



DEWITT TX - EDWARDS Producing Royalties

2 Producing Royalty Interest Wells

Located in DEWITT (TX)



DEWITT TX - EDWARDS Producing Royalties

Property Summary

The assets in this package are located in the Edwards formation, within DeWitt County, Texas. Stratigraphically speaking, the Edwards formation sits just below the Eagle Ford Shale, lying below the Buda and Georgetown formations. Much of the development over the past several years in DeWitt County has focused on this group of formations, with the advent of hydraulic fracking technology.

Over the last 6 months, there have been 133 permits filed within DeWitt County, primarily to develop the Eagle Ford Shale.

Package Details

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

Location

- DEWITT (TX)
- Formation(s)
 - EDWARDS

Production Breakdown

- 7.66% - Oil
- 92.34% - Gas
- 0.00% - NGL

Cash Flow

- \$100.28 Per Month
 - Cash Flow Represents 30.00% of Check Statements

Operator(s)

- PIONEER NATURAL RESOURCES



DEWITT TX - EDWARDS Producing Royalties

Package Contents

Check Revenue Statement
Check Statements
Maps
Production Graph
Source Assignments



DEWITT TX - EDWARDS Producing Royalties

Check Revenue Statement



DEWITT TX - EDWARDS Producing Royalties

Check Revenue Statement

Check Statement Months

Operator	Apr-2019	May-2019	Jun-2019				Average
PIONEER NATURAL RESOURCES USA INC	\$93.70	\$118.15	\$89.00				\$100.28
* Cash flow reflects the sale of 30.00% of the assets shown on the check statements paid by PIONEER NATURAL RESOURCES USA INC in this package.							
Package Totals:	\$93.70	\$118.15	\$89.00				\$100.28

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



DEWITT TX - EDWARDS Producing Royalties

Check Statements

Property Number	Property Name, Tract Description	DC	PC	Entitlement Decimal	DOI Type	Avg Price	Prop Gross Volume	Prop Gross Value \$	Prop Sev. Tax \$	Tax Type Code	Prop Deducts \$	Ded Cd	Prop Net Value \$				
Sales Date M/D/Year	County Name	ST	Tier	Disbursement Decimal	Int Type		Owner Volume	Owner Gross Value \$	Owner Sev. Tax \$	State Withholding	Owner Deducts \$		Owner Net Value \$				
<p>Owner Number : 205269</p>													<p>Owner Total</p>	<p>312.96</p>	<p>16.29</p>	<p>0.00</p>	<p>296.67</p>

PIONEER NATURAL RESOURCES USA, INC.

P.O. BOX 3178
MIDLAND, TX 79702

Owner Relations: 432-571-5010

Written Inquires: Pioneer Natural Resources USA, Inc.
P.O. BOX 3178
MIDLAND, TX 79702 UNITED STATES

Legend					
Product Codes (PC)	Interest Type Codes (Int Type)	Disposition Codes (DC)	Tax Type Codes	Deduct Codes (Ded Cd)	
100 - Oil (bbl)	WI - Working Interest	03 - Sales	AV - Ad Valorem	01/11 - Compression	10 - Interest Payment
201 - Wellhead Gas (mcf)	RI - Royalty Interest	10 - Lease Use Fuel	CN - Conservation Tax	03/13 - Processing	12 - Liquid Handling Fee
204 - Residue Gas (mcf)	OR - Overriding Royalty	12 - Field Fuel	FE - Environmental Tax	04/14 - Treating	17 - Field Fuel
207 - Helium (mcf)	PP - Production Payment	24 - Plant Fuel	PR - Gross Production Tax	05/15 - Transportation	22 - Skim Oil
300 - Condensate (bbl)	MI - Unleased Mineral Interest	OT - Other	FB - Federal Backup Withholding	07 - Plant Fuel	23 - Gathering
400 - Natural Gas Liquids (bbl)	NR - Non-Participating Royalty		WH - State Withholding Tax		
			SV - Severance Tax		

