



**AGAVE MINERAL MANAGEMENT, INC.**  
**WWW.MINERALMGMT.COM**

**EAST TX MINERALS FOR LEASE: POLK & TRINITY COs**

**46,050 GMA/32,696 NMA - WOODBINE & AUSTIN CHALK;  
UPPER CRETACEOUS STACKED PAY;  
IN THE CENTER OF 5 FIELDS  
THAT HAVE PRODUCED IN EXCESS OF 840 BCFE**

SM Energy leased all of this acreage in 2013, but abandoned the project before it could be seriously undertaken due to the 2015 product price collapse. Now that product prices have recovered, this is a "company maker opportunity" for the right Lessee.

Attached is a regional map that SM prepared covering the 100,000+ gma prospect that it assembled. This map shows the following. The Damascus Field (75 BCFE) is immediately to the northwest. The Double A Wells Field (485 BCFE), Seven Oaks/Leggett Field (150 BCFE) and Hortense Field (70 BCFE) are immediately to the southeast. The Sugar Creek Field (60 BCFE) is to the east.

Also attached is a plat showing the specific minerals for lease, together with a list and legal description of each of these properties.

TERMS: 3-year OGL, \$250/nma bonus, 20% royalty (negotiable).

**Note: These minerals are subject to prior lease, sale or withdrawal; the information presented herein is thought to be reliable but is not warranted; any lease can only be completed through a signed, written agreement.**

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# Deep Pines Central Prospect



## Offsetting Woodbine & Austin Chalk Fields

Deep Pines Central is located between several prolific Woodbine fields with a cumulative production of over **750 BCFE**. Damascus field is located to the north and Double A Wells, Seven Oaks and Hortense fields are to the south. The prospect focuses on bypassed hydrocarbons in shaley sands in the uppermost Woodbine formation deposited in a shoreface to inner shelf environment.

Deep Pines Central

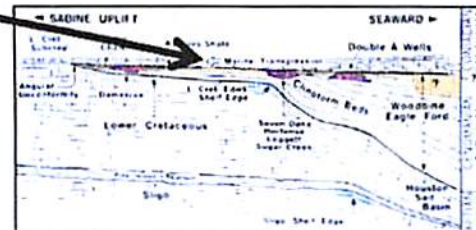
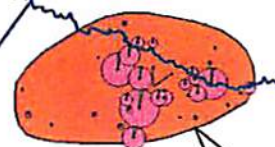


Figure 3 Diagrammatic dip section showing Woodbine - Eagle Ford stratigraphic relations and location of Woodbine fields. Note the clausiform beds in the Eagle Ford shale that reflect wave of growth of the slope.



