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ADDRESS OF GRANTEE AND AFTER RECORDING, RETURN TO:

Effie Christie P. O. Box 844 Prosper, Texas 75078

WARRANTY DEED

STATE OF TEXAS

.COUNTY OF HUNT

KNOW ALL MEN BY THESE PRESENTS:

That I, R. K. WEBSTER, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of \$10.00 in hand to Grantor paid by EFFIE CHRISTIE, hereinafter referred to as Grantee, whether one or more, the receipt of which is hereby acknowledged, and for other good and valuable consideration, the receipt of which is also hereby acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents grant, sell and convey unto the said Grantee the following described premises, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made and accepted subject to validly existing easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area boundary lines; any encroachments or overlapping See Exhibit "B" attached hereto for Deed improvements. Restrictions.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, the Grantee's heirs and assigns forever.

And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, the Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS THE GRANTOR'S HAND on this the 28th day of August, 2006.

R. K. WEBSTÉR

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 28 day of August, 2006 by R. K. WEBSTER.

KARLA SHUPPERT
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-13-2007

Notary Public, State of Texas

EXHIBIT "A"

Tract 1:

DESCRIPTION 47.1542 Acres of Land

SITUATED in Hunt County, Texas, in the John Wilson Survey, Abstract No. 1110, being a resurvey of part of 55.1464 TRACT 3 as described in a deed from Alma Joe Radican to R. K. Webster, dated Sept. 3, 2004, recorded in Document No. 14652 (Volume 1214, Page 588) of the Hunt County Official Public Records, being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin found at the intersection of the center of County Road No. 1023 from the north with the center of County Road No, 1021, at the southwest corner of said 55.1464 acre tract, in the north line of the Garland Henry Edelhauser 42 1/4 acres, Ref. V. 924, P. 196, at the southeast corner of the R. K. Webster 44.233 acres, Ref. Doc. No. 16857, at the southwest corner of said Wilson Survey, at the southeast corner of the Valentine Kizer Survey, Abst. No. 1198 and in the north line of the William Johnson Survey, Abst. No. 540;

Thence North 0'08'02"West, 1150.48 feet with the center of County Road No. 1023, the west line of said 55.1464 acre tract, with the east line of said 44.233 acre tract, with the east line of the R. K. Webster 22.888 acres, Ref. Doc. No. 16856 and with the common line between said Wilson Survey and said Kizer Survey to a 1/2 inch iron pin set in said line and Road;

Thence east, 1788.81 to a 1/2 inch iron pin set in the east line fence of said 55.1464 acre tract and in the west line of the Perry Legrand 75.1 acres, Ref. V. 789, P. 764;

Thence south 0'01'27"west, 1150.48 feet with said east line, said west line and with said fence to a 1/2 inch iron pin found at the southeast corner of said 55.1464 acre tract, in the center of said County Road No. 1021, at the southwest corner of said 75.1 acre tract, in the north line of the Phil Herron 107.85 acres, Ref. V. 619, P. 598, in the south line of said Wilson Survey and in the north line of said Johnson Survey;

Thence west, 1781.96 feet with the south line of said 55.1464 acre tract, the north line of said 107.85 acre tract and with said County dirt Road No. 1021 to the PLACE OF BEGINNING and containing 47.1542 acres of land.

Tract 2:

DESCRIPTION 37.03085 Acres of Land

SITUATED in Hunt County, Texas, in the Valentine Kizer survey, Abstract No. 1198 and in the John Freeman Survey, Abstract No. 317, being a resurvey of part of the 44.233 acres of land as described in a deed from Troyce Woodruff and wife, Willie Woodruff to R. K. Webster, dated Oct, 15, 2004, recorded in Document No. 16857 (Volume 1229, Page 640) of the Hunt County Official Public Records, being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin found at the intersection of the center of County Road No. 1023 from the north with the center of County Road No. 1021, at the southeast corner of said 44.233 acre tract, in the north line of the Garland Henry Edelhauser 42 1/4 acres, Ref. V. 924, P. 196, at the southwest corner of the R. K. Webster 55.1464 acres, Ref. Doc. No. 14652, at the southwest corner of the John Wilson Survey, Abst. No. 1110, at the southeast corner of said Kizer Survey and in the north line of the William Johnsun Survey, Abst. No. 540;

Tract 2 (continued):

Thence north 8956'38" west, 1397.81 feet with the south line of said 44.233 acre tract, south line of said Kizer Survey, the north line of said Johnson Survey, the north line of the Charles Thompson Survey, Abstract No. 1032, the north line of said 42 1/4 acre tract and with said County Road No. 1021 to a 1/2 inch iron pin set an said south line, at the northwest corner of said 42 1/4 acre tract, at the northwest corner of the Chad J. Earles 81.23 acres, Ref. V. 251, P. 166, at the northwest corner of said Thompson Survey and in the east line of the John Freeman Survey, Abst. No. 317 and at the east, southwest corner of said Kizer Survey;

Thence north 86'06'59" west, with said Road, with said south line and with the north line of said 81.23 acre tract 847.19 feet to a 1/2 inch iron pin set in said road and south line, at the northwest corner of said 81.23 acre tract and the northeast corner of the Nelda Hickman 50.03 acres, Ref. V. 718, P. 442:

Thence north 7311'41" west, 96.60 feet with said road, said south, the north line of said 50.03 acre tract to a 1/2 inch iron pin set in said line and road;

Thence north 44'20'47" west, 242.73 feet with said road, with said south line and the north line of said 50.03 acre tract to a 1/2 inch iron pin set in said road at the south, southwest corner of said 44.233 acre tract and the northwest corner of said 50.03 acre tract, in the east line of the Nathan Northcutt 31.991 acres, Ref. V. 1206, P. 525;

Thence north 174'48" west, with the west line of said 44.233 acre tract, the east line of said 31.991 acre tract, passing an iron pin found beside a corner post at 31.5 feet and continuing with said line and with an old fence to a 1/2 inch iron pin found beside a corner post at an ell corner of said 44.233 acre tract, the northeast corner of said 31.991 acre tract, in the north line of said Freeman Survey and the south line of said kizer Survey;

Thence south 89°57'35" west, 44.16 feet with the north line of said

31.991
acre tract, a south line of said 44.233 acre tract and with said Survey Line
to a 1/2 inch iron pin set at the west corner of said 44.233 acre tract, in the
southeast R.O.W. line of the Gulf Colorado and Santa Fe Railroad;

Thence north 57°03'44" east, 654.61 feet with a northwest line of said 44.233 acre tract, the southeast R.O.W. line of said Railroad and with an old fence to a 1/2 inch iron pin set in the northwest line of said 44.233 acre tract

Thence south 89°31'26" east, 2000.39 feet to a 1/2 inch iron pin set in the east line of said 44.233 acre tract, in the west line of said 55.1464 acre tract, in the center of said County Road No. 1023, in the west line of said Wilson Survey and in the east line of said Kizer Survey;

Thence south 0'08'02"east, 689.95 feet with said east line, said west line, with said Road and with said Common Survey Line to the PLACE OF BEGINNING and containing 37.03085 acres of land.

EXHIBIT "B"

Deed Restrictions

- 1. No manufactured home, trailer, basement, tent or garage erected or placed on the property or any vehicle of any kind on the property shall be used as either a permanent or temporary residence or dwelling.
- 2. No part of the described property shall be used for business purposes other than a first-class private residence with the customary outbuildings and garage.
- 3. The total habitable area of any residence shall have the following minimum square footage, exclusive of porches, terraces and garages: 1,800 square feet.
- 4. Exterior walls of each residence shall be a least seventy-five per cent (75%) brick, brick veneer, stone veneer or stucco.
- Dogs, cats or other household pets may be kept in reasonable numbers, provided that they are not kept, bred or maintained for commercial purposes. Horses, cattle, goats, sheep, chickens, other domestic fowl and show animals may be kept only under the following conditions:
 - a. All animals and domestic fowl may be kept only for the use and pleasure of the owner and may not be kept or bred for commercial purposes.
 - b. A maximum of one large animal per acre shall be kept on subject property. All enclosures erected for such purpose must not detract from the architecture of surrounding structures.
 - c. Swine may not be kept on subject property.

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On: Apr 21,2008

at aprel 21,2008

Document Number: 6738

Amount 32.00

By Colleen Terry Linda Brooks, County Clerk Hunt County

Sime of lease the staged hereon by me and was duly recorded in the value and page of the named records of: Munt County as staged hereon by me.

Apr 21,2008

Linda Brooks, County Clerk Kunt County

May provision herein which restricts the Sale, Sental or use of the described REM PAGERY brease of Race Color, Religion, Sex, Handicap, Familial Status or National Origin is invalid and unenforceable under FEDERLLIM, 3/12/8)

0c 6738 0R 1745

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AFTER RECORDING, RETURN TO: SHARLA ZUMWALT SRE, SUDDERTH REAL ESTATE 100 E. COLLIN LEONARD, TX 75452



CLARIFICATION OF THE DOCUMENT TITLED:

"DECLARATION OF DEED RESTRICTIONS

47.1542 ACRES LOCATED IN THE JOSEPH WILSON SURVEY, ON THE EAST SIDE OF COUNTY ROAD 1023, HUNT COUNTY, TX"

This document is filed and recorded in the County Clerk's office, Real Records, Hunt County, TX on 12-27-2012 at 3:39 PM as Document No. 2012-14852, receipt No. 12-17849.

This change is to enhance the above referenced document by way of clarification, as well as to minimize the possibility of confusion and ambiguity.

