



AGAVE MINERAL MANAGEMENT, INC.
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SOUTH TEXAS MINERALS - EAGLE FORD SHALE/BUDA
S.W. FRIO COUNTY - FOR LEASE

3,909 gma/3,784 nma mineral block (Walker and C4 Ranches) in the Eagle Ford Shale Oil Window of Frio County. Sanchez, Chesapeake and EXCO have completed some good wells in this region, and continue to drill. US Energy Development Corp has just drilled 17 EFS wells on the adjacent Hideaway Ranch, and has plans to drill an additional 9 EFS wells. Attached is a map showing the drilling and permit activity. The EURs for these wells are now estimated at a low of 200,000 bbls and as high as 400,000 bbls. Attached is a drillinginfo summary of the area activity.

Attached is a cross-section with logs of the Eagle Ford Shale. The Buda Lime is also an attractive objective, and could be drilled horizontally. Another option would be to drill vertically through the Upper Cretaceous strat column, and commingle the stacked pay of the Austin Chalk, Eagle Ford, Glen Rose, Edwards and/or Buda.

Terms: \$1,000/nma and a 25% royalty for a 3-year primary term (negotiable) for all depths.

These minerals are being marketed in conjunction with Peacock Oil & Gas Properties of San Antonio, and 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. Thank you for your consideration and interest.

Dan C. Perry

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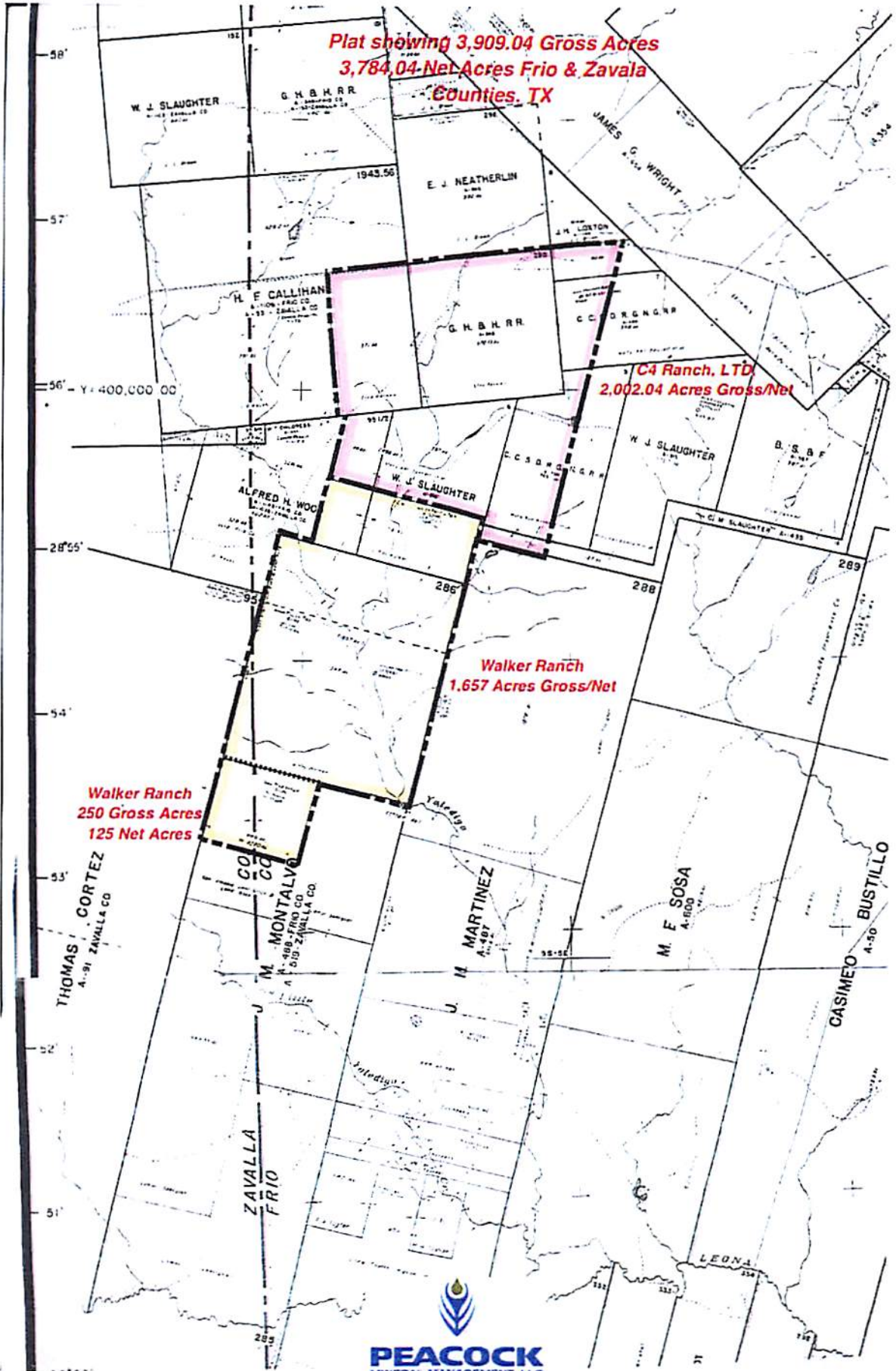
christopher.walker@suddenlinkmail.com

