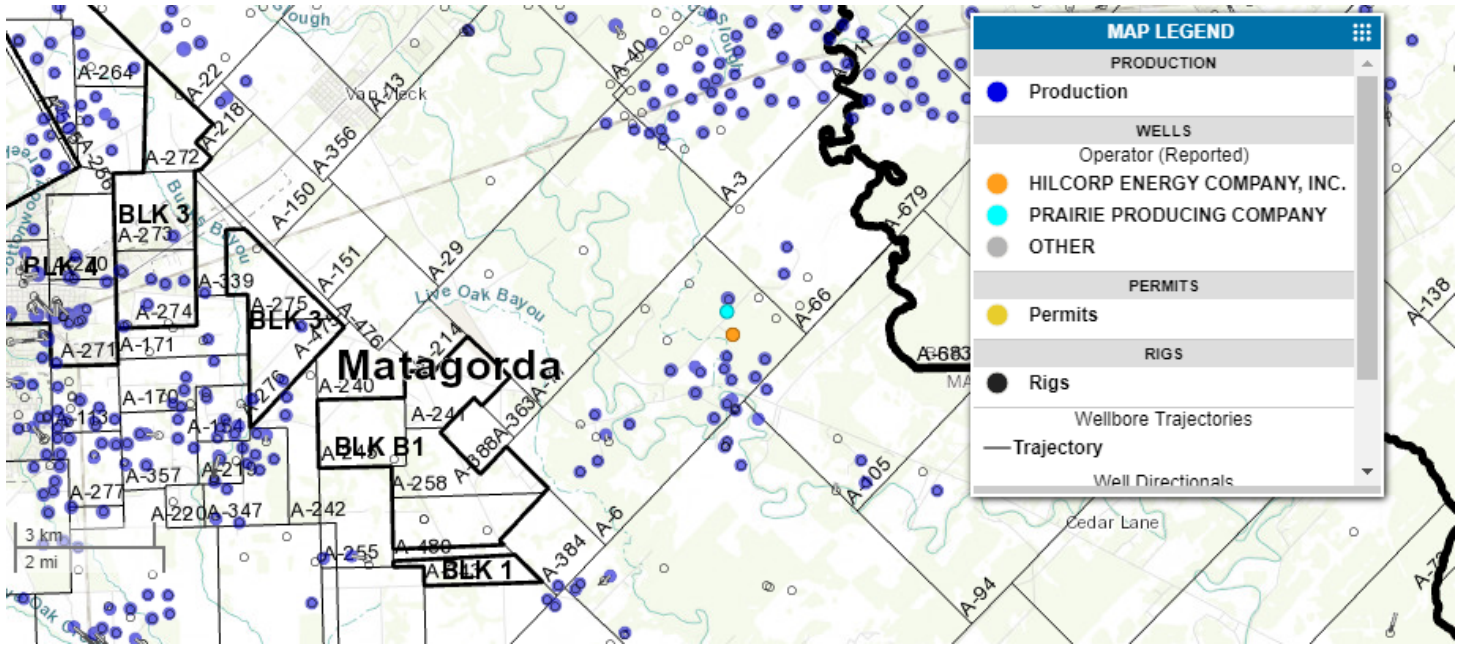


MATAGORDA TX - 12850 - 12850 - N Producing Royalties

Maps





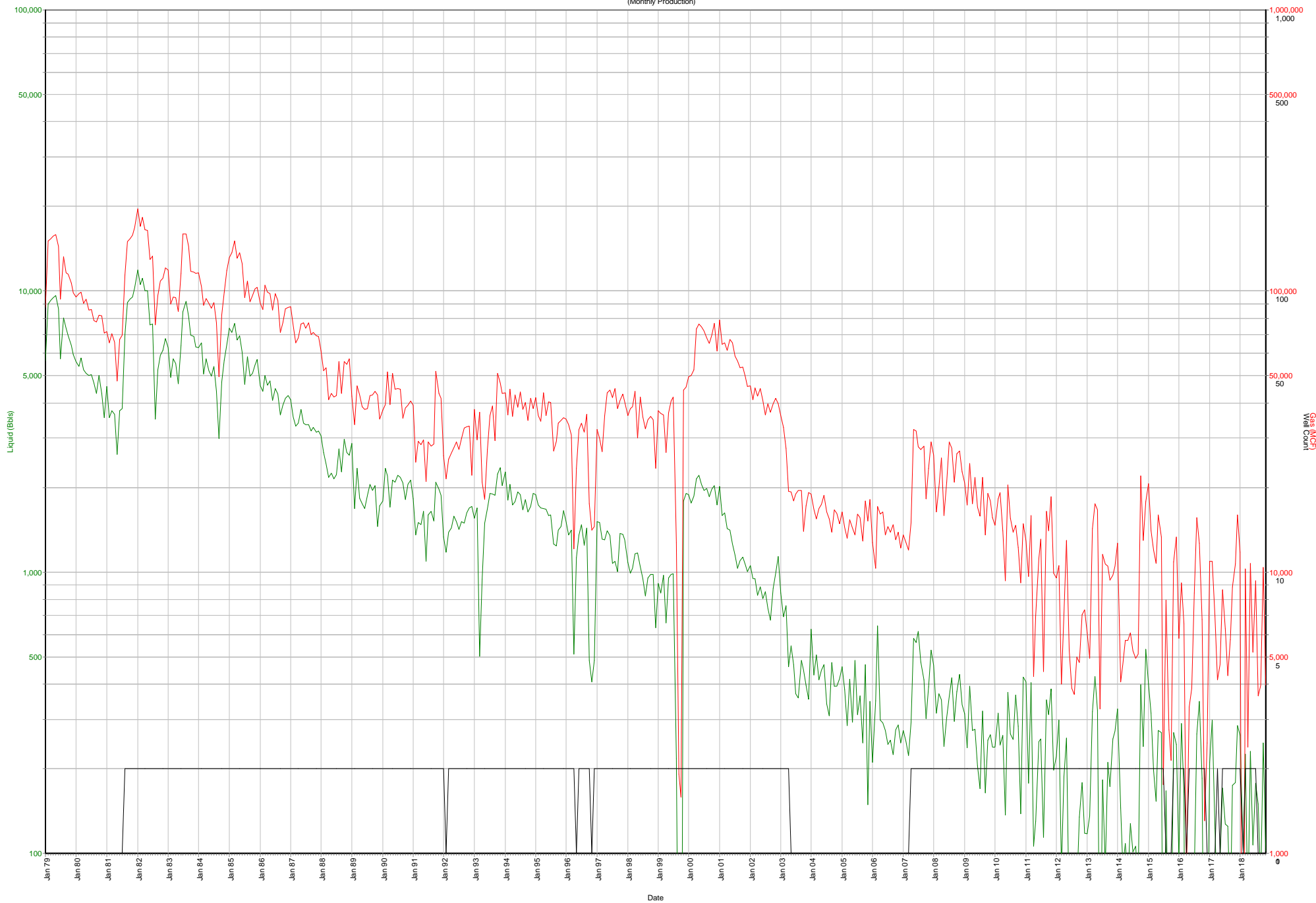




MATAGORDA TX - 12850 - 12850 - N Producing Royalties

Production Graph

Summary page selections
(Monthly Production)



— Liquid (bbls) — Gas (MCF) — Wells

Liquid (bbls): Current Cum: 957,307 Total: 957,307
Gas (MCF): Current Cum: 21,081,706 Total: 21,081,706



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Source Assignments

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, David Summers, whose address is 19 E. White Willow Cir, The Woodlands, TX 77381 (hereinafter referred to as "Grantor"), does hereby bargain, sell, transfer, assign, and convey 100.0000% of Grantor's interests in all oil, gas, mineral, royalty, overriding royalty, net profits, and other similar interests in the lands of Matagorda 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 February 2, 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.

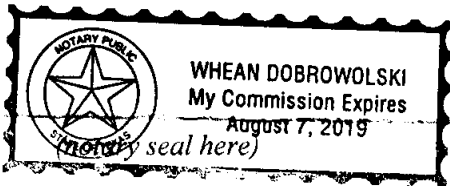
Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

David Summers

State of Texas §
County of Montgomery §

By: [Signature]
David Summers
Owner

This instrument was acknowledged before me on this 28 day of January, 2019,
by: David Summers (Name of Person Signing).



Notary Signature: [Signature]
Notary Name: Whean Dobrowolski
My Commission Expires: 8/7/2019

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

Tract One: An undivided 1/4 of 1/3 of 4/5 (= 1/15) interest in the MINERAL ESTATE in 610.1 acres of land, more or less, out of the Bostwick and Brotherton League No. 38, Abstract No. 6, in Matagorda County, Texas, and being more particularly described by metes and bounds as follows, to-wit: BEGINNING at a stake the north corner of a survey of 305.1 acres, being the A. P. Clark 305.1 acre tract out of the said League No. 38, on the lower line of the Ino Hudgins' tract, 265 and 9/10 varas S 45 W from said Hudgins' east corner; THENCE, S 45 E along the northeastern boundary line (erroneously called southeastern boundary line in prior documents) of said 305-1/10 acre tract 927 varas to