On the bottom of page 3 and the top of page 4 of the above referenced document, two adjacent sentences will be replaced. The first sentence starts with the word "Bovine" and the second, following sentence ends with the word "months". These two sentences are to be replaced with the following:

"There is a limitation on the number of farm animals to run on the Property. For this purpose, an adult horse or a mare and her nursing colt count as 2 units. An adult cow, a bull or a cow and her nursing calf count as 1 unit. Weaned calves under the age of 18 months count as ½ unit. An adult sheep or goat, as well as a sheep or goat with their nursing offspring, count as 1/3 unit. The number of farm animals to run on the Property is limited to 1 unit per acre. For example, if the owner of the entire 47.1542 acres of the Property runs only weaned calves under the age of 18 months, he will be limited to 94 calves."

DECLARANT

ROY L. FULLER, Trustee of the FULLER FAMILY LIVING TRUST DATED NOVEMBER 4, 1997

STATE OF TEXAS
COUNTY OF FANNIN

This instrument was acknowledged before me on October 18, 2013, by ROY L. FULLER, Trustee of the FULLER FAMILY LIVING TRUST DATED NOVEMBER 4, 1997, on its behalf.

INCHAEL FOX by Conuntesion Expires June 27, 2017

M

Notary Public, State of Texas

THE STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Hunt County , Texas.

2013-14558 snc 11/25/2013 03:17 PM



Jump Stratery P

Jennifer Lindenzweig, County Clerk Hunt County, Texas

BBCHMEL FÜR My Commission Expires

Document No. 2012-14852

DO NOT REMOVE THIS PAGE -- IT IS A PART OF THIS INSTRUMENT

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FULLER FAMILY LIVING TRUST	

to

PUBLIC

FILED AND RECORDED - REAL RECORDS

On:

Parties:

12/27/201203:39 PM

Document Number: 2012-14852

Receipt No:

12-17849

Amount:

52.00

Jennifer Lindenzweig, County

Clerk

Hunt County, Texas

CLERKS NOTES

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.



STATE OF TEXAS COUNTY OF HUNT

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 Hunt County, Texas.

Jennifer Lindenzweig, County Clerk

Recorded	By:	Christie Wooten	, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

NORTH TEXAS TITLE PICKUP P.O. BOX 1029 GREENVILLE, TX 75402



455 89

AFTER RECORDING, RETURN TO: Fuller Family Living Trust 3006 Woodside Street, #6019 Dallas, Texas 75204

DECLARATION OF DEED RESTRICTIONS

47.1542 ACRES and 36.9402 ACRES, LOCATED IN THE JOSEPH WILSON SURVEY, ON THE EAST SIDE OF COUNTY ROAD 1023, HUNT COUNTY, TX

STATE OF TEXAS

COUNTY OF HUNT

THIS DECLARATION IS MADE ON THE 18TH DAY OF DECEMBER, 2012, BY THE FULLER FAMILY LIVING TRUST DATED NOVEMBER 4, 1997, ROY L. FULLER, TRUSTEE, HEREINAFTER CALLED DECLARANT FULLER, and DOMINIC CHIFFOLO, HEREINAFTER CALLED DECLARANT CHIFFOLO. DEED RESTRICTIONS PREVIOUSLY RECORDED IN VOLUME 1745, PAGE 5, IN HUNT COUNTY OFFICIAL PUBLIC RECORDS ARE ATTACHED HERETO AS EXHIBIT "A," COVERING NOT ONLY THE TITLED 47.1542 ACRES AND 36.9402 ACRES, BUT ALSO A MUCH LARGER AREA. EITHER CONTIGUOUS OR SEPARATED ONLY BY HUNT COUNTY ROAD 1023 WITH RESPECT TO THE 47.1542 ACRES AND 36.9402 ACRES. UPON THE RECORDING OF THESE "NEW" RESTRICTIONS WITH THE HUNT COUNTY CLERK, THEY SUPERCEDE AND TAKE THE PLACE OF THE "ORIGINAL" DEED RESTRICTIONS ONLY FOR THE 47.1542 ACRES AND 36.9402 ACRES. THE "ORIGINAL" RESTRICTIONS REMAIN IN EFFECT FOR THE ORIGINAL AREA OTHER THAN THE 47.1542 ACRES AND 36.9402 ACRES.

WITNESSETH:

WHEREAS, Declarant Fuller is the owner of all that certain 47.1542 acre parcel located in Hunt County, Texas, described in the title of this document and further described in Exhibit "B," hereinafter called the Property; and

Declarant Chiffolo is the owner of all that certain 36.9402 acre parcel located in Hunt County, Texas, described in the title of this document and further described in Exhibit "C," hereinafter called the Property; and

WHEREAS, both Declarants desire to maintain these properties as a quality neighborhood with restrictions, covenants, impositions and easements, as hereinafter set forth for the preservation of the Property; and

NOW, THEREFORE, it is hereby declared that the Property described above shall be held, sold, and conveyed subject to the following easements and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property, and shall be binding on all parties having any right, title or interest in or to the above described property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof.

RESTRICTIONS:

- 1. All the Property described above shall be described, known and used exclusively as single-family residential property and shall not be used for commercial or industrial purposes, though it may be used for traditional, individually-owned farming and cattle farming operations. No building shall be erected or maintained on the Property other than a private residence, or a private garage, barn or workshop for the sole use of the owner or occupant.
- 2. In order to maintain the standards of the Property, Purchaser shall not allow the property to be used for commercial livestock feedlot purposes, commercial poultry farm, or the raising of pets for purposes of selling. After a home is established on the Property, purchaser shall cause the Property to be kept clean, mowed and free of weeds, tall grass and debris. Purchaser shall not allow the Property to be used as a junk or wrecking yard, or a dump ground. In no case will anything be stored that is a nuisance to the neighbors, detracts from the good appearance of the neighborhood, or creates an odor, noise or causes a health or safety hazard. No dirt, sand, gravel or rock pits other than stock ponds and/or recreational ponds/lakes, shall be dug and there will be no other mining of any type allowed on the Property. No more than one residence may be constructed on each separately deeded Property, other than a separate or connected guest house which, except for parents and children of the owner/occupant, is permitted to be used only occasionally. Any such guest house must be constructed so as to conform in style and type of construction with the primary residence. Except for parents and children of the owner/occupant, no structure is permitted which is planned initially to be used as permanent rental or gratis property which people are expected to use as full time residence.
- 3. The Property shall not be subdivided or replatted, except as follows: After subdividing, no tract shall have less than two hundred (200) feet of public road frontage nor be more than four times as deep as it is wide (the dimension of the frontage road). Notwithstanding the above or any other provision in these restrictive covenants, nothing herein shall prevent the Texas Veterans Land Board from deeding a portion of a tract to a veteran purchaser for a home site.
- 4. Sewage disposal must be effected by means of septic systems; the type of system, the type of tank, its construction and location on the Property must be approved by the regulatory governmental body having jurisdiction over such matters in Hunt County, Texas, regardless

- of whether a septic system permit is required. No outside toilets shall be permitted. All septic systems must be installed in accordance with Texas State Health Department standards.
- 5. Only site-built homes are permitted. Mobile homes or manufactured homes are not permitted. Each home must have a minimum of fourteen hundred (1400) square feet of central air conditioned living space. Subject to other provisions contained herein, all construction must be of new material, except stone, brick, or other material used for antique and/or decorative effect. No corrugated sheet metal or tar paper type (roll) roofing will be exposed to view on any structure. The roof must be made of high quality composition shingles that are covered by at least a 25-year warranty, or colored "Rugged Galvanized Steel". The home shall have only central heat and air conditioning. All buildings must be completely underpinned and under-skirted, with no piers or pilings exposed to view. The exterior of all homes or other improvements must be completed as to finish and appearance within six (6) months from the date construction commences on any structure built on the Property. After the home and all other initial structures are completed as above, additional structures may be added, so long as they meet the above restrictions, including the six (6) months limitation on time of construction. All structures built on the Property shall be of new construction and all wood exterior material shall have not less than two (2) coats of paint, unless home is an original log home structure. Any pre-built, "site-built" type home to be re-located onto the Property must be new and pre-approved by an Architectural Committee approved by the Declarant. No garage, outbuilding, barn, tents, shacks, travel trailers or other RVs (including campers) or other temporary structure may be placed on the Property to be used as a full time dwelling, except as follows: Travel trailers, fifth-wheels and operable motor homes may be inhabited full time for a maximum of six (6) months during the time a site built home is under construction.
- 6. The Declarant shall retain an easement of thirty (30) feet in width along the perimeter of said property to be used for purposes of utilities. Exact location is to be determined by the utility companies. It shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said property not within the easement area.
- 7. No building shall be located closer than seventy-five (75) feet from the property line of the road onto which the property fronts. No building shall be located nearer to the side nor to the rear property lines than forty (40) feet.
- 8. A reasonable number of dogs, cats and other domestic animals may be kept and maintained by any property owner/occupant as long as they are: (i) properly controlled, (ii) not of a "fighting" breed similar to Pit Bull or Rottweiler and (iii) not raised commercially. No swine shall be allowed, with the following exception: Youth activities such as FFA, or 4-H that require youths to have show animals will be allowed, so long as such show animals are properly corralled. No commercial livestock feedlots will be allowed. A reasonable number of poultry for domestic use and personal enjoyment of the owner/occupant will be allowed provided that they are not for commercial use, and if properly fenced and maintained. No fighting game or fighting roosters will be allowed. Bovine and equine farm animals shall not

exceed one adult head and one nursing offspring per full acre of Property owned. Sheep and goats are permitted not to exceed the number sustainable by the land without requiring supplemental feed in the non-winter months. No animal nor foul shall be maintained in any manner which interferes with the use and enjoyment of the other property owners of the Property.

- 9. No billboard or advertising shall be placed or maintained on the Property, provided, however, that the Declarant, Purchaser and subsequent owners may be allowed to place or maintain customary real property "for sale" signs for it or its accredited agents.
- 10. No towers, such as those used for cell phones, relay towers, etc., shall be permitted except for those which may have existed at time Declarant purchased Property.
- 11. No noxious, noisy or offensive trade or activity shall be carried out on the Property, nor shall anything be done thereon which may be or become a nuisance to the neighborhood. All household refuse, rubbish, trash, garbage or waste shall be kept, disposed of or removed in a sanitary manner. Non-household refuse, rubbish, trash, garbage or junk, other than dead leaves and fallen limbs, shall not be permitted to remain exposed to view on the Property. Automobiles, recreational vehicles, trailers, boats or other similar vehicles may be maintained, stored, or kept on the Property open to view only if: (i) affixed "for sale" signs are limited to two vehicles; (ii) exclusively for the private use of the owner or occupant of the Property, and (iii) currently licensed, safety inspected and in working order. Inoperable and/or unlicensed/uninspected vehicles designed for operation on a public road shall be kept in an enclosed building.
- 12. All driveways and parking areas shall be gravel or hard surface. Culverts shall be approved by the appropriate County Commissioner of Hunt County, and shall be installed in accordance with the policies of said County.
- 13. The Hunt County Planning and Zoning Commission or any other applicable Governmental bodies may have ordinances, land use requirements, or zoning requirements which apply to this land.
- 14. Rural mail boxes shall comply with U. S. Postal specifications.
- 15. In case any one or more of the provisions contained in these restrictions shall for any reason be held to be invalid, illegal, or unenforceable, this shall not affect any other provision hereof, and these restrictions shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- 16. The restrictions, covenants and easements herein contained shall inure to the benefit of and be binding upon all owners of the Property, their respective heirs, legal representatives, successors and assigns.
- 17. These restrictions are enforceable by any landowner of the Property and/or by any property owner in the nearby neighborhood, and shall not be the sole responsibility of the Declarant herein. The Declarant shall not have any liability nor responsibility at law nor in equity on account of the enforcement of, nor on account of the failure to enforce, these restrictions.
- 18. No activity or practice on the Property is allowed if it is illegal.

Declarant Fuller:

ROY L. FULLER, Trustee of the FULLER FAMILY LIVING TRUST DATED NOVEMBER 4, 1997

Declarant Chiffolo:

DOMINIC CHIFFOLO

Approved by Interested Parties:

EFFIE CHRISTIE

JAMES DURHAM

STATE OF TEXAS COUNTY OF COLLIN

> Kathy D. Webster Commission Expires 05-16-2016

Notary Public, State of Texas

STATE OF TEXAS COUNTY OF COLLIN

Notary Public, State of Texas

STATE OF TEXAS COUNTY OF COLLIN

This instrument was acknowledged before me on December _

_, 2012, by **EFFIE**

CHRISTIE.



Notary Public, State of Texas

STATE OF TEXAS COUNTY OF COLLIN

This instrument was acknowledged before me on December

_, 2012, by **JAMES**

DURHAM.



Notary Public, State of Texas

Deed Restrictions

- No manufactured home, mailer, basement, tent or garage erected or placed on the property or any vehicle of any kind on the property shall be used as either a permanent or temporary residence or dwelling.
- No part of the described property shall be used for business purposes other than a first-class private residence with the customary outbuildings and garage.
- The total habitable area of any residence shall have the following minimum.
 square footage, exclusive of porches, terraces and garages: 1,800 square feet.
- Exterior walls of each residence shall be a least seventy-five per cent (75%) brick, brick veneer, stone veneer or stucco.
- Dogs, cats or other household pets may be kept in reasonable numbers, provided that they are not kept, bred or maintained for commercial purposes. Horses, cattle, goats, sheep, chickens, other domestic fowl and show animals may be kept only under the following conditions:
 - a. All animals and domestic fowl may be kept only for the use and pleasure of the owner and may not be kept or bred for commercial purposes.
 - A maximum of one large animal per acre shall be kept on subject property.
 All enclosures erected for such purpose must not detract from the architecture of surrounding structures.
 - c. Swine may not be kept on subject property.

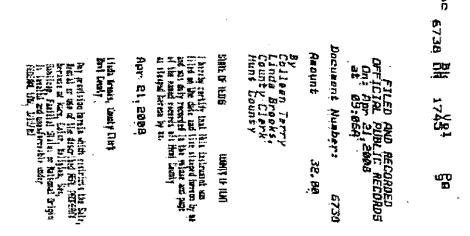


EXHIBIT "B"

- SITUATED in Hunt County, Texas, in the John Wilson Survey, Abstract No. 1110, being a resurvey of the 47.1542 acres of land as described in a deed from R. K. Webster to Effic Christie dated August 28, 2006, recorded in Document No. 6738 (Volume 1745, Page 5) of the Hunt County Official Public Records, being described by metes and bounds as follows:
- BEGINNING at a 1/2 inch iron pin found with a plastic cap marked G.M. Geer 3258 in the center of County Road No. 1021, in the north line of the Garland Henry Edelhauser 11 acres, Ref. V. 412, P. 633, at the southwest corner of said 47.1542 acre tract, at the southwest corner of said Wilson Survey, at the southeast corner of the Valentine Kizer Survey, Abst. No. 1198 and in the north line of the William Johnson Survey, Abst. No. 540;
- Thence North 0°08'02"West, 1150.48 feet with the center of County Road No. 1023, the west line of said 47.1542 acre tract and with the common line between said Wilson Survey and said Kizer Survey to a 1/2 inch iron pin found with a plastic cap marked G.M. Geer 3258 at the northwest corner of said 47.1542 acre tract, the southwest corner of the James H. Durham 56.3776 acres, Ref. Doc. No. 205346 (Vol. 1446, Pg. 368) and in the center of said road;
- Thence East, 1788.82 with the north line of said 47.1542 acre tract and the south line of said 56.3776 acre tract to a 1/2 inch iron pin found with a plastic cap marked G.M. Geer 3258 in the old east line fence and at the northeast corner of said 47.1542 acre tract, at the southeast corner of said 56.3776 acre tract and in the west line of the Perry Legrand 75.1 acres, Ref. Doc. No. 37260 (Vol. 789, Pg. 764);
- Thence south 0°01'27"west, 1150.48 feet with the east line of said 47.1542 acre tract, said west line and with said fence to a 1/2 inch iron pin found with a plastic cap marked G.M. Geer 3258 at the southeast corner of said 47.1542 acre tract, at the southwest corner of said 75.1 acre tract, in the center of said County Road No. 1021, in the north line of the Stanley M. Prince 107.85 acres, Ref. V. 1845, P. 384, in the south line of said Wilson Survey and in the north line of said Johnson Survey;
- Thence west, 1781.96 feet with the south line of said 47.1542 acre tract, the north line of said 107.85 acre tract with the center of said County dirt Road No. 1021 and said common survey line to the PLACE OF BEGINNING and containing 47.1542 acres of land.

EXHIBIT "C"

SITUATED in Hunt County, Texas, in the Valentine Kizer survey, Abstract No. 1198 and in the John Freeman Survey, Abstract No. 317, being a resurvey of part of the 44.233 acres of land as described in a deed from Troyce Woodruff and wife; Willie Woodruff to R. K. Webster, dated Oct, 15, 2004, recorded in Document No. 16857 (Volume 1229, Page 640) of the Hunt County Official Public Records, being described by mates and bounds as follows:

SEGINNING at a 1/2 inch iron pin found at the intersection of the center of County Pood No. 1023 from the north with the center of County Road No. 1021, at the southeast corner of said 44.233 acre tract, in the north line of the Garlena Henry Edelhäuser 42 1/4 acres, Ref. V. 924, P. 196, at the southwest corner of the R. K. Webster 55.1464 acres, Ref. Doc. No. 14652, at the southwest corner of the John Wilson Survey, Abst. No. 1110, at the southeast corner of said Kizar Survey and in the north line of the William Johnson Survey, Abst. No. 340;

Theode north 89:56'38" west, 1397.81 feet with the south fine of said 44.233 acre tract, south line of said Kizer Survey, the north line of said schnson Survey, the north line of the Charles Thompson Survey, Abstract No. 1032, the north line of said 42 1/4 acre tract and with said County Read No. 1021 to a 1/2 inch iron pin set an said south line, at the northwest corner of said 42 1/4 acre tract, at the northwest corner of the Chad J. Earles 81.23 acres, Ref. V. 251, P. 166, at the northwest corner of said Thompson Survey and in the east line of the John Freeman Survey, Abst. No. 317 and at the east, southwest corner of said Kizer Survey;

Thence north 86°06'59" west, with said Road, with said south line and with the north line of said 81.23 oare tract 847.19 feet to a 1/2 inch iron pin set in said road and south line, at the northwest corner of said 81.23 care tract and the northeast corner of the Nelda Hickman 50.03 cares, Ref. V. 718, R. 442;

Thence north 7371'41" west, 96.60 feet with sold road, said south, the north line of said 50.03 acre tract to a 1/2 inch Iron pin set in said line and road:

Thence north 4470'47" west, 242.73 feet with said road, with said south line and the north line of said 50.03 acre tract to a 1/2 inch iron pin set in said road at the south, southwest corner of said 44.233 done tract and the northwest corner of said 50.03 acre tract, in the east line of the Nathan Northautt 31.991 acres, Ref. V. 1206, P. 525;

Thence north 174'48" west, with the west line of said 44.233 acre tract, the east line of said 31.991 acre tract, passing an iron pin found beside a corner post at 31.5 feet and continuing with said line and with an old fance to a 1/2 inch iron pin found beside a corner post at an ell corner of said 44.233 acre tract, the northeast corner of said 31.991 acre tract, in the north line of said Freeman Survey and the south line of said kizer Survey;

Thence south 89'57'35" west, 44.16 feet with the north line of soid 11 991

nore tract, a south line of said 44.233 nore tract and with said Survey that to a 1/2 inch iran pin set at the west corner of said 44.233 nore tract, in the southeast R.O.W. line of the Gulf Calorada and Santa Fe Railroad; Thence north 57'03'44" east, 654.61 feet with a northwest line of said 44.233 agre tract, the southeast R.O.W. line of said Railroad and with an old fence to a 1/2 inch iron pin set in the northwest line of said 44.233 agre irac:

Thence south 89'31'26"east, 2000.33 feet to a 1/2 inch iron pin set in the east line of said 44.233 acre tract, in the west line of said 55.1464 card tract, in the center of said County Road No. 1023, in the west line of said Wilson Survey and in the east line of said Kizer Survey,

Thence south 0'08'02"east, 689.95 feet with said east line, said west line, with said Road and with said Common Survey Line to the PLACE OF BEGINNING and containing 36.9402 acres of land.

FILED AND RECORDED Instrument# 2012-14852 12/27/2012 03:39:19 PM Pages: 11 Jennifer Lindenzweig-County Clerk By: christiew, Hunt County, TX IN WITNESS WHEREOF, this instrument is executed on the date first above written.

C. C. Stidham

THE STATE OF TEXAS

COUNTY OF ---- I BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared C. C. Stidham and Zuma Stidham, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Zuma Stidham, wife of the said C. C. Stidham, having been examined by privily and apart from her husband, and having the same fully explained to her, she, the said Zuma Stidham acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE' this the 18 day of March, A. D. 1953.

(SEAL)

G. T. Denney, Notary Public in and for Hunt County, Texas.

FILED for Record August 6th, A. D. 1953 at 8:00 A. M.
RECORDED thisthe 18th day of August, A. D. 1953 at 2:35 P. M.

Tom E. Ellis, County Clerk Hunt County, Texas.

BY In Laye Warren , Deputy.

NO. 3664

OIL, GAS AND MINERAL LEASE

THIS AGREEMENT made this 14th day of February 1953, between Hubert D. Stidham, Lessor (whether one or more), and Johnw. Marshall & William C. Martin, Lessee WITNESSETH:

1. Lessor in consideration of Ten & No/100 Dollars (\$----) in hand paid, of the royalties herein provided, and of the agreements of Lessee herein contained, hereby grants, leases and lets exclusively unto Lessee for the purpose of investigating, exploring prospecting drilling and mining for and producing oil, gas and all other minerals, laying pipe lines, building tanks, power stations, telephone lines and other structures thereon to produce, save, take care of,/transport, and own said products, and housing its employees, the following described land in Hunt County, Texas, to-wit: Abst. 1110 J. Wilson Survey 112. Abst. 316 J. Freeman Surv. 10 a; Abst. 603 J Loving Surv. 16.75 acres; Abst. 1198 V. Kizar Surv. 482 acres; Abst 540 W. Johnson Surv, 2.5 acres abst 716 J A Moore Survey; 94 acres, Abst 1032 C Thompson Surv. 34 acres.

It is understood and agreed that a well will be commenced in 180 days on a block of land in the area in which this lease is a part of and prosecuted with due diligence or this lease shall become null and woid.

FIRST TRACT: All that certain tract or parcel of land situated in Hunt County, Texas, and being a part of the Joseph Wilson survey, and described as follows:

BEGINNING at Northwest corner of Joseph Wilson original survey a stake on south boundary line of Jno. Looring survey and from which stake an elm mkd M bears S. 35 deg. E. 2 vrs;

THENCE East 649 1-2 vrs a stake; THENCE South 517 1-2 vrs a stake; THENCE West 649 1-2 vrs.

a stake on the west line of said Joseph Wilson's original survey, and THENCE Northwith same

501 4-5 vrs to the place of beginning containing sixty (60) acres of land, more or less, and SAVE AND EXCEPT 3 acres therefrom for the right of way of the Gul_ Colorado and Santa Fee Railorad, and Being the same land described in Deed from W. S. Shepherd and M A Shepherd to J R Moore, dated November 3, 1897, and Recorded in Volume 92 at age 176 of the Deed Records of Hunt County, Texas.

SECOND TRACT: 55 acres of land, more or less, and being a part of the Joseph Wilson survey and described as follows: BEGINNING at the Southwest corner of a 60 acre tract deeded by me to J G Murphy and runs; THENCE East 647 varas to a stake on said Murphy's S. line; thence South 480 varas to the S. boundary line of the original survey a stake; THENCE West 647 vara to the S. W. corner of the original survey; THENCE North 480 varas to the place of beginning, containing 55 acres of land. Being the same land described in Deed from J A McElrath to J R Moore dated December 2, 1879, and recorded in Volume C-1 at page 586 of the Deed Records of Hunt County, Texas.

THIRD TRACT: 77 56-100 acres of land, more or less, and being a part of the J C Moore Survey, and described as follows: BEGINNING at the S. E. corner of said Moore Survey; THENCE North 216 vrs. a stake; THENCE West 446 2-10 vrs. a stake; THENCE North 478 vrs a stake; THENCE a stake in W B line of the original survey; THENCE Horth 794 vrs.

West 446 1-10 vrs/the SW corner of original survey; THENCE East 820 vrs to the place of beginning, containing 77 56-100 acres of land, and Being the same land described in Deed from Joel Kiser and S. J. Kiser to J R Moore, dated September 18" 1903 and recorded in Volume 137 at page 113 of the Deed Records of Hunt County, Texas.

FOURTH TRACT: 37.37 acres of land, more or less and being a part of the J C Moore Survey and described as follows:

BEGINNING 216 varas North of J C Moore Survey; THENCE North 478 varas; THENCE West 446-2-10 varas; THENCE South 478 varas; THENCE East 446-2-10 varas to the place of beginning, containing 37 37-100 acres of land, and

Being the same land described in Deed from A. W. Greenwood and Alice Greenwood to J R Moore, dated January 9, 1922, and Recorded in Volume----, at page 67 of the Deed Records of Hunt County, Texas.

FIFTH TRACT: 10 acres of land, more or less and being a part of the Joh_ Freeman Survey and described as follows:

BEGINNING at the N W corner of a 20 acre tract of land, conveyed to R W Williams by Callie S. Williams et al by deed dated January 4, 1922 and Recorded in Volume 193, at page 187 of Hunt County Deed Records, same being on the N B line of the original Freeman Survey at a point on the Branch of Hickory Creek; THENCE in a Southeasterly direction with the meanderings of said branch to Hickory Creek; THENCE continuing southeasterly with the meanderings of the said Hickory Creek to the G C & S F Ry right of way; THENCE Northeasterly 465 yards with the G C & S F Ry right of way to a point where the said G C S F Ry right of way crosses the N B line of the original survey; THENCE West 465 yards to the place of beginning, containing 10 acres of land, more or less, and being the same land described in Deed from R. W. Williams and Virgia Williams to J. R. Moore, dated January 26, 1925, and Recorded in Volume 297 at page 372 of the deed records of Hunt County Texas.

SIXTH TRACT: 48 1-10 acres of land, more or less and being a part of the V. Kiser Survey and described as follows: BEGINNING at the N E corner of original survey of said Kiger a post from which an elm mkd M; THENCE south 363 varas a post on East boundary line of said original survey; THENCE West 771 varas a post; THENCE North 363 varas a post on N W corner of said original survey; Thence East 771 varas to the place of beginning, containing 48 1-10 acres of land, more or less;

SEVENTH TRACT: 16 7-10 acres of land, more or less, and being a part of the J. Loring Survey, and described as follows: BEGINNING at S W corner of Loring Survey; THENCE East 260 varas a post; THENCE North 363 varas a post; THENCE West 260 varas a post; THENCE South 363 varas to the place of beginning, containing 16 7-10 acres of land, more or less, and

Being the same two tracts of land described in deed from W. A. Stidham and wife Ada Stidham to J R Moore, dated October 6, 1905 and recorded in Volume 151 at page 322 of the Deed Records of Hunt County, Texas.

EIGHTH TRACT:33 2-3 acres of land, more or less, and being a part of the Charles Thompson survey, and described as follows:

BEGINNING at the most southerly southwest corner of the Valentine Kizer' preemption survey and on the E B line of James Freeman's Survey; THENCE south 779 varas a stake on v. Kizer's S B line; THENCE East 242 varas a stake; THENCE North 779 varas a stake on v. Kizer's S B line; THENCE West 242 varas with v. Kizer's S B line to the place of beginning, containing 33 2-3 acres of land, and being the same land described in deed from M F Knowles and wife to J R Moore, dated October 2, 1890 and Recorded in Volume 58 at page 543 of the deed Records of Hunt County, Texas., and containing 340 acres, more or less. In theyevent a resurvey of said lands shall reveal the existence of excess and/or vacant lands lying adjacent to the lands above described and the lessor, his heirs, or assigns, shall by virtue of his ownership of the lands above described, have preference right to acquire said excess and/or vacant lands which lessor, his heirs, or assigns, shall have the preference right to acquire by virtue of his ownership of the lands above described as and when acquired by the lessor; and the lesses shall pay the lessor for such excess/ or vacant lands at the same rate per acre as the cash consideration paid for the acreage hereinabove mentioned.

- 2. Subject to the other provisions herein contained, this lease shall be for a term of ten years from this date (called "primary term") and as long thereafter as oil, gas or other mineral is produced from said land hereunder.
- 3. The Royalties to be paid Lessor are: (a) on oil, one--eighth of that produced and saved from said land, the same to be delivered at the wells or to the credit of Lessor into the pipe line to which the wells may be connected; Lessee may from time to time purchase any royalty oil in its possession, paying the market price therefor prevailing for the field where produced on the date of purchase; (b) on gas, including casinghead gas or other gaseous substance, produced from said land and sold or used off the premises or in the manufacture of gasoline or other product therefrom, the market value at the well of one-eightwof the gas so sold or used, provided that on gas sold at the wells the royalty shall be one-eighth of the amount realized from such sale; where gas from a well producing gas only is not sold or used, Lessee may pay as royalty \$50.00 per well per year, and upon such payment it will be considered that gas is being produced within the meaning of Paragraph 2 hereof; and (c) on all other minerals mined and marketed, one -- tenth either in kind or value at the well or mine, at Lessee's election, except that on sulphur the royalty shall be fifty cents (50¢) per long ton. Lessee shall have free use of oil, gas, coal, wood and water/said land, except water from Lessor's wells, for all operations hereunder, and the royalty on oil, gas and coal shall be computed after deducting any so used. Lessor shall have the privilege at his risk and expense of using gas from any gas well on said land for stoves and inside lights in the principal dwelling thereon out of any surplus gas not needed for operations hereunder.
- 4. If operations for drilling are not commenced on said land on or before one year from this date the lease shall then terminate as to both parties unless on or before such anniversary date Lessee shall pay or tender to Lessor or to the credit of Lessor in Wolfe City National Bank

Wolfe City, Texas, (which bank and its successors are Lessor's agent and shall continue as the depository for all rentals payable hereunder regardless of changes in ownership of said land or the rentals) the sum of Three Hundred forty dollars and twenty five cents dollars (3340.25). (herein called rental), which shall over the privilege of deferring commencement of drilling operations for a period of twelve (12) months. In like monner and upon like payments or tenders annually the commencement of drilling operations may be further deferred for successive periods of twelve (12) months each during the primary term. The payment or tender of rental may be made by the check or draft of Lessee mailed or delivered to said bank on or before such date of payment. If such bank (or any successor bank) should fail, liquidate or be succeeded by another bank, or for any reason fail or refuse to accept rental, Lessee shall not be held in default for failure to make such payment or tender of rental until thirty (30) days after Lessor shall deliver to Lessee a proper recordable instrument, naming another bank as agent to receive such payments or tenders. The down cash payment is consideration for this lease according to its terms and shall not be allocated as mere rental for a period. Lessee may at any time execute and deliver to Lessor or to the depository above named or place of record a release or releases covering any portion or portions of the above described premises and thereby surrender this lease as to such portion or portions and be relieved of all obligations as to the acreage surrendered, and thereafter the rentals payable hereunder shall be reduced in the proportion that the acreage covered hereby is reduced by said release or releases. In this connection the above described premises shall be treated as comprising 340 hacres, whether there be more or less.

- 5. If prior to discovery of oil or gas on said land Lessee should drill a dry hole / thereon, or if after discovery of oil or gas the production thereof should cease from any cause, this lease shall not terminate if Lessee commences additional drilling or re-working operations within sixty (60) days thereafter or (if it be within the primary term) commences or resumes the payment or tender of rentals on or before the rental paying date next ensuing after the expiration of three months from date of completion of dry hole or cessation of production. If at the expiration of the primary term oil, gas or other mineral is not being produced on said land but Lessee is then engaged in drilling or re-working operations thereon, the lease shall remain in force so long as operations are prosecuted with no cessation of more than thirty (30) consecutive days, and if the result in the production of oil, gas or other minerals so long thereafter as oil, gas or other mineral is produced from said land. In the event a well or wells producing oil or gas in paying quantities should be brought in on adjacent land and within one hundred fifty (150) feet of and draining the leased premises, Lessee agrees to drill such offset wells as a reasonably prudent operator would drill under the same or
- 6. Lessee shall have the right at any time during or after the expiration of this lease to remove all property and fixtures placed by Lessee or said land, including the right to draw and remove all casing. When required by Lessor, Lessee will bury all pipe lines below ordinary plow depth, and no well shall be drilled within two hundred (200) feet of any residence or barn now on said land without Lessor's consent.
- 7. The rights of either party hereunder may be assigned in whole or in part and the provisions hereof shall extend to the heirs, successors and assigns, but no change or divisions in ownership of the land, rentals, or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of Lessee. No sale or assignment by Lessor shall be binding on Lessee until Lessee shall be furnished with a certified copy of recorded instrument evidencing same. In event of assignment of this lesse as to a segregated portion of said land,

the rentals payable hereunder shall be apportionable as between the several leasehold owners ratably according to the surface area of each, and default in rental payment by onechall not affect the rights of other leasehold owners hereunder. If six or more parties become entitled to royalty hereunder, lessee may withhold payment thereof unless and until furnished with a recordable instrument executed by all such parties designating an agent to receive payment for all.

8. The breach by Lessee of any obligation, hereunder shall/work a forfeiture or termination of this lease nor cause a termination or reversion of the estate created hereby nor be grounds for cancellation hereof in whole or in part save as herein expressedly provided. If the obligation for reasonable development should require the have drilling of a well or wells, Lessee shall hintery (90) days after ultimate judicial ascertainment of the existence of the existence of such obligation within which to begin the drilling of a well, and the only penalty for failure to do so shall be the termination of this lease save as to ten (10) acres for each well being worked on and/or being drilled or producing oil or gas to be selected by Lessee so that each 10-acre tract will embrace one such well.

9. Lessor hereby warrants and agrees to defend the title to saidland and agrees that

Lessee at its option may discharge any tax, mortgage, on other lien upon said land and in event

Lessee does so, it shall be subrogated to such lien with the right to enforce same and apply

rentals and royalties accuring hereunder toward satisfying same. Without impairment of Lessee's

rights under the warranty in event of failure of title, it is agreed that if Lessor owns an interest
in said land less than the entire fee simple estate, then the royalties and rentals to be paid

Lessor shall be reduced proportionately.

10. If any operation permitted or required hereunder, or the performance by Lessee of any covenant, agreement or requirement hereof is delayed or interrupted directly or indirectly by any past or future acts, orders, regulations or requirements of the Government of the United States or any state or other governmental body, or any agency, officer, representative or authority of any of them, or because of delay or inability to get materials, labor, equipment, or supplies, or on account of any other similar or dissimilar cause beyond the control of Lessee, the period of such delay or interruption shall not be counted against the Lessee, and the primary term of this lease shall automatically be extended after the expiration of the primary term set forth in Section 2 above, so long as the cause or causes for such delays or interruptions continue and for a period of six (6) months thereafter; and such extended term shall constitute and shall be considered for the purpose of this lease as a part of the primary term hereof. The provisions of Section 4 hereof, relating to the payment of delay rentals shall in all things be applicable to the primary term as extended hereby just as if such extended term were a part of the original primary term fixed in Section 2 hereof. The Lessee shall not be liable to Lessor in damages for failure to perform any operation permitted or required hereunder or to comply with any covenant, agreement or requirement hereof during the time Lessee is relieved from the obligations to comply with such covenants, agreements or requirements.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

Hubert D. Stidham

THE STATE OF TEXAS

COUNTY OF ----- i BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Hubert D. Stidham known to me to be the person whose name ----subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5 day of March, A. D. 1953.

(SEAL)

G. T. Denney, Notary Public in and for Hunt County, Texas.

FILED for Record August 6th, A. D. 1953 at 8:00 A. M. RECORDED this the 19th day of August, A. D. 1953 at 8:35 A. M.

Tom E. Ellis, County Clerk Hunt County, Texas.

BY: In Lay Warren , Deputy.

-0-0-0-0-0-0-0-0-

NO. 3671

OIL, GAS AND MINERAL LEASE

THIS AGREEMENT made this 10th day of February, 1953, between Jim Jobe, and wife Lydia Jobe Lessor (whether one or more) and John W. Marshall and William C. Martin Lessee, WITNESSETTE.

1. Lessor in consideration of Ten & No/100 Dollars (\$10,00) in hand paid, of the royalties herein provided, and of the agreements of Lessee herein contained, hereby grants, leases and lets exclusively unto Lessee for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas and all other minerals, laying pipe lines, building tanks, power stations, telephone lines and other structures, thereon to produce, save, take care of, treat, transport, and own said products, and housing its employees, the following described land in Hunt County, Texas, to-wit: J. W. Williams Survey, John Loving Survey, A. S. Holderman, S. Mc-Inturf.

All that certain lot, tract or parcel of land lying and being situated in the county of Hunt, State of Texas, to-wit:

Being One Hundred Forty-two (142) acres of land, more or less, lying in two contiguous tracts, and described as follows, to-wit:

Tract No. 1: Seventy-one (71) acres of land, more or less, out of the following surveys, to-wit: Thirty-six (36) acres out of the Jones W. Williams Survey, Abstract Number 1134; Five (5) acres out of the John Coring Survey, Abstract Number 603, and thirty (30) acres out of the Andrew McInturf Survey, Abstract Number 704, said 71 acres being bounded as follows:

Beginning at a stake in the middle of Jones Creek at the Southwest corner of a 71 acre tract deeded by George Lyles and wife to E R Prince out of the Jones Williams and Andrew McInturf surveys; Thence East with the South boundary line of said tract to the most Southern Southeastern corner of said <u>Price</u> tract of land; Thence South to Wolfe City and Hickory Creek public road; Thence in a Westerly direction with said road to a point in the middle of Jones Creek; Thence in a Northerly direction up said Jones Creek with the meanderings of same to the place of beginning, and being the same land described in that certain deed dated December 3rd, 1920, executed by George Lyles and wife to J A Nowell, of record in the records of Deeds of Hunt County, Texas, in Vol. 263, page 361.

TRACT NO 2: Seventy--One (71) acres of land, more or less, out of the Jones Williams Survey, Abstract Number 1134; the Andrew McInturf Survey, Abstract Number 704, and the John Loring Survey, Abstract Number 603, said 71 acres being bounded as follows: Beginning at a stake in the middle of Jones Creek where the South boundary line of C. R. Robnett's farm crosses said creek, the same being the Northwest corner of a 16 acre tract deeded to J R Kennedy by C. E. Keithly by deed as is recorded in Book 179, page 256, Hunt County Records of Deeds; Thence East 360 waras to the West boundary line of the said Jones W. Williams Survey; Thence North 144 waras to the Northwest corner of said Williams Survey; THENCE East 464 waras, a stake; THENCE South 408 waras a stake; THENCE West 133-1/3 wars, a stake; THENCE South 77 waras, a stake; Thence

OIL, GAS AND MINERAL LEASE

	NO. 3917 C	bruary u.53
	Leon Denney and wife Marie Denney, Lula Har	
	Lame (whether one or more), and John W. Karshall Lame Willesters: Ten & no/100	*** * ** * ** ** ** ** ** ** ** ** ** *
	1. Later to consideration of 16th OC 1107-200 by the provided, and of the agreement of 10.000 by the hand public of the provided, and of the agreement of the a	. Pale
	, , , , , , , , , , , , , , , , , , , ,	seed all other interests, forting place times, building trades, power stations, talephote
	Does and other structures therean to produce, care, take once of, treat, transport, and over said produc	in, and bouning its embryon, the following described land in
	Being 340 acres more or less in the Mrs. J. R. Hoo	ore Estate and for more particular descri
	reference is hereby made to a lesse from Hubert D.	Stidham to John W. Marshall and William
	Martin dated Feb. 14, 2153; the recording number be	
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	and containing 340 acres, more or host, in the creat a recurrer of said lands shall	
	and containing	revent the existence of excess eind/or vecent lands trying adjacent to the band aborhest, have preference right to acquire said success and/or vecent lands, then in the or sentants, shall have the preference right to acquire by virtue of his ownership made around and another than the access and/or made lands in the access
	2. Subject to the other provisions herein contained, this lease shall be for a term of ten years i	
	minoral is treduced from said land herounder.	
	1. The Reprise to be paid Lener ave (a) or all consequité of that produced and servel from plus bits chair self-self au constitution from the set to the produced on the date of purchase; (b) on any interface, any interface, produced on the date of purchase; (b) on any interface, produced on the date of purchase; (b) on any interface, produced on the produced on the self-self-self-self-self-self-self-self-	reduced from said land and sold or used of the premises or in the manufacture used, provided that on gas sold at the wells the evolute shell be encereighth of it o many pay as reyally 350.00 per well pay year, and upon such requirest it will
	considered that gas is being residued within the meaning of Paragraph 2 hereof; and (c) all other mir Lance's election, cerrent that on suit-bur the reparity shall be fifty cents (feet) per long ton, Lennes shall Lenner's wells, for all operations increasing, and the regulty on all, yes and cent shall be computed aft	erais mions and marketed, son-tenth either in kind or value at the well or mine, have free use of edi, me, roal, wrond and water from said land, sreeps water free or deducting any so used. Lessor shall have the privilege at his risk and organic
-	4. If operations for drilling are not commenced on mid land on or before one year from this anniversary date Lesson shall pay or tender to Lessor or to the credit of Lessor in	data the lesse shall then terminate as to both parties unless on or before on
	Wolfg City National Wolfe City	(which beat to exceede
	are Leave's agest and shall emplose as the depository for all restale payable becoming regardies of	of changes in overestic of said land or the restale) the som of a management
	Three Hundred and forty	DeBa.
	(B40.00	ing communications of drilling operations for a period of twelve (13) months. In its theory defends for successive periods of twelve (12) months each during the prima- tion of the desired of the desired periods of the desired of the desired of the order of the desired of the
	down cash payment is consideration for this tense according to its terms and shall not be allocated as the depository above named or piero of record a release or release covering any portion or portions of portions and to relieved of all obligations as to the acrossys corrected, and thereafter the restale pay	more restal for a serial. Lease may at any time execute and deliver to Lease may at the above described premise and thereby surrouder this leave as to such portion table berounder shall be reduced in the proportion that the across covered broke below.
	and and he mid release or release. In this presention the above described presented shall be treated on	romandature 340 acres whether there he more or has
	the process of the pr	m. or If after discovery of all or yes the production thereof about ones from as within star; (10) days therefore or (if it be within the primary term) demonstrate appraision of three months from date of completion of dry hole or remailed of produ- te lead but Leases is then convenient to delivery.
	base shall remain in force so long as operations are presecuted with to constain of more than thirty as long thereafter as oil, may or other mineral is produced from said lend. In the overt a well or and within one hundred fifty [16] for sid and defining the issuesd preselves, Losses serves to drill such	(30) consecutive days, and if they result in the production of oil, gas are other miners is producing oil or gas in paying quantities should be brought in on adjacent has offert will as a reasonably product operator would drill under the same or denies.
	elementariantee. 6. Lemme shall have the right at any time during or after the expiration of this issue to ren grow and remove all realize When required to school times will bury all pipe lines have ordin	
	7. The rights of either party becoming as a selected in whole or in part and the provisions in conversing of the innic, cretain, or provision, however accomplished, that governs to enlarge the obtaining on Leases until Leases shall be furnished with a restricted roop of recorded instrument will be reviale purples between the prevaile baselies of convers rathe and the reviale purples between the prevaile baselies of convers a services and affect the rights of other leasehold owners between the reversal between the convers rathe and affect the rights of other leasehold owners between II six or more parties become entitled to with a procreately instrument accretate by all such parties designating an agent to reveits purposent for	ournames or numerical not received to Lesson. No mile or analyzations by Lesson shallowing man, in event of savigrousout of this lesson as to a corregated portion of early seconding to the surface arms of each, and defeath in restal payment by one shallowing the community of the savigate portion and savigate the savigate and will be savigate the savigate and savigate savigate the savigate sa
	with a recordable instrument exercise by all such parties designating an agent to receive payment for S. The breach by Leewe of any obligation arising betweender shall not work a forfeiture or to	nif.
	5. The branch by Lewes of any obligation artising betweender shall not work a forfeiters or the product of the control of t	such abligation withis which to begin the drilling of a well, and the only years g worked on and/or being drilled and/or producing oil or gas to be selected i
	Leases on that each literary treat will otherwise one man wall. 5. Lease hereby warrants and serves in defined the title is said lead and agrees that Leases at it for the said lead and agrees that Leases at it fails are said leases to the said lease that the said lease of the said lease of the said leases and leases to the said leases shall be readed proportionated; within it is agreed that if Leaser owns an insurent in gaid Leaser shall be readed proportionated;	s option may discharge any tan, movings or other lies upon oald lead and in over royalties accruing hervander toward untistying same. Without impairment of Leasue and lead has than the certive for stupple outsite, these the reyniking and sentate to:
	paid Leaver shall be restood propertientely. 16. If any operation permitted or required berounder, or the performance by Leaves of any co-	remant, agreement or requirement beroof in delayed or interrupted directly or indirect
	16. If any operation permitted or required horocolor, or the performance by Lance of any on the performance of the performance of the permitted of the permitte	supplies, or an amount of any other similar or distingliar cause broad the continuing terms of the lease shall automatically be critically after the original automatically and an action of the continuing and for a period of six (4) mention thereafter; and seek actandate one
	thall constitute and shall be considered for the purposes of this lease as a part of the primary term here all things be applicable to the primary term as extended hereby just as if such extended term ever in Makie to Lonor in demants for failure in purform any operation permitted or required herounder or	of. The provisions of Sertion 4 herest, relating to the payment of delay rentain shall as part of the original primary term final in Section 2 herest. The Leann shall be so comply with any covenant, agreement or requirement hereof during the th
	The second secon	•
	201 WITHESS WEEKEOF, this instrument in cannoted on the date first above written.	
		Leon Denney
	· ·	Leon Deliney
	WITH MICE.	Marie Denney