**Plat showing 3,909.04 Gross Acres
3,784.04 Net Acres Frio & Zavala
Counties, TX**

**C4 Ranch, LTD
2,002.04 Acres Gross/Net**

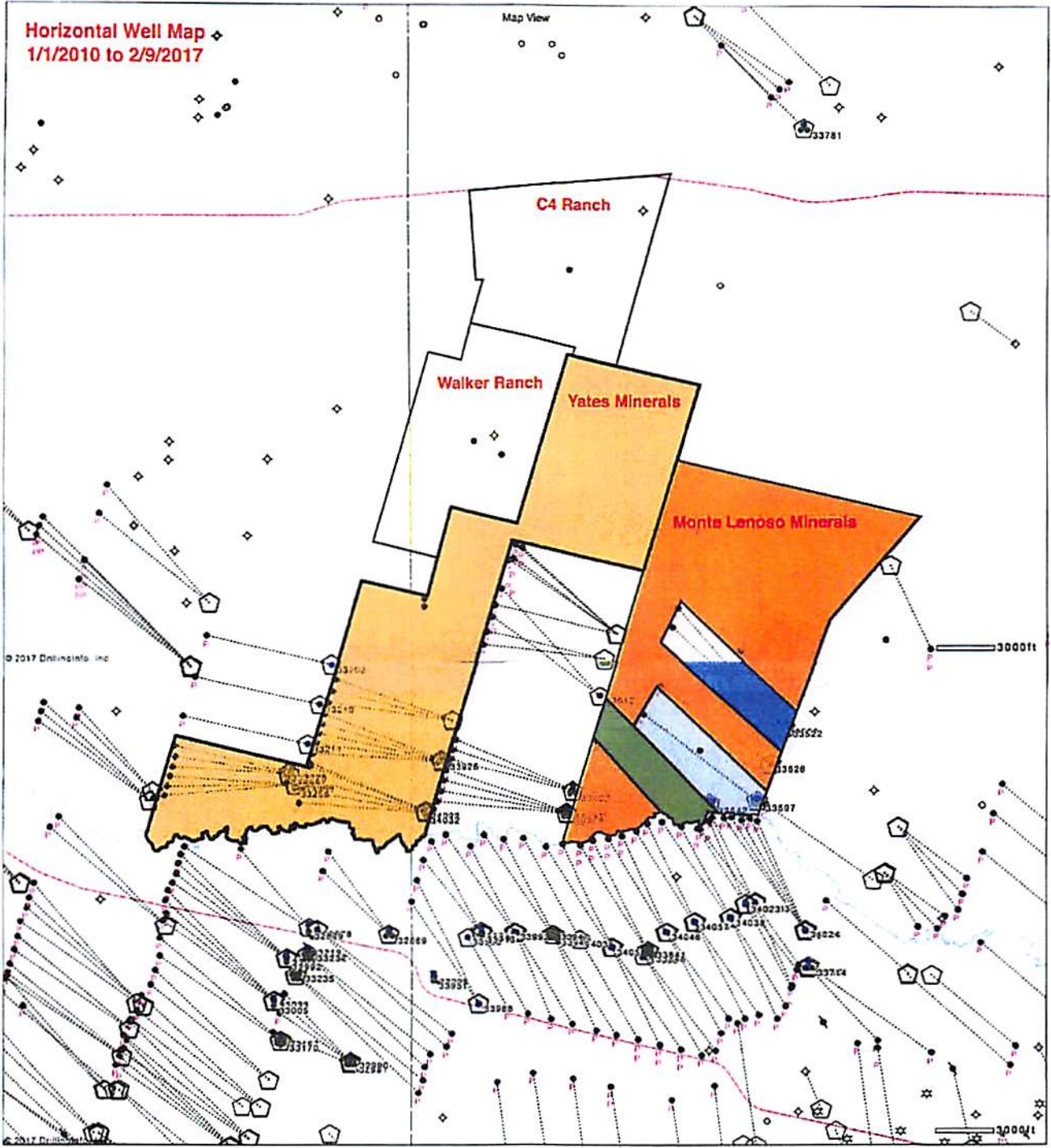
**Walker Ranch
1,657 Acres Gross/Net**

**Walker Ranch
250 Gross Acres
125 Net Acres**



Horizontal Well Map
1/1/2010 to 2/9/2017

Map View



Oilfield VirtualSCOUT™ AOI Details (John G. Yates Minerals, 5 Miles)

Permits

API	Operator	County	Lease	Well #	Date Issued	Total Depth	Distance (miles)	Lat	Lon	Created	Modified	Target Formation	Viewed	Related Filings	Action Links
42-507-33307	U.S. ENERGY DEVELOPMENT CORP	Zavala	SOLA VACA NORTE	A 1EF	1/29/2018	9000	0.07	28.856281	-99.428154	1/30/2018	1/30/2018	EAGLEFORD	no	link	edit comment
42-507-33308	U.S. ENERGY DEVELOPMENT CORP	Zavala	SOLA VACA NORTE	A 2EF	1/29/2018	9000	0.07	28.856348	-99.428139	1/30/2018	1/30/2018	EAGLEFORD	no	link	edit comment
42-507-33309	U.S. ENERGY DEVELOPMENT CORP	Zavala	SOLA VACA NORTE	A 3EF	1/29/2018	9000	0.07	28.856415	-99.428116	1/30/2018	1/30/2018	EAGLEFORD	no	link	edit comment
42-507-33310	U.S. ENERGY DEVELOPMENT CORP	Zavala	SOLA VACA NORTE	A 4EF	1/29/2018	9000	0.07	28.856482	-99.428101	1/30/2018	1/30/2018	EAGLEFORD	no	link	edit comment
42-163-34099	U.S. ENERGY DEVELOPMENT CORP	Frio	HIDEAWAY RANCH NORTH	F 1EF	1/26/2018	9000	0.00	28.864878	-99.402786	1/9/2018	1/29/2018	EAGLEFORD	no	link	edit comment
42-163-34102	U.S. ENERGY DEVELOPMENT CORP	Frio	HIDEAWAY RANCH NORTH	G 1EF	1/25/2018	9000	0.00	28.871613	-99.400772	1/9/2018	1/26/2018	EAGLEFORD	no	link	edit comment