its eastern corner, and south corner of this tract, in the division line of this League No. 38; THENCE, N. 45 E along said division line at 341 varas a big slough, at 1881 varas center of Fish Pond, at 2080 and 9/10 varas to a stake marked "X" for east corner of this tract, from which a large live oak post, N 45 W, 1 and 7/10 varas in division line between League No. 38 and 39; THENCE, N. 45 W along said league line at 200 varas in Fish Pond, at 1762 varas to a Mulberry Post, mkd. 38 & 39, same being North corner of League No. 38 and West corner of League No. 39; THENCE, S. 45 W along said League line at 310 varas center of big slough, at 1815 varas to a live oak post marked "X" from which an elm tree marked "X" bears S 9 and 1/2 W, 11 feet and hackberry tree about 12 inches in diameter, marked "X" bears N 57 E 22 and 1/2 feet, the same being Ino Hudgins' north corner; THENCE, S. 45 E at 643 varas center of big slough, at 835 varas to a box elder tree about 10 inches in diameter for corner from which a Live Oak tree about 4 feet in diameter bears N 62 E 25 feet, marked "X" and another Live Oak marked "X", 4 feet in diameter bears S 64 W 20 feet, same being Ino Hudgins' east corner; THENCE, S 45 W 265 and 9/10 varas to the PLACE OF BEGINNING, containing 610 and 1/10 acres of land; less however, that portion of the 30 foot road conveyed to Matagorda County by G. R. Keller on February 17, 1910 by deed recorded in Vol. 29, Page 577, of the Matagorda County Deed Records, which lies within the foregoing field notes. This is the same tract of land described in that certain deed from Nell Sue Tyson to Elmer L. Summers, dated December 16, 1938, recorded in Volume 128, Page 258, of the Deed Records of Matagorda 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.



VG-1788-2019-590

Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 590
Receipt Number: 20190205000002
Recorded Date/Time: February 05, 2019 08:23 AM
User: Nancy M
Station: Nancy McLain
Number of Pages: 3

Record and Return To:

OAK TREE MINERALS
2601 NETWORK BLVD #404

FRISCO TX 75034



STATE OF TEXAS
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX