



**AGAVE MINERAL MANAGEMENT, INC.**  
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**EAST TX MINERALS FOR LEASE: SOUTHERN ANGELINA CO.**

On trend for the Haynesville Shale, and the shallower objectives of Pettit, Travis Peak, Cotton Valley and Bossier Shale. Could also be viable for Austin Chalk and Woodbine because they are near the Jasper County border.

Available tracts for lease are colored in yellow on attached plat.

1,804.868 gma/1,272.324 nma in the Zavalla region of southern Angelina County, near the Jasper County Border. See attached legal description. Leased to Mobil in the late 1980s but not drilled.

840.24 gma/592.32 nma, being the H.T.B.R.R. Co. Survey, A-25, Patent No. 559, situated about 6 miles east of the town of Zavalla.

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

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.

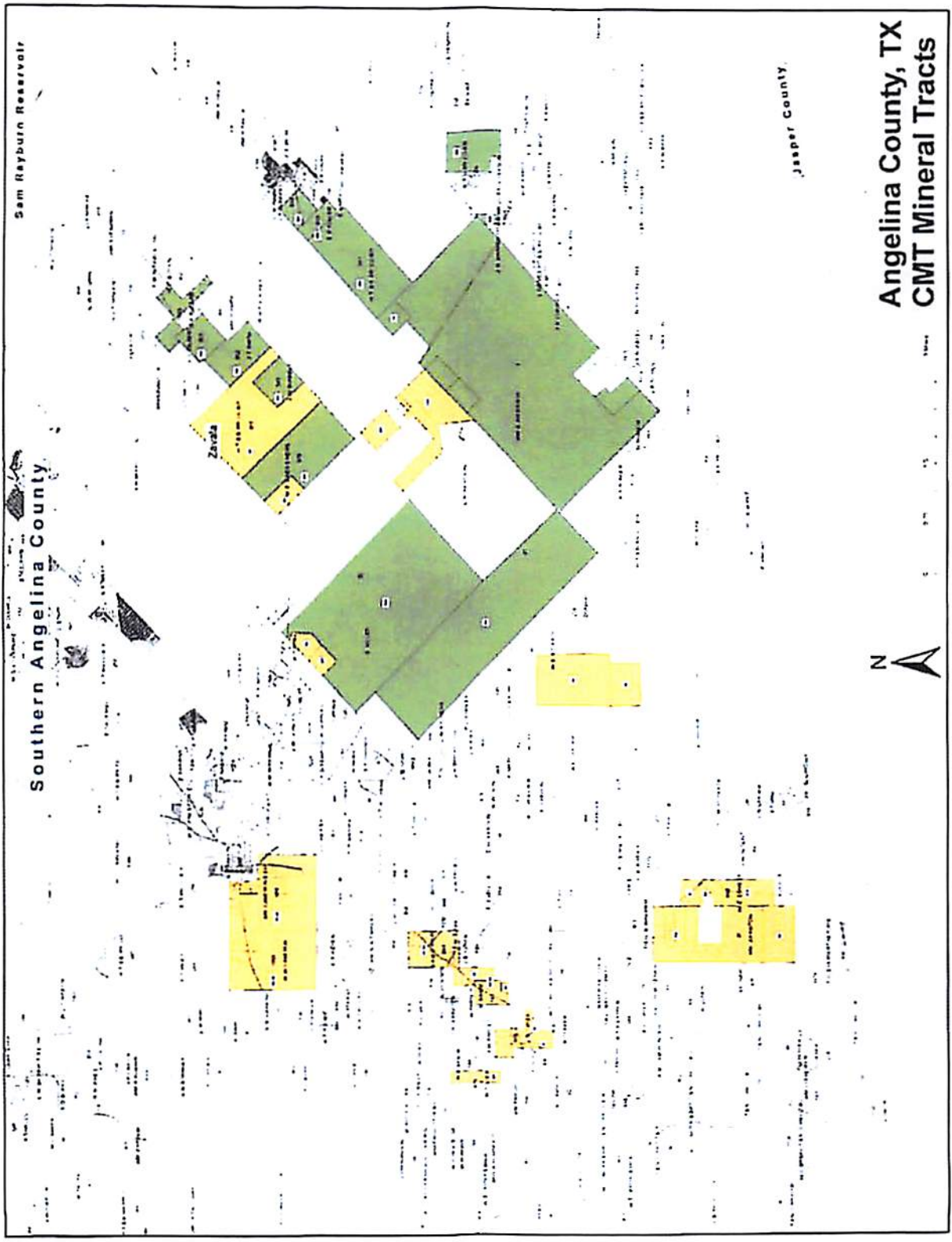
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Sam Rayburn Reservoir

Southern Angelina County

Jasper County



Angelina County, TX  
CMT Mineral Tracts

ATTACHED TO AND MADE A PART OF THE OIL AND GAS LEASE BETWEEN CAMERON MINERAL TRUST NUMBER ONE, AS LESSOR, AND MOBIL PRODUCING TEXAS & NEW MEXICO INC., AS LESSEE DATED March 2, 1988.

Description of the Leased Premises:

1,804.868 acres of land, more or less, out of the W.W. Cameron Survey A-1055, Wm. Cameron & Co. Survey A-989, S.A. & M.G.R.R. Survey A-594, C.M. Barge Survey A-141, J.R. Cryer Survey A-689 and the R.T. Lock Survey A-875, Angelina County, Texas, described in thirty-seven (37) tracts as follows:

The following tracts of land out of the Wm. Cameron & Co., Inc. Subdivision of the E.T.R.R. Co. Sections Nos. 14 and 16, Angelina County, Texas, according to the map or plat of said subdivision and plat of correction of Blocks 1 to 10 inclusive, of record in Vol. 1 Page 62 (later recorded in Vol. 2 Page 25) of the Map Records of Angelina County, Texas:

**FIRST TRACT:** 13.15 acres being the North One-Half of Block No. Fifty-four (54) of the above subdivision (situated in Section 16) set out and described in deed of conveyance from Wm. Cameron & Co., Inc. to C.A. Barge, dated November 7, 1927.

**SECOND TRACT:** 5.45 acres being the North One-Half of Block No. Fifty-one (51) of the above subdivision (situated in Section 16) set out and described in deed of conveyance from Wm. Cameron & Co. Inc., to S. Hopson, dated February 16, 1928.

**THIRD TRACT:** 8.65 acres being the South One-half of Block No. Sixty-seven (67) of the above subdivision (situated in Section 16) set out and described in deed of conveyance from Wm. Cameron & Co. Inc., to Fred W. Bregrenzer and wife, Jessie M. Bregrenzer, dated December 8, 1931.

**FOURTH TRACT:** 20.00 acres, being all of Block No. 53 of the above subdivision (situated in Section 16) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to C.A. Barge dated April 29, 1940.

**FIFTH TRACT:** 10.00 acres out of the Northeast corner of the Wm. Cameron & Co. Inc., Survey of 640 acres (E.T. R.R. Co. Section 14, Abstract No. 989) set out and described in deed of conveyance from Wm. Cameron & Co. Inc., to K.C. Minter, dated April 29, 1920.

**SIXTH TRACT:** 5.57 acres out of the Wm. Cameron & Co., Inc. Survey (situated in Section No. 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to C.E. Colwell, dated September 21, 1920.

**SEVENTH TRACT:** 3.84 acres being the North One-half of Block No. Five (5) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to C.F. Ingram, dated June 17, 1924.

**EIGHTH TRACT:** 5.8 acres being the North One-half of Block No. Thirteen (13) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to J.E. Mott, dated June 17, 1924.

**NINTH TRACT:** 4.9 acres being the North One-half of Block No. Ten (10) of the above subdivision, (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to R.L. O'Neal dated August 9, 1924.

**TENTH TRACT:** 2.95 acres, being the South One-half of Block No. Twelve (12) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to J.E. Mott, dated August 9, 1926

**ELEVENTH TRACT:** 5.05 acres being the North One-half of Block No. Eighteen (18) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to J.T. Haskins, dated January 3, 1928.

**TWELTH TRACT:** 2.75 acres being the East One-half of Block No. One of the above mentioned plat of correction of Blocks Nos. 1 to 10, inclusive, of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to E.R. Miles, dated September 23, 1929.

**THIRTEENTH TRACT:** 12.088 acres being a tract of land out of the above subdivision (Section 14) as set out in Right-of-Way Deed from Wm. Cameron & Co., Inc., to the State of Texas, dated November 13, 1933.

**FOURTEENTH TRACT:** 3.4 acres being the North One-half of a tract of land out of the south and west parts of Block No. Sixteen of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to J.A. Barge, dated September 30, 1929.

**FIFTEENTH TRACT:** 2.00 acres being the West One-half of a tract of land out of the Northeast corner of Block No. Sixteen of the above subdivision (situated in Section 14) set out and described in Deed of conveyance from Wm. Cameron & Co., Inc., to John Colwell, dated September 30, 1929.

**SIXTEENTH TRACT:** 5.52 acres being a tract of land out of the above subdivision (Sections 14 and 16) set out and described in Right-of-Way Deed from Wm. Cameron & Co., Inc., to the State of Texas, dated December 11, 1933.

**SEVENTEENTH TRACT:** 5.2 acres being a tract of land off the south side of Block No. Twenty-Five (25) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to W.R. Fisher, dated October 5, 1938.

**EIGHTEENTH TRACT:** 5.2 acres being a tract of land off the north side of Block No. Twenty-six (26) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to M.D. Easley, dated October 5, 1938

**NINETEENTH TRACT:** 12.05 acres being Block No. Fifteen (15) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to A.L. Williams, dated December 21, 1938.

**TWENTIETH TRACT:** 7.4 acres being Block No. Fourteen (14) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to A.O. Lock, dated February 16, 1940.

**TWENTY-FIRST TRACT:** 1.00 acre being a certain parcel or tract of land out of Block No. Thirty-seven (37) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to the County of Angelina, State of Texas, dated May 3, 1940.

**TWENTY-SECOND TRACT:** 12.51 acres being a part of Block No. Twenty-five (25) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co. Inc. to L.J. Havard, dated August 7, 1940.

**TWENTY-THIRD TRACT:** 11.31 acres being Block No. Seven (7) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to W.A. Hasley, dated October 23, 1940.

**TWENTY-FOURTH TRACT:** 19.4 acres being Blocks Nos. Twenty (21) and Twenty-two (22) of the above subdivision (situated in Section 14) set out and described in deed of conveyance from Wm. Cameron & Co., Inc., to N.E. Jarratt, dated June 12, 1941.

**TWENTY-FIFTH TRACT:** 1064.8 acres being all of those certain tracts or parcels of land out of Blocks Nos. Two (2), Three (3), Four (4), Six (6), Eight (8), and Nine (9) of the above-mentioned plat of correction of Blocks Nos. 1 to 10, inclusive, and all of those certain tracts and parcels of land out of Blocks Nos. Eleven (11), Seventeen (17), Nineteen (19), Twenty (20), Twenty-three (23), Twenty-four (24), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-Nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49), Fifty (50), Fifty-two (52), Fifty-five (55), Fifty-six (56), Fifty-seven (57), Fifty-eight (58), Fifty-nine (59), Sixty (60), Sixty-one (61), Sixty-two (62), Sixty-three (63), Sixty-four (64), Sixty-five (65), Sixty-six (66) and Sixty-eight (68), of the above mentioned subdivision (situated in Section 14 and 16), set out and fully described in deed of conveyance from Wm. Cameron & Co., Inc., to Angelina County Lumber Company, dated November 7, 1942.

Save & Except:

Tract One: 2.7 acres, more or less, out of Block 35 of the Wm. Cameron & Co. Subdivision of Section 14 of E.T.R.R. Co. Survey and being the same land described in a deed dated June 12, 1936, from Wm. Cameron & Co., Inc., to C. King, et al, Trustees of the Zavalla Cemetary Association, recorded in Volume 85 Pg. 71 of the Angelina County Deed Record

Tract Two: 0.20 acres of land, more or less, out of Block 9 of said Subdivision, and being the same land described in a deed dated September 1, 1926, from Wm. Cameron & Co., Inc., to R.L. O'Neal, recorded in Vol. 77 Pg. 276 of the Angelina County Deed Record

**TWENTY-SIXTH TRACT:** 8.85 acres of land, more or less, out of the W.W. Cameron Survey A-1055, and the Wm. Cameron & Co. Survey A-989, and being the same land described in two (2) tracts in a certain Application and Approval of Petition by Wm. Cameron & Co. Inc., dated March 9, 1942, and recorded in Vol. M Page 549 of the Commissioners Court Minutes of Angelina County, Texas.

**TWENTY-SEVENTH TRACT:** 247.42 acres, more or less, out of the S.A. & M.G.R.R. Survey A-594 and the C. M. Barge Survey A-141, and being the same land more particularly described in that certain Warranty Deed dated December 8, 1941, from Wm. Cameron & Co., Inc., to Angelina County Lumber Co., recorded in Volume 99 Page 547 of the Deed Record of Angelina County, Texas.

**TWENTY-EIGHTH TRACT:** 39.6 acres, more or less, part of the S.A. & M.G.R.R. Survey A-594 and being the same land more particularly described in that certain Warranty Deed dated June 19, 1933, from Wm. Cameron & Co., Inc., to Banton McMillin recorded in Vol. 82 Page 164 of the Deed Record of Angelina County, Texas.

**TWENTY-NINTH TRACT:** 26.2 acres, more or less, part of the S.A. & M.G.R.R. Survey A-594 and being the same land more particularly described in that certain Warranty Deed dated November 15, 1933, from Wm. Cameron & Co., Inc., to W.D. Barge, recorded in Vol. 80 Page 318 of the Deed Record of Angelina County, Texas

**THIRTIETH TRACT:** 25.4 acres, more or less, part of the S.A. & M.G. R.R. Survey A-594 and being the same land more particularly described in that certain Warranty Deed dated November 15, 1933, from Wm. Cameron & Co., Inc., to A.J. Barge, recorded in Vol. 80 Pge. 334 of the Deed Record of Angelina County, Texas.

**THIRTY-FIRST TRACT:** 23.3 acres, more or less, part of the S.A. & M.G.R.R. Survey A-594 and being the same land more particularly described in that certain Warranty Deed dated November 15, 1933, from Wm. Cameron & Co. Inc., to Benton McMillin, recorded in Vol. 82 Pg. 166 of the Deed Record of Angelina County, Texas.

**THIRTY-SECOND TRACT:** 19.75 acres, more or less, part of the S.A. & M.G.R.R. Survey A-594, and being the same land more particularly described in that certain Warranty Deed dated September 1, 1934, from Wm. Cameron & Co. Inc., to J. Easel Williams, recorded in Vol. 81 Pg. 410 of the Deed Record of Angelina County, Texas.

**THIRTY-THIRD TRACT:** 12.0 acres, more or less part of the S.A. & M.G.R.R. Survey A-594, and being the same land more particularly described in that certain Warranty Deed dated November 19, 1934, from Wm. Cameron & Co. Inc., to M.H. Widner, recorded in Vol. 83 Page 118 of the Deed Record of Angelina County, Texas.

**THIRTY-FOURTH TRACT:** 13.0 acres, more or less, part of the C.M. Barge Survey A-141, and being the same land more particularly described in that certain Warranty Deed dated January 17, 1935, from Wm. Cameron & Co. Inc. to J.G. Widner, recorded in Vol. 100 Page 587 of the Deed Record of Angelina County, Texas.

**THIRTY-FIFTH TRACT:** 43.37 acres, more or less, part of the J.R. Cryer Survey A-689 and being the same land more particularly described in that certain Warranty Deed dated January 9, 1939, from Wm. Cameron & Co. Inc., to Kit Crain, recorded in Vol. 89 Page 584 of the Deed Record of Angelina County, Texas.

**THIRTY-SIXTH TRACT:** 18.89 acres, more or less, part of the J.R. Cryer Survey A-689 and being the same land more particularly described in that certain Warranty Deed dated March 25, 1940, from Wm. Cameron & Co., Inc., to C.D. Shives, recorded in Vol. 98 Page 33 of the Deed Record of Angelina County, Texas.

**THIRTY-SEVENTH TRACT:** 80 acres, more or less, part of the R.T. Lock Survey A-875 and being the same land more particularly described in that certain Warranty Deed dated April 15, 1913, from Wm. Cameron & Co. Inc., to Carter-Kelly Lumber Co. recorded in Vol. 34 Page 523 of the Deed Record of Angelina County, Texas

STATE OF TEXAS  
COUNTY OF ANGELINA

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Angelina County, Texas on



SEP 1 1988

*Pauline Grisham*  
COUNTY CLERK  
ANGELINA COUNTY, TEXAS

**FILED**

AT 10:30 O'CLOCK *PM*

AUG 30 1988

AULINE GRISHAM, Clerk, County Court  
Angelina County, Texas

*[Signature]*  
Deputy