42-507-33320	U.S. ENERGY DEVELOPMENT CORP	Zavala	LLM NORTH	A 2EF	1/24/2018	9000	1.59	28.888927	-99.441422	1/9/2018	1/25/2018	EAGLEFORD	no	link	edit comment
42-163-34104	U.S. ENERGY DEVELOPMENT CORP	Frio	HIDEAWAY RANCH NORTH	G 3EF	1/25/2018	9000	0.00	28.871744	-99.400726	1/9/2018	1/26/2018	EAGLEFORD	no	link	edit comment
42-163-34103	U.S. ENERGY DEVELOPMENT CORP	Frio	HIDEAWAY RANCH NORTH	G 2EF	1/25/2018	9000	0.00	28.871677	-99.400749	1/9/2018	1/26/2018	EAGLEFORD	no	link	edit comment
42-507-33319	U.S. ENERGY DEVELOPMENT CORP	Zavala	LLM NORTH	A 1EF	1/24/2018	9000	1.59	28.888861	-99.441444	1/9/2018	1/25/2018	EAGLEFORD	no	link	edit comment
42-163-34100	U.S. ENERGY DEVELOPMENT CORP	Frio	HIDEAWAY RANCH NORTH	F 2EF	1/25/2018	9000	0.00	28.864944	-99.402763	1/9/2018	1/26/2018	EAGLEFORD	no	link	edit comment
42-163-34101	U.S. ENERGY DEVELOPMENT CORP	Frio	HIDEAWAY RANCH NORTH	F 3EF	1/25/2018	9000	0.00	28.865011	-99.402748	1/9/2018	1/26/2018	EAGLEFORD	no	link	edit comment
42-163-34007	SN OPERATING, LLC	Frio	VALYN CLARA	B 2H	1/3/2018	7500	4.06	28.841473	-99.331474	1/4/2018	1/4/2018	EAGLEFORD	no	link	edit comment
42-163-34098	EXCO OPERATING COMPANY, LP	Frio	CALVERT RANCH FRO	B 2H	12/22/2017	7000	4.59	28.818481	-99.346352	12/20/2017	12/26/2017	EAGLEFORD	no	link	edit comment
42-163-34095	EXCO OPERATING COMPANY, LP	Frio	GUY BOB FRO	B 1H	12/22/2017	7000	4.09	28.838287	-99.334251	12/18/2017	12/26/2017	EAGLEFORD	no	link	edit comment
42-163-34096	EXCO OPERATING COMPANY, LP	Frio	GUY BOB FRO	C 1H	12/22/2017	7000	3.83	28.845545	-99.332161	12/20/2017	12/26/2017	EAGLEFORD	no	link	edit comment

