



LIMESTONE TX - TRAVIS PEAK Producing Royalties

1 Producing Royalty Interest Wells

Located in LIMESTONE (TX)



LIMESTONE TX - TRAVIS PEAK Producing Royalties

Property Summary

The assets in this package are located within the Travis Peak Formation in Limestone County, Texas. The Travis Peak formation is located in eastern Texas and extends into southern Arkansas and northern Louisiana and Mississippi. It is a large reservoir of natural gas within low permeability sandstones, and is generally classified as a tight gas play. Operators in the Travis Peak typically develop other tight gas plays in the area, such as the Haynesville or Cotton Valley plays.

Package Details

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

Location

- LIMESTONE (TX)
- Formation(s)
 - TRAVIS PEAK

Production Breakdown

- 34.90% - Oil
- 65.10% - Gas
- 0.00% - NGL

Cash Flow

- \$58.08 Per Month
 - Cash Flow Represents 50.00% of Check Statements

Operator(s)

- LEGACY RESERVES OPERATING, LP



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Package Contents

Check Revenue Statement
Check Statements
Maps
Production Graph
Source Assignments



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Check Revenue Statement



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Check Revenue Statement

Check Statement Months

Operator	Jul-2018	Aug-2018	Sep-2018				Average
LEGACY RESERVES OPERATING LP	\$56.98	\$63.91	\$53.34				\$58.08
* Cash flow reflects the sale of 50.00% of the assets shown on the check statements paid by LEGACY RESERVES OPERATING LP in this package.							
Package Totals:	\$56.98	\$63.91	\$53.34				\$58.08

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



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Check Statements

42976 JOAN S HYDE
 * * * Please refer to your owner number when writing * * *
 42976
 Tax id: On file

Control no. ACH1347820
 Check date: 09/14/18
 Control #: ACH1347820
 Page: 1

PROPERTY #	PROPERTY NAME				ST	COUNTY	OPERATOR NAME									
SALE MO YR	P R D	BBL/ MCF	BTU/ GRAV	PRICE	GROSS VALUE	GROSS TAXES	GROSS DEDUCTS	NET VALUE	DECIMAL INTEREST	INT TYP	OWNER GROSS VALUE	TAX CODE	OWNER STATE TAX	DED CODE	DEDUCTIONS	OWNER NET VALUE
422117		YARBROUGH TRUST				TX	LIMESTONE	LEGACY RESERVES OPERATING LP								
07/18	G	142.71	1008	2.85	406.92	0.10	47.48	359.34	0.01035012	RI	4.21	REG	0.00	GTH	0.49	3.72
07/18	G	4253.49	1008	2.85	12128.32	762.84	1415.03	9947.61	0.01035012	RI	125.53	SEV	7.90	GTH	14.65	102.95
						2.84						REG	0.03			
Total of this check					12535.24	765.78	1462.51	10306.95			129.74		7.93		15.14	106.67
Year to date											1465.03		83.12		161.43	1220.48
Tax and deduction codes:																
		GTH	GATHERING FEES WHILE CONTROLLE				REG	REGULATORY FEE		SEV	SEVERANCE TAX					

09/14/18 ACH1347820

One hundred six dollars and 67 cents

JOAN S HYDE
 3100 HARRIS BLVD
 AUSTIN, TX 78703

*****106.67

Funds deposited 3
 business days after the
 date of this document.

42976 JOAN S HYDE
 * * * Please refer to your owner number when writing * * *
 42976
 Tax id: On file

Control no. ACH1340230
 Check date: 08/13/18
 Control #: ACH1340230
 Page: 1

PROPERTY #	PROPERTY NAME				ST	COUNTY	OPERATOR NAME										
SALE MO YR	P R D	BBL/MCF	BTU/GRAV	PRICE	GROSS VALUE	GROSS TAXES	GROSS DEDUCTS	NET VALUE	DECIMAL INTEREST	INT TYP	OWNER GROSS VALUE	TAX CODE	OWNER STATE TAX	DED CODE	DEDUCTIONS	OWNER NET VALUE	
422117		YARBROUGH TRUST				TX	LIMESTONE	LEGACY RESERVES OPERATING LP									
12/17	G	0.00			0.00	-167.37		167.37	0.01035012	RI	0.00	SEV			-1.74	1.74	
03/18	G	0.00			0.00	-111.14		111.14	0.01035012	RI	0.00	SEV			-1.15	1.15	
06/18	G	4241.87	1015	2.97	12585.89	796.79	1421.35	10364.92	0.01035012	RI	130.27	SEV			8.25 GTH	14.72	107.27
						2.83						REG			0.03		
06/18	O	27.68		64.61	1788.29	82.26		1706.03	0.01035012	RI	18.51	SEV			0.85	17.66	
Total of this check					14374.18	603.37	1421.35	12349.46			148.78		6.24		14.72	127.82	
Year to date											1335.29		75.19		146.29	1113.81	
Tax and deduction codes:																	
SEV SEVERANCE TAX																	
						GTH	GATHERING FEES WHILE CONTROLLE				REG	REGULATORY FEE					