Owner 205269 TERRY BURNS KOEHLER

Check 2900653 / 05/31/2019

Page 1 of 1

Property Number	Property Name, Tract Description	DC	PC	Entitlement Decimal	DOI Type	Avg Price	Prop Gross Volume	Prop Gross Value \$	Prop Sev. Tax \$	Tax Type Code	Prop Deducts \$	Ded Cd	Prop Net Value \$
Sales Date MD/Year	County Name	ST	Tier	Disbursement Decimal	Int Type		Owner Volume	Owner Gross Value \$	Owner Sev. Tax \$	State Withholding	Owner Deducts \$		Owner Net Value \$
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200		2.78	619.28	1,724.45			1,724.45	07	0.00
03/01/2019	De Witt	TX	20	0.0069635200	RI		4.310	12.01			0.00		12.01
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200		0.00	0.00	0.00	-132.36	PR	1,764.74	05	-1,632.38
03/01/2019	De Witt	TX	1	0.0000000000	RI			0.00	-0.92				0.92
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200					0.00	FE			
03/01/2019	De Witt	TX	1	0.0000000000	RI				0.00				
1950092299	STILES GAS UNIT 1 #1	REV	300	0.0069635200		58.46	188.70	11,031.27	507.44	PR			10,523.83
04/01/2019	De Witt	TX	1	0.0069635200	RI		1.310	76.81	3.54				73.27
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200		2.78	11,618.23	32,339.14	8.92	FE	1,418.48	11	26,029.78
03/01/2019	De Witt	TX	1	0.0069635200	RI		80.900	225.20	0.06		0.00		211.94
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200					1,895.75	PR	401.22	15	
03/01/2019	De Witt	TX	1	0.0069635200	RI				13.20				
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200							2,584.99	14	
03/01/2019	De Witt	TX	1	0.0069635200	RI								
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200		2.78	271.47	755.92			755.92	07	0.00
03/01/2019	De Witt	TX	20	0.0069635200	RI		1.890	5.26			0.00		5.26
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200		0.00	0.00	0.00	-56.62	PR	754.90	05	-698.28
03/01/2019	De Witt	TX	1	0.0000000000	RI			0.00	-0.40				0.40
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200					0.00	FE			
03/01/2019	De Witt	TX	1	0.0000000000	RI				0.00				
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200		2.78	4,934.80	13,735.93	3.82	FE	605.72	11	11,035.46
03/01/2019	De Witt	TX	1	0.0069635200	RI		34.360	95.65	0.03		0.00		90.02
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200					803.69	PR	1,115.61	14	
03/01/2019	De Witt	TX	1	0.0069635200	RI				5.60				
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200							171.63	15	
03/01/2019	De Witt	TX	1	0.0069635200	RI								
Owner Number : 205269							Owner Total	414.93	21.11		0.00		393.82

Pioneer Natural Resources USA, Inc.
P.O. BOX 3178
MIDLAND, TX 79702
432-571-5010

Pioneer Natural Resources
USA, Inc.
P.O. BOX 3178
MIDLAND, TX 79702 UNITED

64-1278
611

No. 2900653

(VOID AFTER 180 DAYS)

OWNER NUMBER 205269 **CHECK DATE** 05/31/2019 **CHECK AMOUNT** \$\$\$393.82

PAY Three Hundred Ninety-Three Dollars and Eighty-Two Cents**

TO TERRY BURNS KOEHLER
THE Victoria, TX 77905-4068
ORDER
OF

VOID

PIONEER NATURAL RESOURCES USA, INC.

P.O. BOX 3178
MIDLAND, TX 79702

Owner Relations: 432-571-5010

Written Inquires: Pioneer Natural Resources USA, Inc.
P.O. BOX 3178
MIDLAND, TX 79702 UNITED STATES

Legend				
Product Codes (PC)	Interest Type Codes (Int Type)	Disposition Codes (DC)	Tax Type Codes	Deduct Codes (Ded Cd)
100 - Oil (bbl)	WI - Working Interest	03 - Sales	AV - Ad Valorem	01/11 - Compression
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300 - Condensate (bbl)	MI - Unleased Mineral Interest	OT - Other	FB - Federal Backup Withholding	07 - Plant Fuel
400 - Natural Gas Liquids (bbl)	NR - Non-Participating Royalty		WH - State Withholding Tax	10 - Interest Payment
			SV - Severance Tax	12 - Liquid Handling Fee
				17 - Field Fuel
				22 - Skim Oil
				23 - Gathering