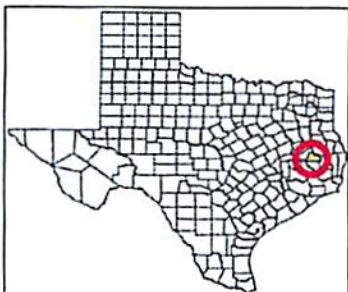
Damascus Field  
75 BCFE

Sugar Creek  
60 BCFE

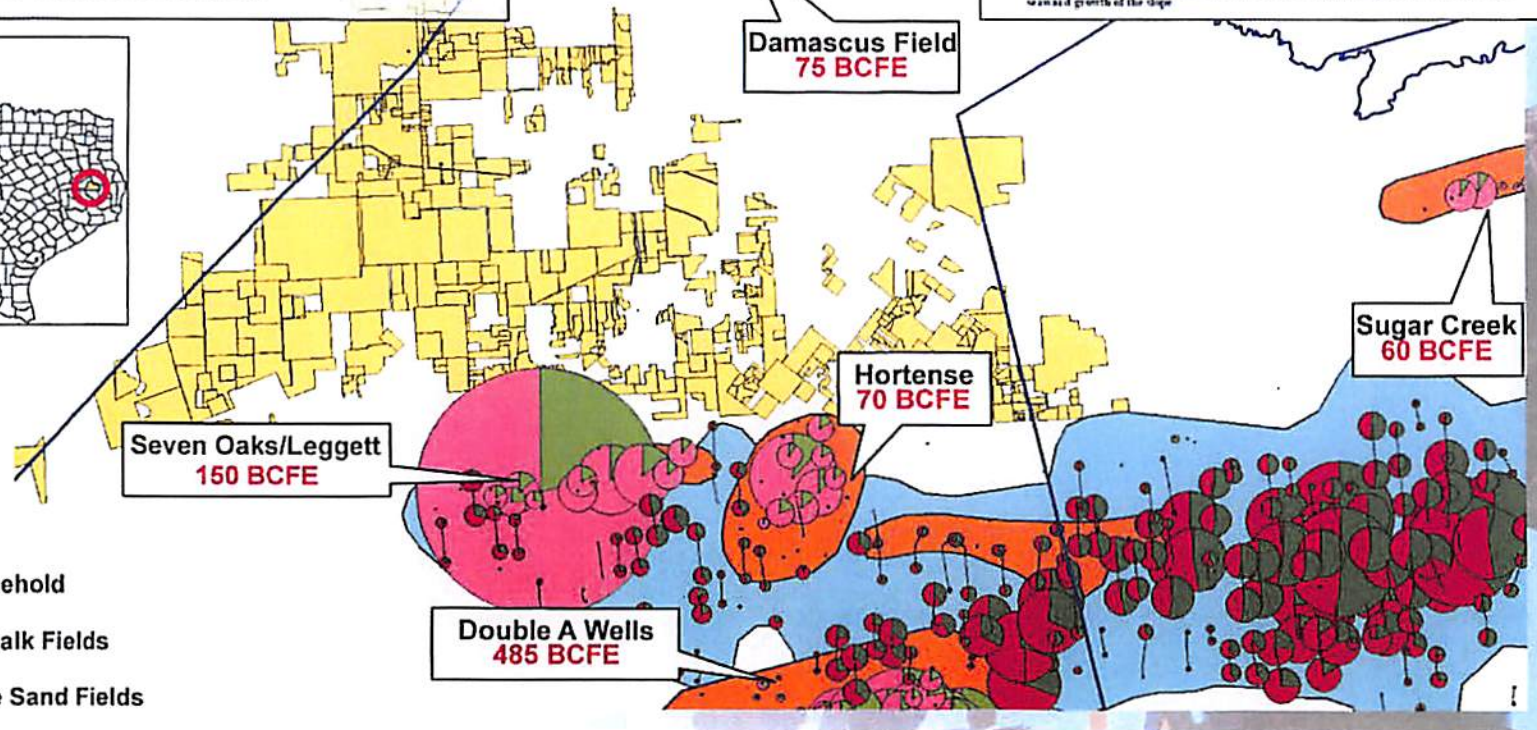
Hortense  
70 BCFE

Seven Oaks/Leggett  
150 BCFE

Double A Wells  