08/13/18 ACH1340230

One hundred twenty-sever dollars and 82 cents

JOAN S HYDE
 3100 HARRIS BLVD
 AUSTIN, TX 78703

*****127.82

Funds deposited 3
 business days after the
 date of this document.

42976 JOAN S HYDE
 * * * Please refer to your owner number when writing * * *
 42976
 Tax id: On file

Control no. ACH1332582
 Check date: 07/12/18
 Control #: ACH1332582
 Page: 1

PROPERTY #	PROPERTY NAME					ST	COUNTY	OPERATOR NAME								
SALE MO YR	P R D	BBL/MCF	BTU/ GRAV	PRICE	GROSS VALUE	GROSS TAXES	GROSS DEDUCTS	NET VALUE	DECIMAL INTEREST	INT TYP	OWNER GROSS VALUE	TAX CODE	OWNER STATE TAX	DED CODE	DEDUCTIONS	OWNER NET VALUE
422117 05/18 G		4851.20	1018	2.78	13485.82	842.88	1629.04	11010.66	0.01035012	RI	139.58	SEV	8.73	GTH	16.86	113.95
					TX LIMESTONE	LEGACY RESERVES OPERATING LP										
						3.24						REG	0.04			
Total of this check					13485.82	846.12	1629.04	11010.66			139.58		8.77		16.86	113.95
Year to date											1186.51		68.95		131.57	985.99
Tax and deduction codes:																
GTH GATHERING FEES WHILE CONTROLLE SEV SEVERANCE TAX REG REGULATORY FEE																