API	Operator	County	Well #	Lease Name	Event	Event Date	Casing Status	Distance (miles)	lat	lon	Created	Modified	Viewed	Related Filings	Action Links
42-507-32181	SHAWNEE OPERATING COMPANY	Zavala	1	JACOBS	Plugged	12/15/2016	Pulled	4.73	28.769749	-99.428200	10/27/2017	10/27/2017	no	link	edit comment
42-163-33781	BRC OPERATING COMPANY LLC	Frio	1HA	SSN	Intent To Plug	6/21/2017	Unknown	3.12	28.955292	-99.346992	6/30/2017	6/30/2017	no	link	edit comment

Events

API	Operator	County	Well #	Lease Name	Event	Event Date	Distance (miles)	Lat	Lon	Created	Modified	Viewed	Related Filings	Action Links
42-163-34095	EXCO OPERATING COMPANY, LP	Frio	B 1H	GUY BOB FRO	Prod_Int	1/22/2018	4.09	28.838287	-99.334251	1/29/2018	1/29/2018	no	link	edit comment
42-163-34095	EXCO OPERATING COMPANY, LP	Frio	B 1H	GUY BOB FRO	Surface	1/15/2018	4.09	28.838287	-99.334251	1/24/2018	1/24/2018	no	link	edit comment
42-163-34095	EXCO OPERATING COMPANY, LP	Frio	B 1H	GUY BOB FRO	Spud	1/14/2018	4.09	28.838287	-99.334251	1/24/2018	1/24/2018	no	link	edit comment
42-507-33278	EXCO OPERATING COMPANY, LP	Zavala	2H	MILLER UNIT ZAV	Prod_Int	1/8/2018	1.10	28.824854	-99.426857	1/15/2018	1/15/2018	no	link	edit comment
42-507-33278	EXCO OPERATING COMPANY, LP	Zavala	2H	MILLER UNIT ZAV	Spud	12/26/2017	1.10	28.824854	-99.426857	1/8/2018	1/8/2018	no	link	edit comment
42-507-33278	EXCO OPERATING COMPANY, LP	Zavala	2H	MILLER UNIT ZAV	Surface	12/27/2017	1.10	28.824854	-99.426857	1/8/2018	1/8/2018	no	link	edit comment
42-507-33304	EXCO OPERATING COMPANY, LP	Zavala	1H	BAUERLE UNIT ZAV	Spud	12/11/2017	2.44	28.802311	-99.421577	12/27/2017	12/27/2017	no	link	edit comment
42-507-33304	EXCO OPERATING COMPANY, LP	Zavala	1H	BAUERLE UNIT ZAV	Surface	12/13/2017	2.44	28.802311	-99.421577	12/27/2017	12/27/2017	no	link	edit comment
42-507-33304	EXCO OPERATING COMPANY, LP	Zavala	1H	BAUERLE UNIT ZAV	Prod_Int	12/20/2017	2.44	28.802311	-99.421577	12/27/2017	12/27/2017	no	link	edit comment