Owner 205269 TERRY BURNS KOEHLER

Check 2891428 / 04/30/2019

Page 1 of 1

Property Number	Property Name, Tract Description	DC	PC	Entitlement Decimal	DOI Type	Avg Price	Prop Gross Volume	Prop Gross Value \$	Prop Sev. Tax \$	Tax Type Code	Prop Deducts \$	Ded Cd	Prop Net Value \$
Sales Date MD/Year	County Name	ST	Tier	Disbursement Decimal	Int Type		Owner Volume	Owner Gross Value \$	Owner Sev. Tax \$	State Withholding	Owner Deducts \$		Owner Net Value \$
1950092299	STILES GAS UNIT 1 #1 FUEL COST 1ST SUMMIT TO CHERRY	REV	204	0.0069635200		3.03	511.95	1,553.19			1,553.19	07	0.00
02/01/2019	De Witt	TX	20	0.0069635200	RI		3.560	10.81			0.00		10.81
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200		0.00	0.00	0.00	0.00	FE	1,518.21	05	-1,404.34
02/01/2019	De Witt	TX	1	0.0000000000	RI			0.00	0.00				0.79
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200					-113.87	PR			
02/01/2019	De Witt	TX	1	0.0000000000	RI				-0.79				
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200		3.03	10,120.85	30,690.17	1,842.02	PR	1,232.11	11	25,016.90
02/01/2019	De Witt	TX	1	0.0069635200	RI		70.480	213.71	12.83		0.00		200.83
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200					7.74	FE	348.18	15	
02/01/2019	De Witt	TX	1	0.0069635200	RI				0.05				
1950092299	STILES GAS UNIT 1 #1	REV	204	0.0069635200							2,243.22	14	
02/01/2019	De Witt	TX	1	0.0069635200	RI								
1950094765	STILES GAS UNIT 1 #3 FUEL COST 1ST SUMMIT TO CHERRY	REV	204	0.0069635200		3.03	248.01	752.43			752.43	07	0.00
02/01/2019	De Witt	TX	20	0.0069635200	RI		1.730	5.24			0.00		5.24
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200		0.00	0.00	0.00	0.00	FE	717.72	05	-663.89
02/01/2019	De Witt	TX	1	0.0000000000	RI			0.00	0.00				0.38
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200					-53.83	PR			
02/01/2019	De Witt	TX	1	0.0000000000	RI				-0.38				
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200		3.03	4,751.20	14,407.40	3.66	FE	164.60	15	11,724.49
02/01/2019	De Witt	TX	1	0.0069635200	RI		33.090	100.33	0.03		0.00		94.29
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200					863.29	PR	1,069.89	14	
02/01/2019	De Witt	TX	1	0.0069635200	RI				6.01				
1950094765	STILES GAS UNIT 1 #3	REV	204	0.0069635200							581.47	11	
02/01/2019	De Witt	TX	1	0.0069635200	RI								
Owner Number : 205269							Owner Total	330.09	17.75		0.00		312.34

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MIDLAND, TX 79702
432-571-5010

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USA, Inc.
P.O. BOX 3178
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64-1278
611

No. 2891428

(VOID AFTER 180 DAYS)