07/12/18 ACH1332582

One hundred thirteen dollars and 95 cents

JOAN S HYDE
 3100 HARRIS BLVD
 AUSTIN, TX 78703

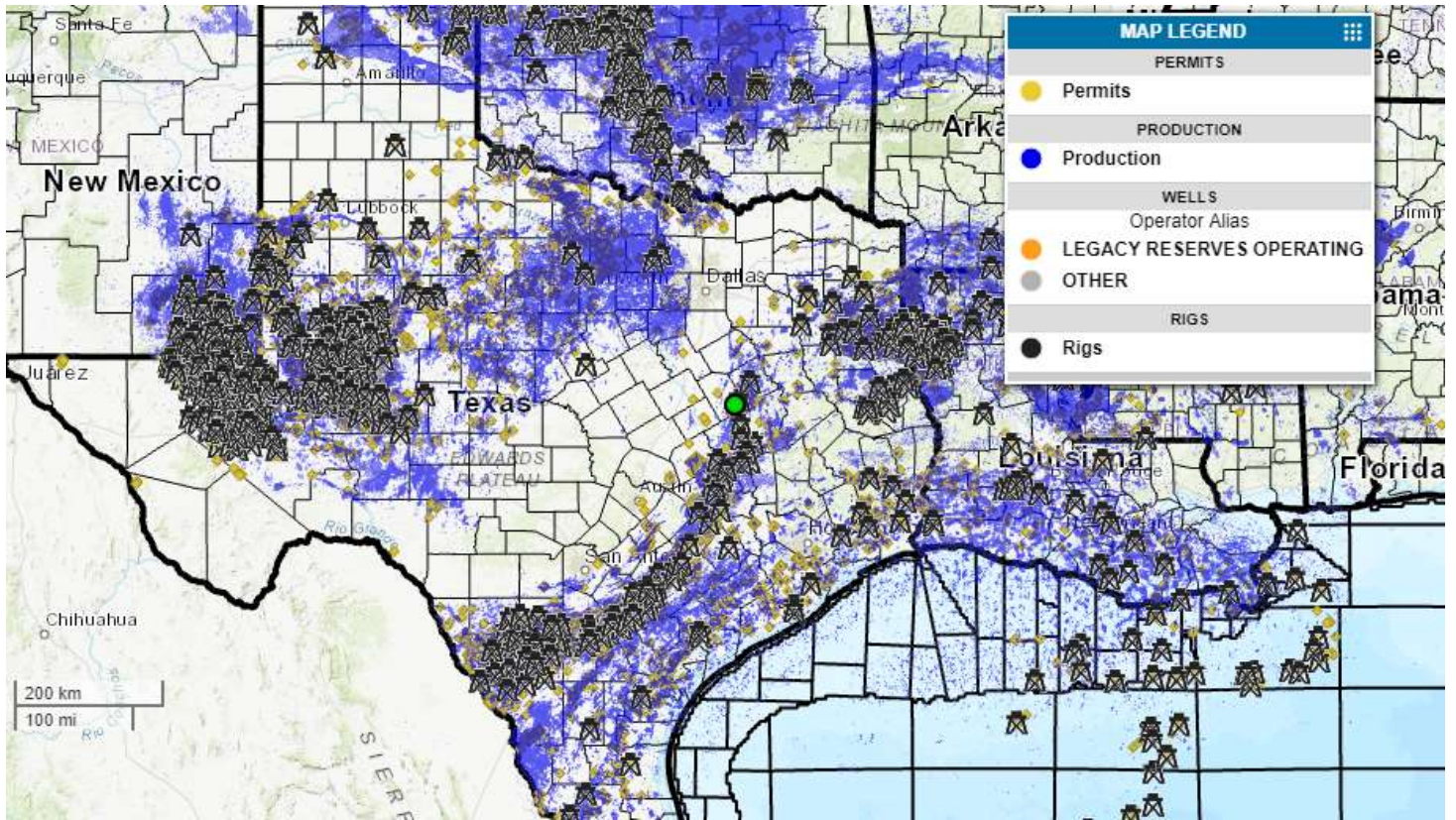
*****113.95

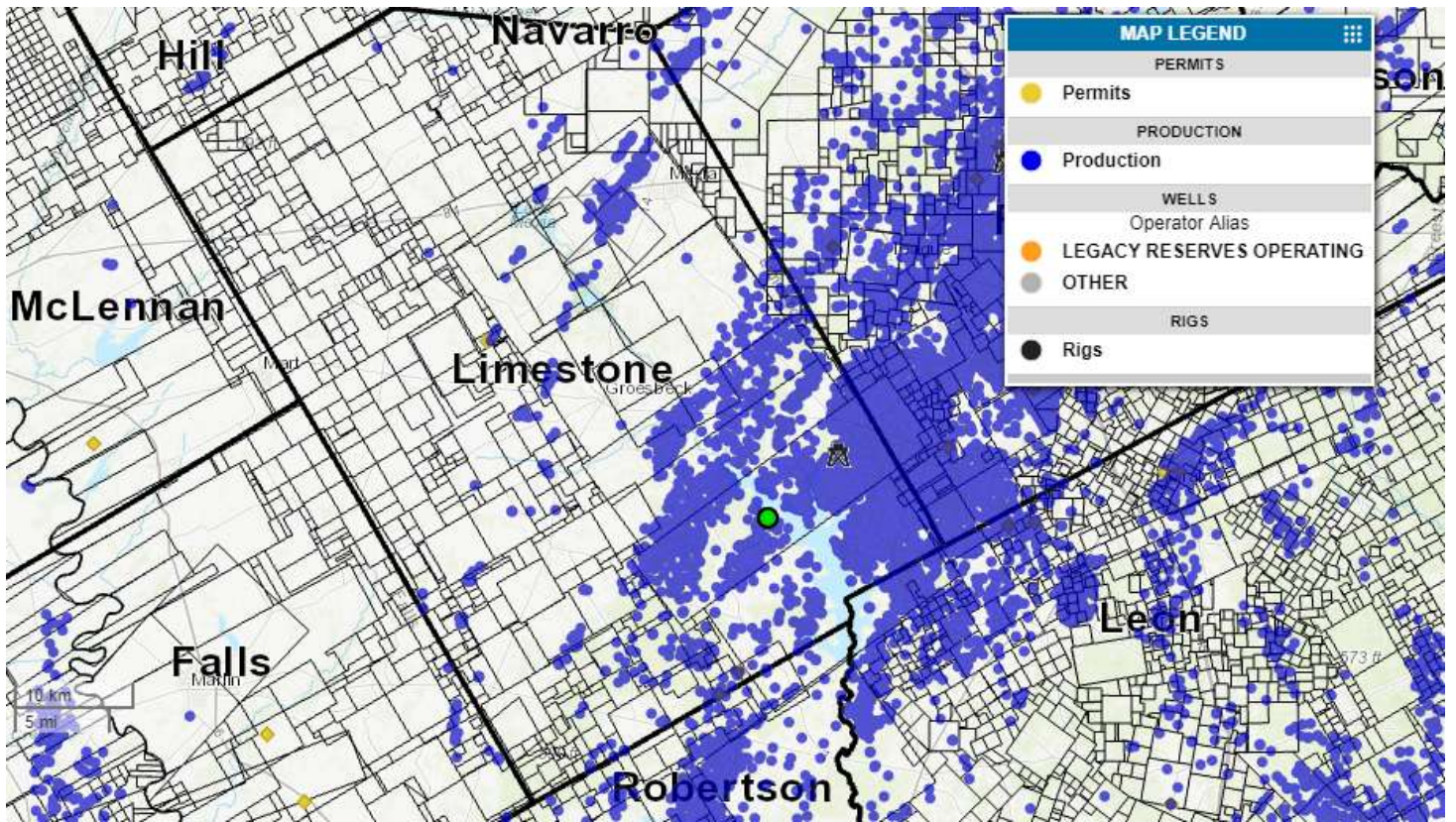
Funds deposited 3
 business days after the
 date of this document.