485 BCFE



- SME Leasehold
- Austin Chalk Fields
- Woodbine Sand Fields









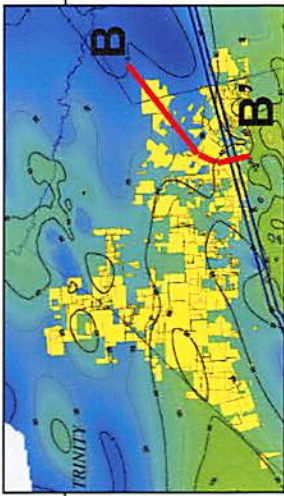
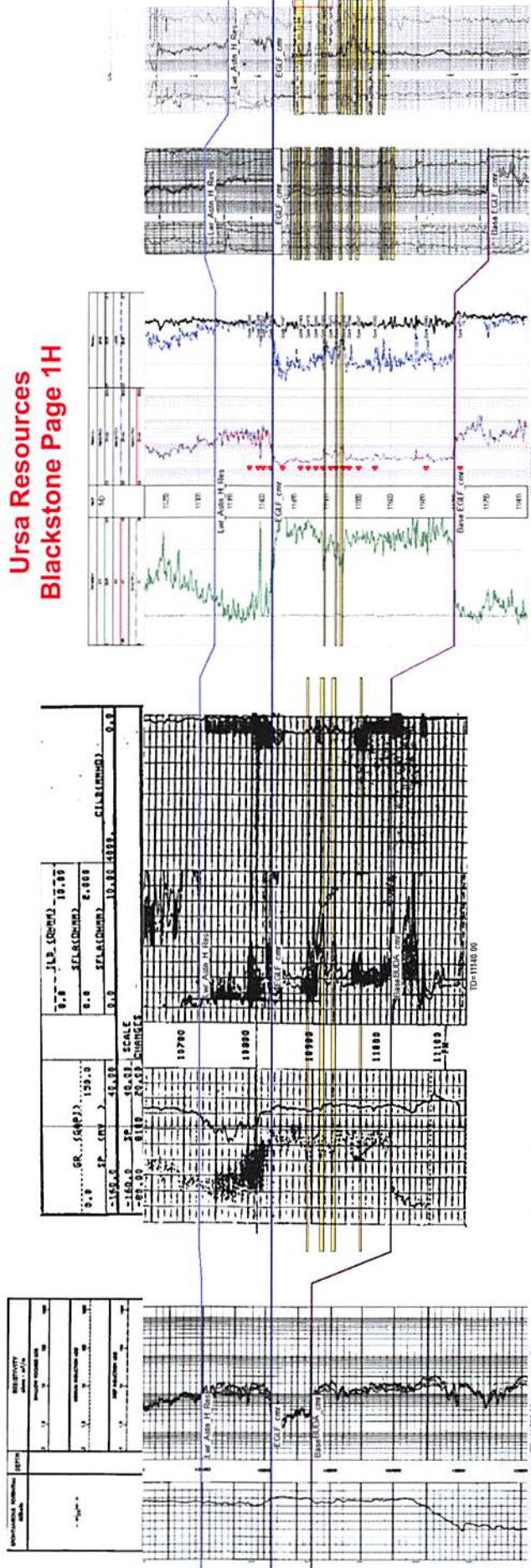
# Deep Pines Central Prospect

## Woodbine Cross-Section (Southeastern Acreage)



**B**

**B'**



**Increasing stratigraphic thickness**

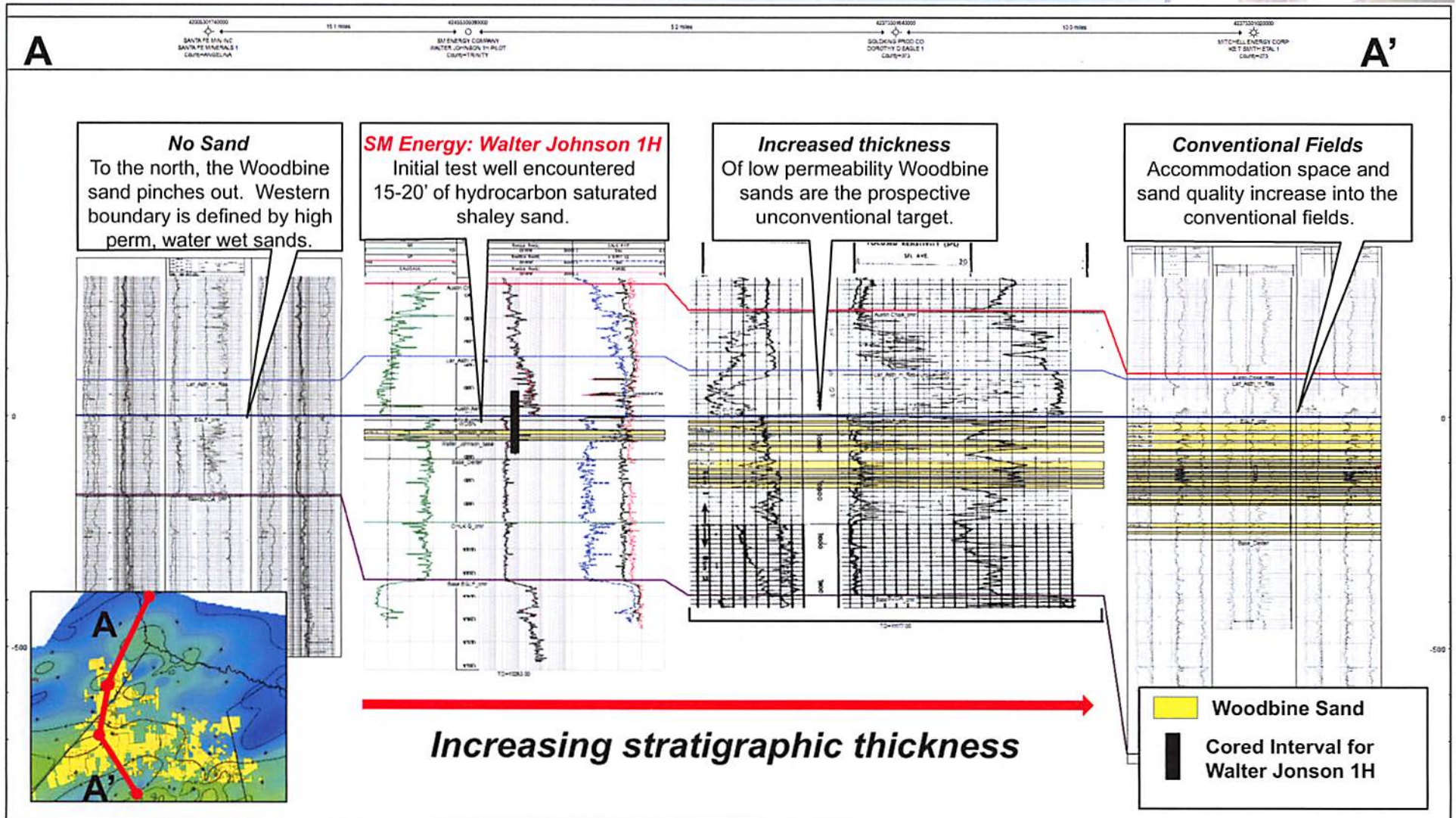




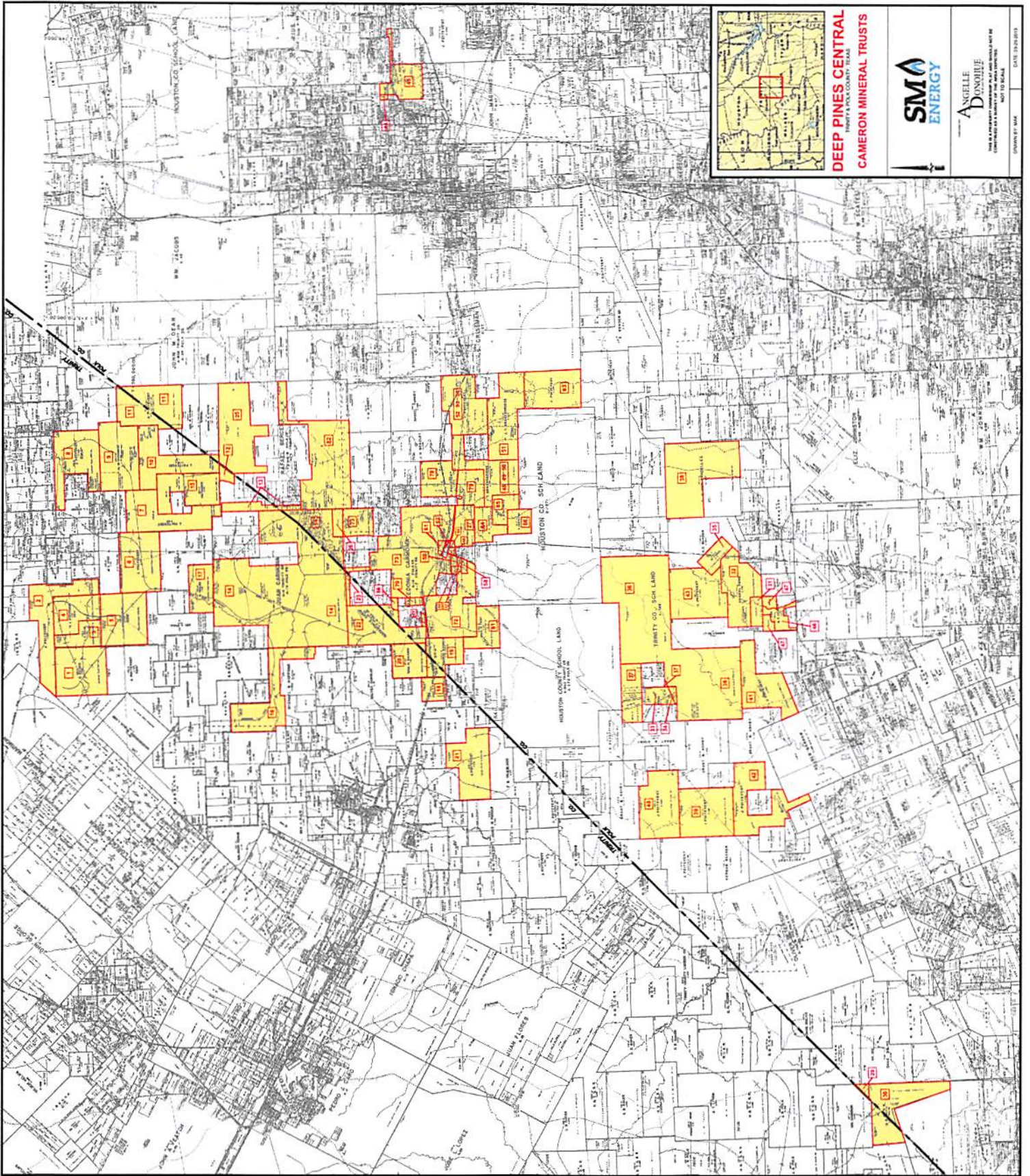
# Deep Pines Central Prospect



## Woodbine Cross-Section (North-to-South)







**DEEP PINES CENTRAL**  
 TRINITY & HOUSTON COUNTY TRUSTS  
**CAMERON MINERAL TRUSTS**



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DATE: 12/28/2011  
 DRAWN BY: MAM



## CAMERON MINERALS TRUST NO. 1 MINERAL OWNERSHIP SCHEDULE

Trinity County and Polk County, Texas

Tract Number	Abstract/Survey	County	Net Acreage	Comment
1	J. Poitevent; Section 2	Trinity	647.600	
2	J. Poitevent; Section 5	Trinity	640.000	
3	J. Poitevent; Section 6	Trinity	240.000	
4	J. Poitevent; Section 6	Trinity	369.000	
5	J. Poitevent; Section 7	Trinity	640.000	
6	J. Poitevent; Section 9	Trinity	640.000	
7	J. Poitevent; Section 11	Trinity	672.800	
8	J. Poitevent; Section 13	Trinity	639.000	Not shown on original CMT #1 map.
9	J. Poitevent; Section 14	Trinity	699.300	
10	J. Poitevent; Section 15	Trinity	674.300	
11	J. Poitevent; Section 17	Trinity & Polk	697.300	
12	R. Bercera	Trinity	37.000	
13	R. Bercera	Polk	21.000	
		Trinity	150.400	
14	Juan Carmona	Trinity & Polk	3,386.400	
15	William Massie Survey	Trinity	515.900	Two tracts.