OWNER NUMBER 205269 **CHECK DATE** 04/30/2019 **CHECK AMOUNT** \$**312.34

PAY Three Hundred Twelve Dollars and Thirty-Four Cents**

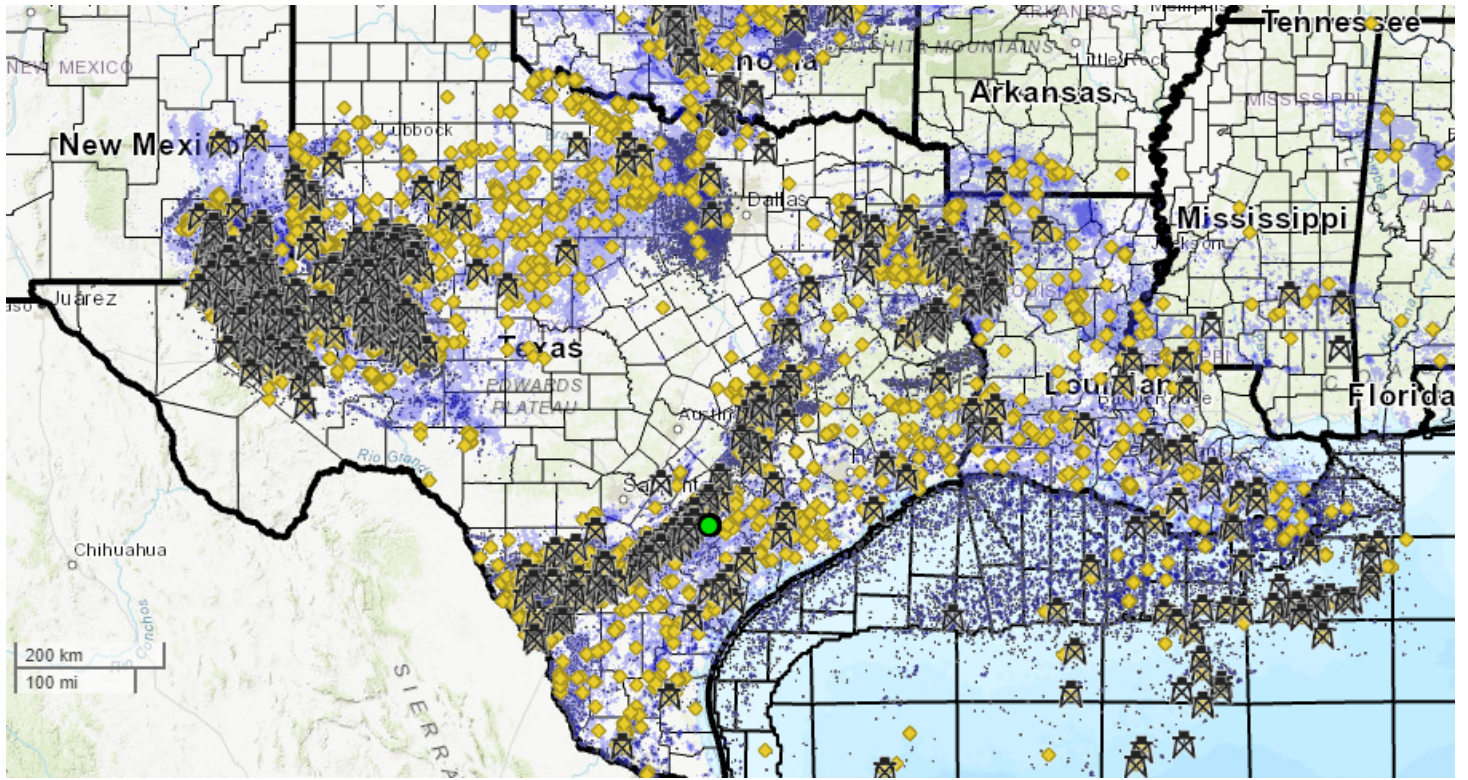
TO TERRY BURNS KOEHLER
THE Victoria, TX 77905-4068
ORDER
OF