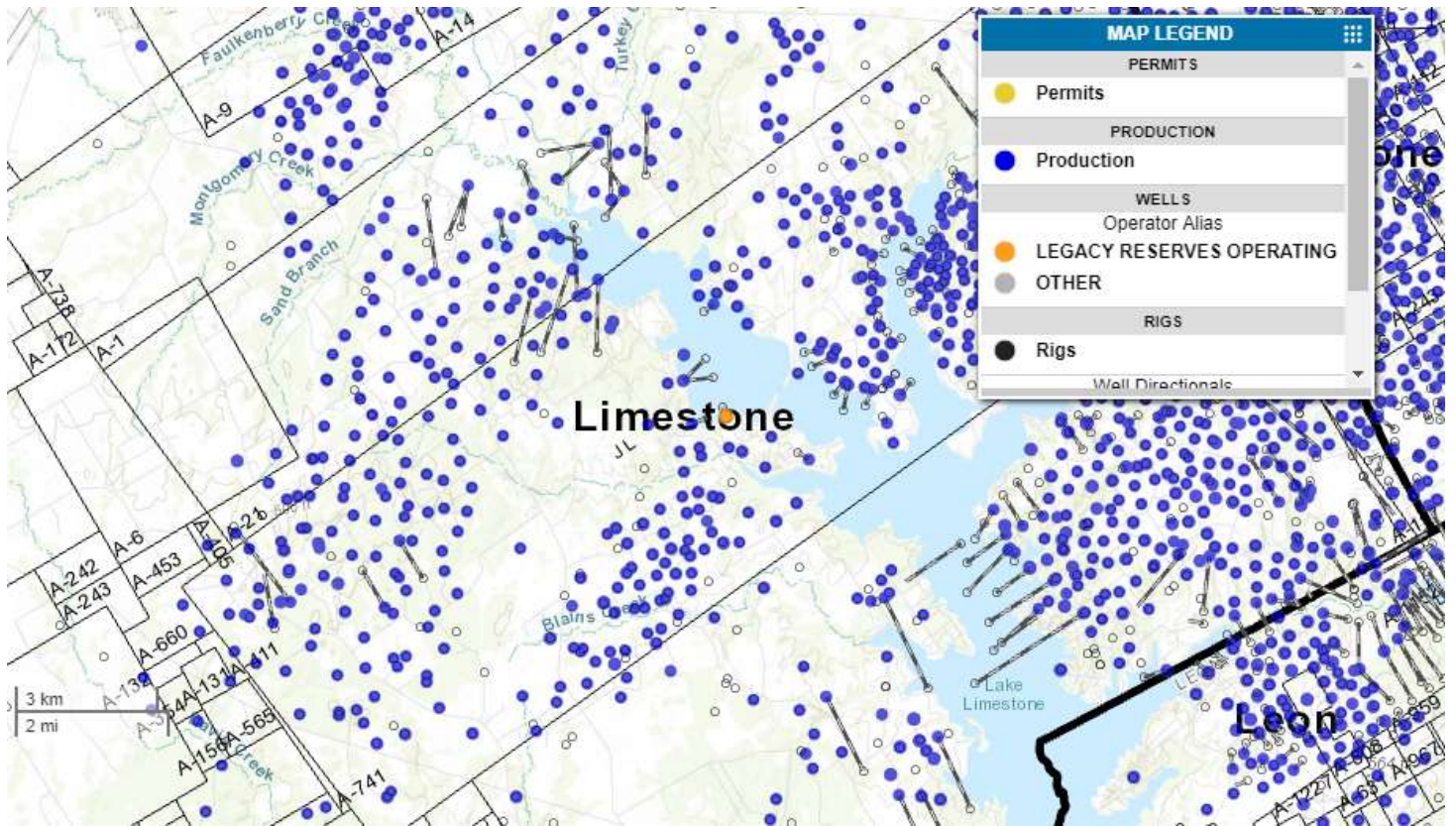


LIMESTONE TX - TRAVIS PEAK Producing Royalties

Maps





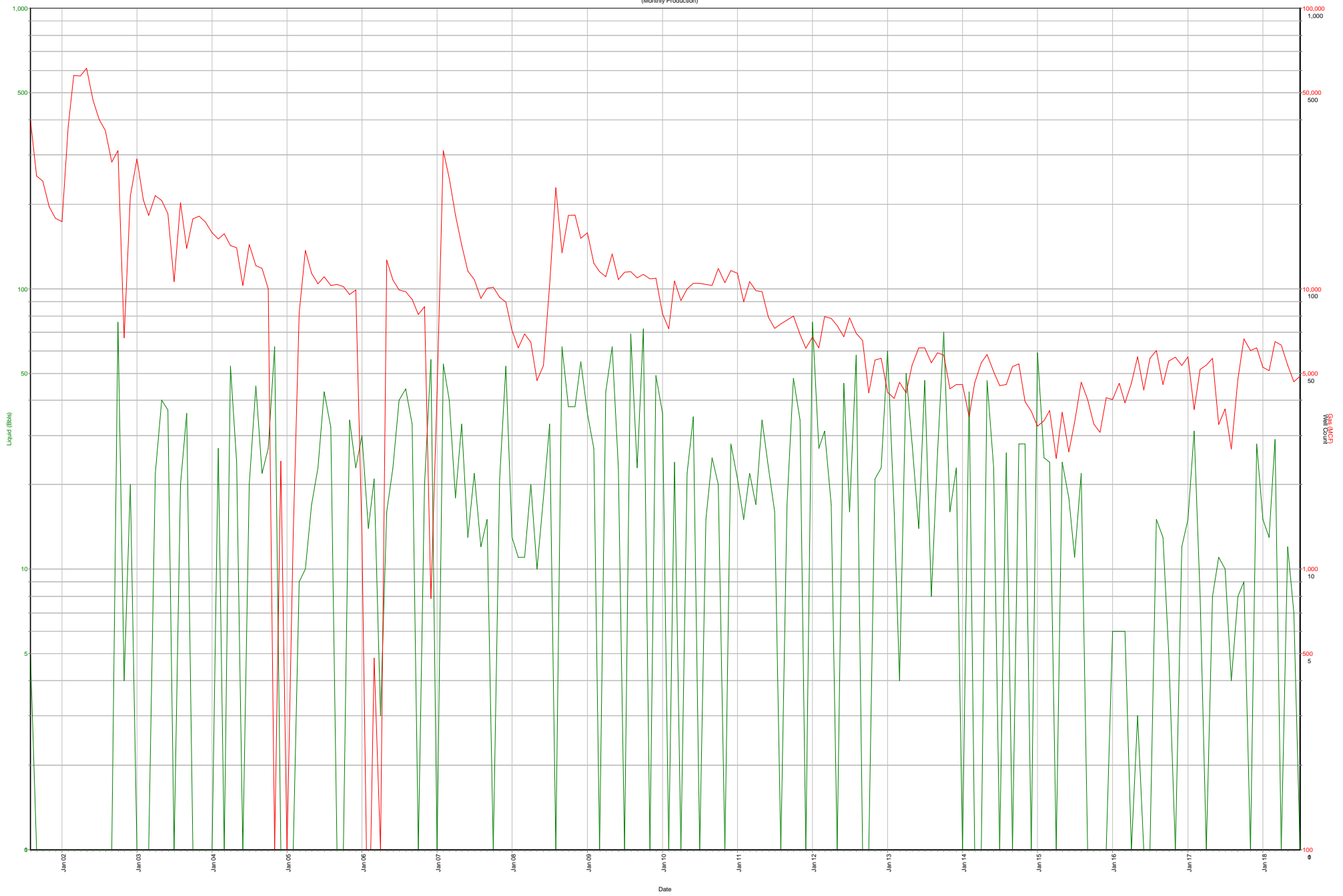




LIMESTONE TX - TRAVIS PEAK Producing Royalties

Production Graph

YARBROUGH TRUST 10
 LIMESTONE (TX)
 (N/A) (N/A)
 Operator: LEGACY RESERVES OPERATING, LP
 Field: OLETHA (TRAVIS PEAK)
 (Monthly Production)