st	ngle acenowledgment		•
THE STATE OF THEAS.	l		. ,
COUNTY OF	,		•
REFORM MR, the endominant, a Metary Public in and for sold Country	ry and State, on this day personally appeared		
known to too to the parent where more extends	of to the foregoing fortrament, and adjusteringed to me the	to the formulation and the Gar.	_
purpose and modification thanks expressed.			. 4
CEVER UNDER MY EAND AND SEAL OF OFFICE wie the	ter et	A. D. 10	Å
(L. S.)	•		
	Hotary Public to and for	Granty, Tena	
WUES:	SEPARATE ACKNOWLEDGMENT		. 1
THE STATE OF TRIAL	}		
COUNTY OF	, ,	Ċ	
REFORM ME, the undersigned, a Metary Public in and for said Count	y and State, on this day personally appeared	, with at	
, known	to me to be the person when some is colourfied to the forego	ing butracest, and having been considered by	
se privily and apart from her husband, and having the same fully explained to	ber, she, the sold	· .	
absorbedged such instrument to be her set and deel, and she desired that	the had willingly eigned the same for the purposes and condition	retire thereis expressed, and that she did not	
risk to redrest S.			
GIVEN UNDER MT HAND AND SEAL OF OFFICE this the	lay of	A. D. 10	•
(L. S.)			
	Hotary Public in and for	County, Tunas	
		•	
. 10	INT ACKNOWLEDGMENT		_
THE STATE OF THEAS.)		
TRUE TO THURS	}		4
BEFORE ME, the undersigned, a Metary Public in and for mid Great	y and State, on this day parametry appeared Leon. 1	Denney	
Marie Denney	wife, both known to the to be the sources whose entere are	extended to the formular between and	
publicarrialized to me that they each exercised the same for the purposes and or	nationation thursts expressed, and the said Marie]	Name w	
I ann Damman	ing bean command by an privily and apart from her busheed.	·	
Marie Denney		nd the designed that the heat willbacks storage	
•	i est wish to releast it.		
GIVEN UNDER MY EAND AND SEAL OF OFFICE CAS Co. 14		53	
		A. D. 19 53 •	•
(SEAL)	G T Denney		
(SEAL) THE STATE OF TEXAS I	Notary Public in and for Figure	County, Tenne	
	R C T Dennes a Water	to the and for think formation	
	E, G. T. Denney, a Notary Publ	· · · · · · · · · · · · · · · · · · ·	•
Texas, on this day personally appeared			
me to be the persons whose names are			
to me that they each executed the sar		•	
the said Lula Harrell wife of the sai			
apart from her husband, and having the			
acknowledged such instrument to be he	er act and deed, and she declar	ed that she had willingly	i
signed the same for the purposes and	consideration therein expresse	d, and that she did not wish t	to
GIVEN UNDER MY HAND AND SEAL OF OFFIC			
(SEAD)		h 153 a B 190 ha P. M	15.
HECORDED IN A AUgust			
Ine Laye Wallen	Tom- E. El	14a :	
Ina Faye Warren		-13Omety Club.	
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	ender to her set and the there's and an arm are are	The second control of	

BEING the same land described in Deed from A. W. Greenwood and Alice Greenwood to J. F. Rucre, dated January 9, 1922, and Recorded in Volume at page 67 of the Deed Records of Munt

gounty, Taxas.

and

VOI J4J PAGE Z FIFTH TRACT: 10 acres of land, more or less; and being a part of the John Freeman and described as follows:

BEGINNING at the NW corner of a 20 stre tract of Yand, conveyed to R. W. Williams survey and described as follows: by Callie 8. Williams et al by Deed dated January 4, 1922, and recorded in Volume 193, at page 187 of Hunt County Deed Records, same being on the North boundary line of the original Freeman survey at a point on the Branch of Hickory Creek; THINCE in a Southeasterly direction with the meanderings of said branch to Hickory Creek; THENCE continuing southcasterly with the meanderings of the said Hickory Creek to the GCLSF Ry right of way; THENCE Northeasterly 465 yards with the GC&SF Ry right of may to apoint where the said OC&SF Ry right of way crosses the North boundary line of the original survey; THEMCE West 465 yards to the place of beginning, containing 10 acres of land, more or less, and being the same land described in Deed from R. W. Williams and Virgis Williams to J. R. Moore, dated January 26, 1925, and recorded in Volume 297 at page 372 of the Deed Records of Bunt County, Texas. SIXTH TRACT: 48 1/10 acres of land, more or less, and being a part of the V. Kiser Survey and described as follows: BEGINRING at the NE Corner of original survey of seid Kiser a post from which an alm mie M: THENCE South 363 wrs. a post on East boundary line of said original survey; THENCE West 771 vrs. a poet; THESCE Worth 363 was. a post on 50 corner of said original survey; THEMCE East 771 was, to the place of beginning, containing 48 1/10 scree of lend, more or less; EEVENTE TRACE: 16 7/10 acres of land, more or less, and being a part of the J. Loring Durvey and described as follows: BEGINNIEG at 8% corner of Lering Survey; THERET East 260 vrs. a post; THENCE West 260 yrs. 2 post; TRENCE South 363 was, to the place of beginning, containing 16 7/10 scree of land, Tore or less, and Being the same two tracts of land described in Deed from W. A. Stidham and wife, ada Stidban, to J. R. Moore, dated October 6, 1905 and recorded in Volume 151 at page 322 of the Deed Records of Hunt County, Texas. ELECTE TRICT: 33 2/3 cores of land, more or less, and being a part of the Charles Trompton and described as follows:

BESINETE TRICT: 33 2/3 cores of land, more or less, and being a part of the Charles Trompton and described as follows: survey, and described as follows: ind on the East boundary line of James Freezan's survey; THEOCE Couth 779 was a stake on said Freeman's line THERCE East 242 vrs. 5 state; THERCE North 779 vrs. a stake on V. Fiser's South beandary THINCR West 242 wrs. with V. Kiser's South boundary line of the place of taginning, cataining 33 2/3 acres of land, and Being the same land described in Deed from M. F. Knowles and wife to J. R. Moore, sted October 2, 1890 and recorded in Volume 58 at page 543 of the Deed Records of Hurt County, 2736 · 340.25 nerw, to the lands above described and noise said excess and/or vegats signs, shall have the preferred and pay the lessor for such an as oil, and or either mineral is produced from said land harmader.

3. The Royalizate to be paid Lemon are: (a) on oil, can-eighth of that produced and naved from mid land, the name to be delivered at the wells of Lessor into the pips line to which the wells may be connected; Lessoe may from time to time perchase any royality oil in its passession, he noted for the fine of where produced on the date of preclama; (b) on gas, including castaghead and order enough the content of the same so still or need, provided that on gas told at the wells the repeals or other product therefores, the market value at the well of a crowledge gas only to not soid or used, Lessoe may pure are replay \$80.00 per well per year, and more market, the market where gas per odd within the meaning of Paragraph 2 hereof; and (c) all other minerals unload and markets, and more markets in line or value at the well of the gas of the content of the content of the perfect of the same of the content of the perfect of the same of the content of the perfect of the same of the content of the perfect of the same of the s ne for drilling are not commenced on said hand on or before of miretrary date Lesses shall pay or tender to Lesses or to the st City Wetional ... Beat at a che depository for all restals po Wolfe City, Texes
trable herecaster separation of changed in ownership of said land or the citatule) the Three Hundred Forty and 25/100-(6.240.25
twelve (12] scouths. In like meanur and upon like payments or tenders empailly the account of peaker (13) security particle of peaker (13) security particle of peaker (13) security can district the payments. It such bank (or any accessor particle of security country terms. The payment or tenders reason fall or refuse to accept revisal, lesses shall not be that it such last for falls eafer reason fall or refuse to accept revisal, lesses shall not be that it such a particle for falls mean falls. Lesses shall deliver to lisease approprie recordable instrument, assuing another hands mean for consideration for this lasse correcting to the terms and shall not be allessed as in to Lesses does not be such particle or portions and be referred of all shapes cover by correcting this lesse on to used particle or portions and be referred of all shapes one to use the proportion that the across covered hereby is reduced by a propheses on a line of the propheses of of rentale

this are the during or after the explication of this lume to remove all property and farturer placed by Lessis on, said his better all casing. When required by Lessie, Lessis will bury all place lessor collegely plots depth, and no well shall be drill My residence or horn now on said lead without Lessor's company.

minary.

Lind ins than the entire tre enure warmed here
directly or indirectly by any past or future or
directly or indirectly by any past or future or
directly or indirectly by any past or future or
tall hedy, or any agency, affects, representative
conums of any other similar or discipling case
and the primery true of this lease deall as
no or enterestions or talk lease as a part of
age to yerpose of this lease as a part of
age is applicable to the primary term as ext
The Leases shall not be fishle to Leasor in de
least or requirement become during the time Le DI WEINESS WHEREOF, this factivement is executed on the date dr TTTEER JOINT ACKNOWING COME THE STATE OF TEXAS THE COUNTY OF HUNE. BEFORE ME, the understanted, a Motary Public in and for said County and State, on this day personally appeared Morris Hirvell and Pannie Pearl Harrell his wife, both known to be persons whose names are subscribed to the foregoing. instrument, and adinovledged to me that they each executed the case for the purposes and consideration therein expressed, and the said Famile (Paul Harrell vice of the gaid North Harrell having been examined by me privily and spart from the blooding, and having the same fully explained to her, she, the said spart from all Harrell schooledged such instrument to be her act and deed, and she declared that she had wilkingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retnect it.

Only is thuck at Harrall and Sail OF OFFICE, This the lithday of June 1. D., 1954. La Carrie Sur Comment the Chimicanian Expires June 1, 1955 (Nrs. J. C. Arnold)

va 543 mge

POINT ACCOUNTING

THE STATE OF TEXAS THE COUNTY OF HUNT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared R. M. Marrell and Lula Pearl Barrell his wife, both known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lula Pearl Harrell , wife of the said R. N. Barrell having been examined by me privily and apart from of the said R. W. Barrell having been examined by me privily and apart from the hashed, and having the same fully explained to her, she, the said are from same fully explained to her, she, the said are from same for the purposes and consideration therein expressed, and that she dail not wish to retract it.

CLYEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE lithday of June A.D., 1954.