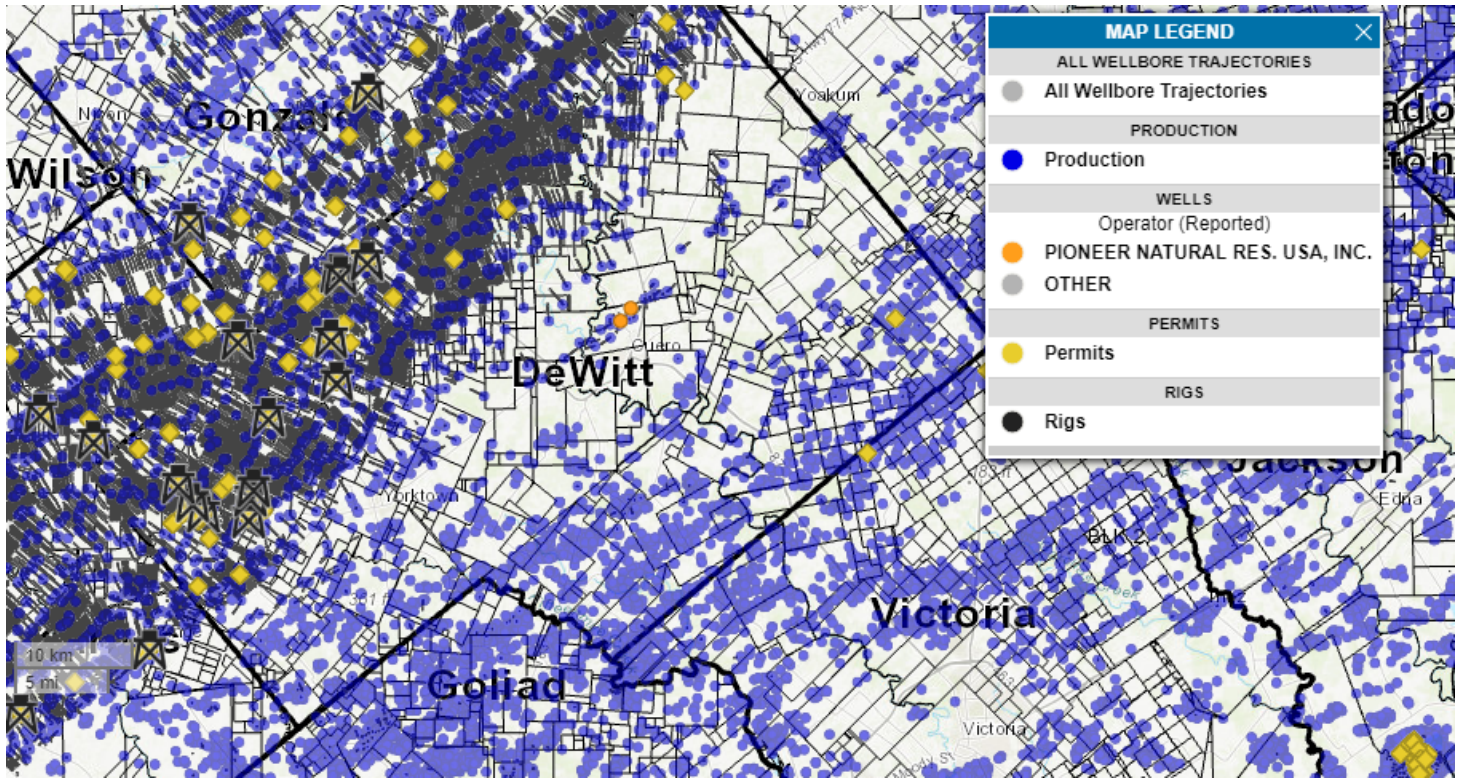
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