— Liquid (bbls) — Gas (MCF) — Wells
 Liquid (bbls): Current Cum: 3,807 Total: 3,807
 Gas (MCF): Current Cum: 2,166,130 Total: 2,166,130



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Source Assignments

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, Joan S. Hyde, whose address is 3100 Harris Blvd, Austin, TX 78703 (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 Limestone 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 October 1, 2018 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.

Joan S. Hyde

State of Texas §
§
County of Tarrant §

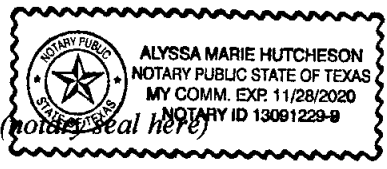
By: Joan S. Hyde
Joan S. Hyde
Owner

This instrument was acknowledged before me on this 23rd day of October, 20 18,
by: Joan Scuggs Hyde (Name of Person Signing).

Notary Signature: [Signature]

Notary Name: Alyssa Marie Hutcherson

My Commission Expires: 11/28/2020



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 a 158.80 acres tract of land situated in the J. L. Chavert Survey, A-4, Limestone County, Texas, and being the residue of that tract called 160 acres in the deed dated February 27, 1919 from A. F. Rising et ux to J. H. Scruggs recorded in Vol. 95, Pg. 448, Deed Records of Limestone County, Texas, said 158.80 acres being more particularly described by metes and bounds as follows: BEGINNING at a set V:™ iron rod at a 4™ cedar fence corner post for Northwest corner of this tract, same being the Southwest corner of the Betty Bond Cosby 262.88 acres tract of record in Vol. 547, Pg 704 and the Northeast corner of the Stephanie Deen 114.7 acres tract of record in Vol. 834, Pg 564; THENCE N. 55°43.00™E. (Basis of bearing in Vol. 547, Pg. 704) with the North line of this tract and with a fence, same being the South line of said Cosby tract and the South line of the Betty Bond Bostick 133.30 acres tract of record in Vol. 703, Pg. 300, to a set 1/2™ iron rod at a 6™ cedar fence corner post in the West line of that 15.40 acres TRACT 13 in the Leslie O. Nettles Estate Partition Deed of record in Vol. 1003, Pg. 166, for Northeast corner of this tract; THENCE S. 33°14'22™E. 2475.66 ft. with the East line of this tract and with a fence, same being the west line of said TRACT 13 and the West line of that 11.342 acres TRACT 16 of said Nettles Partition Deed, to a found Y2™ iron rod at a fence and at the Elev. 363 contour at the edge of Lake Limestone for an angle corner in the East line of this tract, same being the most Southerly corner of said Lot 16 and an angle corner in the West line of the Brazos River Authority tracts of record in Vol. 601, Pg 94; THENCE S.13°14'17™E. 185.14 ft. with said Elev. 363 contour to a set 'A™ iron rod at a fence on the South line of said 160 acres tract for Southeast corner of this tract, same being the Northeast corner of the M. P. Yarbrough 65 acres tract of record in Vol. 274, Pg. 623; THENCE S.55°32'21™W. 2546.58 ft. with the South line of this tract along a fence, same being the North line of said Yarbrough 65 acres tract and said Yarbrough 90 acres tract of record in Vol. 274, Pg. 623, to a set 1/2™ iron rod at a cross-tic fence corner post for Southwest corner of this tract, same being the Northwest corner of said Yarbrough 90 acres tract, the Northeast corner of the Dayton Reavis Corporation 16 acres tract of record in Vol. 927, Pg. 221, and the Southeast corner of said Deen tract; THENCE in a Northerly direction with the West line of this tract and with a fence, same being the East line of said Deen tract, N_34°52'23™W. 1084.57 ft. to a set 1/2iron rod at a 2" cedar fence post for a angle corner, continuing N.34°01'09™W. 1571.70 ft. with a fence to the point of BEGINNING, containing 158.80 acres.

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 in:
Limestone County

On: Oct 26, 2018 at 10:46A

By: Lederie Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Oct 26, 2018