42-163-34035	SN OPERATING, LLC	Frio	E 2H	HAUSSER	Prod_Int	7/1/2017	2.13	28.823195	-99.383331	7/19/2017	7/19/2017	no	link	edit comment
42-163-34035	SN OPERATING, LLC	Frio	E 2H	HAUSSER	Surface	6/19/2017	2.13	28.823195	-99.383331	7/3/2017	7/3/2017	no	link	edit comment
42-163-34035	SN OPERATING, LLC	Frio	E 2H	HAUSSER	Spud	6/19/2017	2.13	28.823195	-99.383331	7/3/2017	7/3/2017	no	link	edit comment
42-163-34050	SN OPERATING, LLC	Frio	F 4H	HAUSSER	Surface	5/23/2017	2.49	28.821835	-99.378082	5/25/2017	5/25/2017	no	link	edit comment
42-163-34050	SN OPERATING, LLC	Frio	F 4H	HAUSSER	Spud	5/22/2017	2.49	28.821835	-99.378082	5/25/2017	5/25/2017	no	link	edit comment
42-163-34053	SN OPERATING, LLC	Frio	H 3H	HAUSSER	Spud	5/3/2017	2.97	28.824417	-99.369057	5/11/2017	5/11/2017	no	link	edit comment
42-507-33289	U.S. ENERGY DEVELOPMENT CORP	Zavala	A 1EF	LLM SOUTH	Prod_Int	5/4/2017	0.09	28.857176	-99.450775	5/11/2017	5/11/2017	no	link	edit comment
42-163-34053	SN OPERATING, LLC	Frio	H 3H	HAUSSER	Surface	5/4/2017	2.97	28.824417	-99.369057	5/11/2017	5/11/2017	no	link	edit comment
42-507-33289	U.S. ENERGY DEVELOPMENT CORP	Zavala	A 1EF	LLM SOUTH	Spud	3/29/2017	0.09	28.857176	-99.450775	5/11/2017	5/11/2017	no	link	edit comment
42-163-34055	SN OPERATING, LLC	Frio	I 2H	HAUSSER	Prod_Int	4/29/2017	3.24	28.826195	-99.364334	5/3/2017	5/3/2017	no	link	edit comment
42-507-33291	U.S. ENERGY DEVELOPMENT CORP	Zavala	A 3EF	LLM SOUTH	Spud	3/29/2017	0.10	28.857334	-99.450729	4/26/2017	4/26/2017	no	link	edit comment
42-163-34056	SN OPERATING, LLC	Frio	I 3H	HAUSSER	Surface	4/21/2017	3.24	28.826139	-99.364418	4/26/2017	4/26/2017	no	link	edit comment
42-163-34054	SN OPERATING, LLC	Frio	I 1H	HAUSSER	Spud	4/16/2017	3.23	28.826056	-99.364578	4/26/2017	4/26/2017	no	link	edit comment
42-163-34054	SN OPERATING, LLC	Frio	I 1H	HAUSSER	Surface	4/17/2017	3.23	28.826056	-99.364578	4/26/2017	4/26/2017	no	link	edit comment