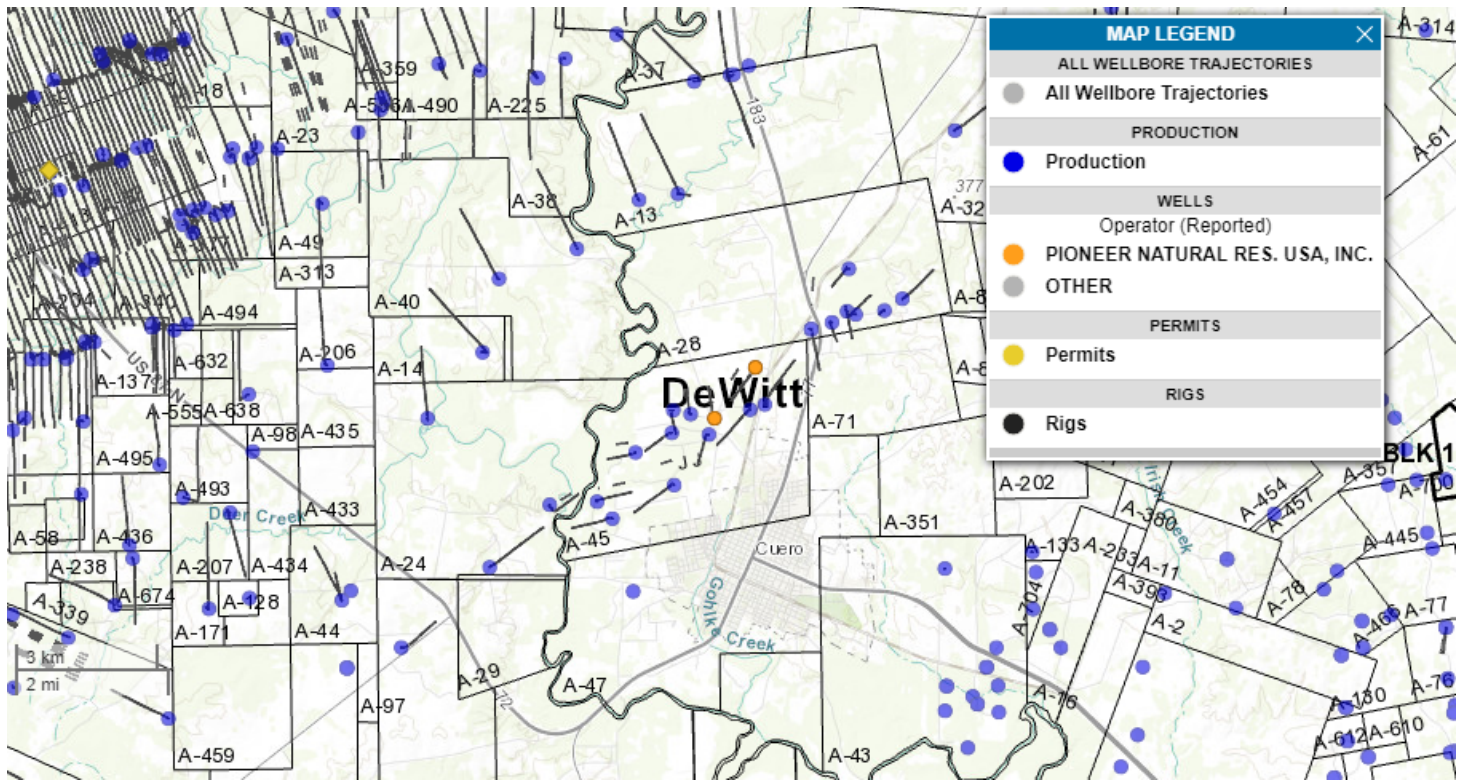