16	Michael S. Hoffman Survey	Trinity	676.000	
17	Rudolph Voiles Survey	Trinity	320.000	
18	J.B. Winn Survey	Trinity	154.800	Not shown on original CMT #1 map.



Tract Number	Abstract/Survey	County	Net Acreage	Comment
19	Geo. Bondies Survey	Trinity & Polk	341.300	
20	T.M. Baldwin Survey	Trinity & Polk	322.100	
21	J. Poitevent; Section 55	Trinity	648.100	
22	M. Carmona; A-7	Trinity & Polk	519.130	
23	M. Carmona; A-7	Trinity & Polk	53.000	
24	Multiple Survey/Abstracts	Trinity & Polk	4.025	4.025 acres is the net acreage of an undivided 1/16th interest in these tracts described on page 29 of Schedule A of the Indenture instrument. Not Plotted on Map.
25	R. Bercera; A-8	Polk	818.000	
26	Juan Carmona; A-19	Polk	74.400	
27	M. Carmona; A-18	Polk	330.470	Two tracts, 259 acres and 71.47 acres. Unable to plot the 71.47 acres.
28	M. Carmona; A-18	Polk	14.110	Not Plotted on Map.
29	H.&T.C. Ry. Co Survey No. 12; A-846	Polk	33.000	Not shown on original CMT #1 map.
30	H.&T.C. Ry. Co Survey No. 27; A-302	Trinity & Polk	443.600	Survey appears to be much larger than this described acreage amount.
31	Samuel Rowe; A-731	Polk	96.230	
32	Samuel Rowe; A-731	Polk	547.770	
33	D.L. Marsh Survey; A-429	Polk	139.000	
34	D.L. Marsh Survey; A-429	Polk	25.200	
35	R.J. Rowe; A-721	Polk	163.000	
36	Trinity County School Land Survey; A-566	Polk	3,022.000	



Tract Number	Abstract/Survey	County	Net Acreage	Comment
37	Trinity County School Land Survey; A-566	Polk	310.600	
38	A.C. Pradelles; A-587	Polk	1,115.400	
39	J. Poitevent; Section 61; A-501	Polk	641.000	
40	J. Poitevent; Section 59	Polk	680.000	
41	J. Poitevent; Section 65	Polk	682.000	
42	J. Poitevent; Section 63; A-502	Polk	629.400	
43	J. Poitevent; Section 67; A-504	Polk	687.000	
44	J. Poitevent; A-489	Polk	10.950	This tract is located East of our central area by a substantial distance.
45	J. Poitevent Section 31; A-489	Polk	409.400	This tract is located East of our central area by a substantial distance.
46	B.P. Hardin	Polk	143.000	Not shown on original CMT #1 map.
47	B.P. Hardin; A-274	Polk	89.000	Two tracts. Not shown on original CMT #1 map.
48	J.T. Brackenridge; Section 50	Polk	97.300	
49	J.T. Brackenridge; Section 50	Polk	445.200	
50	J.T. Brackenridge; Section 50	Polk	12.090	
51	J.T. Brackenridge; Section 47 / A-815	Polk	758.600	
52	J. Poitevent; Section 49 / A-498	Polk	230.700	



Tract Number	Abstract/Survey	County	Net Acreage	Comment
53	J. Poitevent; Section 49 / A-498	Polk	359.300	
54	J. Poitevent; Section 49 / A-498	Polk	12.970	
55	M. Carmona; A-18	Polk	10.750	
56	M. Carmona; A-18	Polk	18.800	
57	M. Carmona; A-18	Polk	8.700	
58	M. Carmona; A-18	Polk	20.000	
59	M. Carmona; A-18	Polk	17.800	
60	M. Carmona; A-18	Polk	20.140	
61	M. Carmona; A-18	Polk	17.760	
62	M. Carmona; A-18	Polk	6.290	
63	M. Carmona; A-18	Polk	1.000	Not Plotted on Map.
64	M. Carmona; A-18	Polk	10.000	
65	M. Carmona; A-18	Polk	10.000	
66	M. Carmona; A-18	Polk	4.730	Not Plotted on Map.
67	M. Carmona; A-18	Polk	7.400	Not Plotted on Map.
68	M. Carmona; A-18	Polk	20.000	Not Plotted on Map.
69	M. Carmona; A-18	Polk	39.000	Not Plotted on Map.
70	M. Carmona; A-18	Polk	40.800	
71	M. Carmona; A-18	Polk	9.600	Not Plotted on Map.
		Trinity	1.250	Not Plotted on Map.
72	M. Carmona; A-18	Polk	681.600	
73	M. Carmona; A-18	Polk	1,622.500	Two tracts.
74	M. Carmona; A-18	Polk	11.640	Not Plotted on Map.



Tract Number	Abstract/Survey	County	Net Acreage	Comment
75	M. Carmona; A-18	Polk	5.260	Not Plotted on Map.
76	M. Carmona; A-18	Polk	17.310	Not Plotted on Map.
77	M. Carmona; A-18	Polk	0.447	Not Plotted on Map.
78	J. Poitevent; Section 51; A-499	Polk	327.600	
79	J. Poitevent; Section 51; A-499	Polk	243.400	
80	J. Poitevent; Section 51; A-499	Polk	6.200	Not Plotted on Map.
81	J.H. Toby; A-910	Polk	340.200	
82	R. Bercera; A-8	Polk	1,239.340	
83	J. Poitevent; Section 47; A-497	Polk	647.000	
84	S.S. Skaines; A-550	Polk	239.680	
85	E.H. Chandler; A-191	Polk	159.800	
86	Samuel Harrison; A-293	Polk	161.200	
<b>TOTAL ACREAGE:</b>			<b>32,696.342</b>	