DEWITT TX - EDWARDS Producing Royalties

Maps





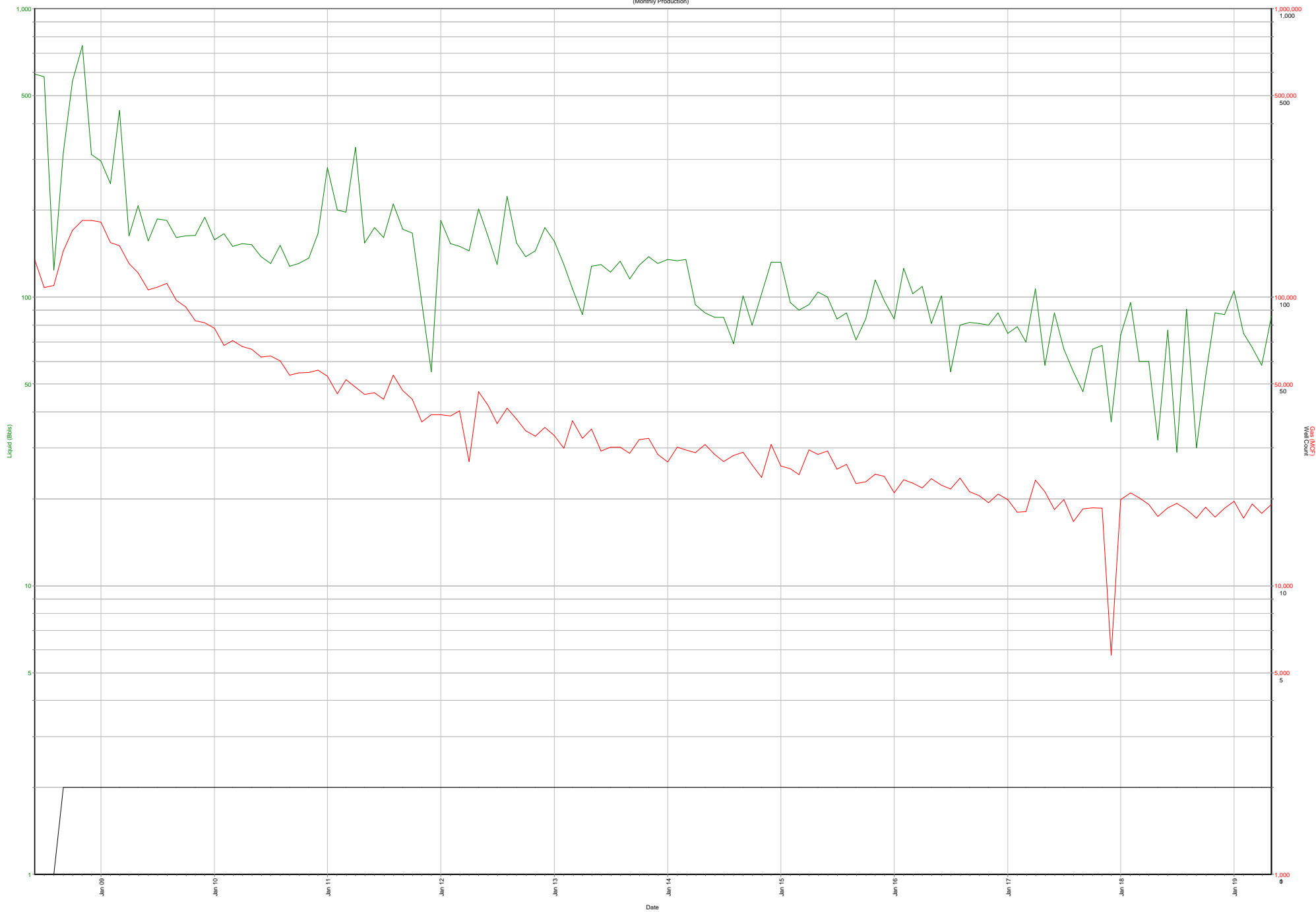




DEWITT TX - EDWARDS Producing Royalties

Production Graph

Summary page selections
(Monthly Production)



— Liquid (bbls)
— Gas (MCF)
— Wells
 Liquid (bbls): Current Cum: 18,673 Total: 18,673
 Gas (MCF): Current Cum: 6,044,503 Total: 6,044,503



DEWITT TX - EDWARDS Producing Royalties

Source Assignments

127192

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, Terry Burns Koehler, whose address is 812 Jackson Ave, Box 221, Port O'Connor, TX 77982 (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 DeWitt 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 August 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.

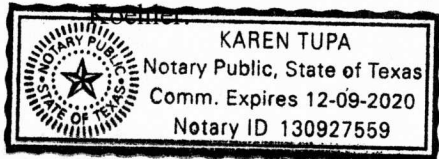
Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Terry Burns Koehler

State of Texas §
County of VICTORIA §

By: Terry Burns Koehler
Terry Burns Koehler
Owner

This instrument was acknowledged before me on July 29, 2019 by Terry Burns Koehler.



Notary Signature: Karen Tupa

Notary Name: Karen Tupa

My Commission Expires: 12-09-2020

(notary seal here)

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

BEING all that certain parcel or tract of land, containing 286.141 acres, located in DeWitt County, Texas, a part of the J. J. Tumlinson league, Abs. #45, is a part of that 286.15-acre tract described in Deed to Erna B. Koehler from T.O. Buchel et al, ,dated December 1,1927, recorded in Volume 97, Page 55, Deed Records of DeWitt 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 AND RECORDED

INSTRUMENT NUMBER: 127192

FILED ON: AUGUST 06, 2019 AT 02:05pm

THIS INSTRUMENT CONTAINED 3 PAGES AT FILING

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of DeWitt County, Texas.



Natalie Carson

Natalie Carson, County Clerk
DeWitt County, Texas

KOGLESBY

Return To: OAK TREE MINERALS LLC, 2601 NETWORK BLVD STE 404, FRISCO TX 75034