(Nrs. J. C. Arnold)

Million COUNTY My Commission Expires June 1, 1954

County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

THE COUNTY OF

BEFORE ME, the Undersigned, a notary fublic in and for said County and State; on this day personally appeared known to me to be person whose seme subscribed to the foregoing instrument; and admirately described to the foregoing instrument; and admirately described to the safe for the pulposes and consideration therein extensions. CIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4.D., 1954.

> Notary Pacific in and for County, Texas

My Commission expires

SENCELE ACKNOWLEDOMENT

THE STATE OF TEXAS) THE COUNTY OF

BEFORE ME, the Undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be person whose name subscribed to the foregoing instrument, and scknowledged to me that he executed the same for the purposes and consideration thereinger pressed. pressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

The same of the sa

Notary Public in and for County, Texas

MynCommission expires 1

EINGER ACKNOWLEDGEOGYT

THE STATE OF TEXAS

THE COUNTY OF

ARREST SET The Understands as Motary Pablic in End for said County and State, on this day personally appeared.

Whose many all actions to me the person to the p that? The executed the sense for the purposes and consideration thereto expresses theth was be A.D. 1954

> Botary Poblic in and for County ! Texas

THE STATE OF TETAS

THE COURTY OF HUNT.

vol 543 PAGE

on this day personally appeared Hubert D. Stidies Movembers to be the person spose dame is subscribed to the foregoing instrument, and technologist to me of this day be substituted to the foregoing instrument, and technological to be specied the same for the purposes and consideration therein experient nd in the capacity of the excepted the some for the purposes and composed the state of the fith. dry of June 15 (10 Arnold)

My commission expires June 1, 1955

Botory Publish in and for Runt County, Texas

JOINT ACKNOWLEDGERT

THE STATE OF TEXAS

THE COUNTY OF . HUNT.

BEFORE ME, the undersigned, a Notary Public in and for said county and State, on this day personally appeared Leon Denney and Marie Danney his wife, both known to me to be the persons those names are subscribed to the foregaing instrument, and schooledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Marie Denney wife of the said lear Bearing having been examined by me privily and apart from her his beard, and having the same fully explained to her, she, the said Marie Danney and seed such instrument to be her act and deed, and she dechared that the had ad II ingly signed the same for the purposes and consideration therein having bean examined by me privily and apart from the had be to the same for the purposes and consideration therein expressed, and that sie did not wish to retract it. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th

(Mrs. J. C. Arnold)

My Commission expires 6/1/55

County, Texas

JOINT CYLICHLEDGENT

THE STATE OF THE S

A-D 1954

THE COURTY OF HUNT

her husered, and having the same fully explained to her, she, the said Mary A. Haywood strangeredged such instrument to be her act and deed, and she declared that state of not wish to retract it.

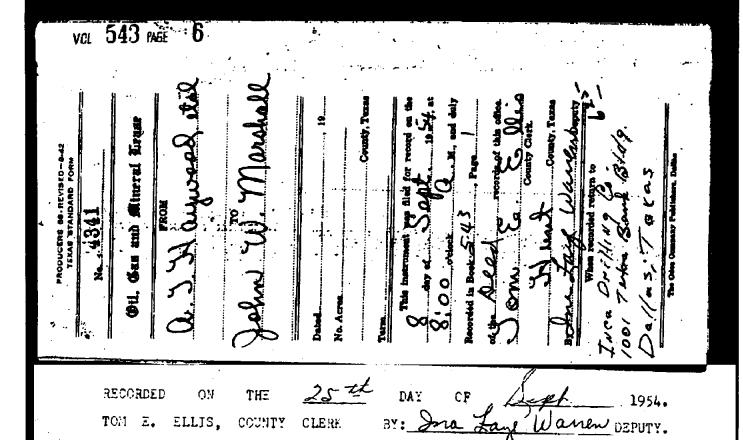
CIVER UNDER MY HAND IND SEAL OF OPPICE, this the 7th day of June

(1996)]

(Hrs. J. C. Armold)

Wy Commission expires 6/1/55

County, Texas



APPI DAVIT

The State of Texas, County of Hunt.

C

Before me, the undersigned authority, on this day personally appeared Monroe Witcher, known to me to be a credible person, who being by me duly sworn, upon his cath says that he was personally and well acquainted with Grady Owens and his wife Myrtic Moody Owens, during her histotime; that they lived together as husband and wife until the death of the said Myrtic Moody Owens; that neither of said parties were ever married before they were married to each other; that the following childeren, only were born of said marriage, to-wit: Meemle. Owens and Christine Owens, both of whom are now living; that the said Myrtic Moody Owens departed this life in Hunt County, Texas, on or about January 51, 1930, intestate, leaving her husband, Grady Owens, and the fellowing children surviving her, to-witz Macmie Owens who is married to Norman Whittle and Christine Owens who is married to Robert Prim, her only surviving heirs at law.

That afficient was personally and intimately acquainted with the said Grady Owens and Myrtie Moody Owens, and their said children, and no other issue were born of said marriage, except as above named, and that before their marriage, after their marriage or after the death of Myrtie Moody Owens, the said wife, there was no child, or children, adopted by him, them, or either of them as provided for in Art. 46s, Sec. 9.

OIL, GAS AND MINERAL LEASE

relaters M Revind 8-45—Tune	Tens Stanfard Form
No. 4235 10.1.63	
THIS AGRESMENT made this	
Mrs. W. H. Meech and husba	no
oner (whither one or more), and John W. Marshall	
1. Lease to complement of Ten_and_No/100	Deller
	s agreements of Lesses hards contained, harshy greats, because and lets embadrely mass Lesses g off, gas and all other ininerals, laying plus lives, brilding tends, power stations, belowbook
	M products, and bounts its embryon, the following described hand in
Hunt County, Tours, to-Wil	
	Moore Estate and for more particular description
reference is hereby made to a lease from Hube	rt D Stidham to John W Marshall and WilliamC.
Martin dated Feb 14, '53; the recording number	er being 3664 of Deed Records of Hunt Co., Tex.
It is agreed and understood that a well for o	il or gas will be commenced within ninety days
from date of this lease on a tract of land in	the block in which this lease is a part.
·	
nd restaining 340 aeres, more or hos. In the event a recurrer of sold in scribed and the lessor, his beirs, or assigns, shall, by virtue of his ownership of the lands als	nds shall reveal the existence of excess and/or vacuat lands lying adjacent to the lands above two described, have preference right to acquire said success and/or vacuat lands, then in that is bein, or sasign, tabli have the preference right to acquire by virtue of bit eventually of our few new locations and/or exacts links at the case rate pur arry as the cash mendientation
The second secon	
paral la produced from said land hermanier.	n retre from this date (called "primery term") and as long thereafter as all, gas or other
3. The Moynible to be paid Lessor and (a) on oil, one-sight of that progress and sight line to which the wells may be connected; Lessor tay from time to time purchase any resolved on the data of purchase; (b) on gas, including calmy-bad gas or other gas-cus such asciline or other project therefrom, the market value at the well of one-sighth of the gas so	red from midd land, the name is he delivered at the wells or in the tradit of Lamor into the print of its for assessment to the control of the control of the first of the fir
mount realised from such anic; where man from a well producting mas only is not sold or use non-tiered that may be being produced within the meaning of Prayagraph 2 hereof; and (c) all some is election, except that on only hur the royalty shall be fifty cents (for) per long ten. Low	of Leases may pay as royalty \$20.00 per well per year, and upon such payment it will be where minerals mined and markeed, one-tenth either in hind or value at the well or miles, at more shall have free me of oil, year, coal, wend and water from said land, everyt water from
iling gas from any gas well on said load for stores and teside lights in the principal dwell- 4. If overstions for drilling are not commenced on said land on or before one year fr	any thereon exit of any corples gas not needed for conscious barvader. The bar of the lease shall then terminate so to both parties unless on or before each
	ty, Texas (which beak and its percentage
re Lounc's agent and thall continue so the depository for all rentals payable horounder req	paraloss of changes in ownership of said land or the rentals) the core of
Three hundred and forty dollars.	
3.40 a UU	of deferring commonousment of drilling operations (or a period of twelve (12) months. In his or so further deferred for accessive periods of twelve (12) months each during the primary property of the property of the period of the property of the healt (or may present the location of the period of the perio
half indigated the indigates of a decrease any account make, or way reason late or read- nater of reatal until thirty (30) days after Lesson shall deliver to Lesson a proper percent own cash parment to consideration for this lesso according to its terms and shall not be allow to excession; above named or plans of record or release or releases covering any portion or you	to accept training, Lorente and it not see any in optical to retrieve to make such parimet or index. The latest accept the part of traders, The latest accept the parimet for index and it is a more result for a period. Lorente may at any time execute and deliver to Lorente are to children as the latest acceptance of the
ertions and be relieved of all obligations so to the acreage surrendered, and thereafter the res igned by said release or release. In this sonnection the above described premises shall be tr	
•	
son. If at the expiration of the primary term oil, gas or other mineral is not being produc- ted being present in force so long as reportation any promounted with ne consistency in the local thereafter us oil, you or other mineral is produced from each lead in it is nevert as	ies berenn, or if after discovery ef oil or gas the production threnot should cause from any resistance within start [16] dark betreafter or (if it is writin the primary term) commences or or the environment of three months from data of remolection of dry hole or essentian of preduc- tions of the environment of the environment of the environment of the production of diff, and or other primary at high producting oil or can be paying quantities should be brought in on adjacent land will such offer well as a reasonably product operator would drill under the assess or similar
new and rectors all castne. When required by Lesser, Lesses will bury all pips lines belon- sidence or bern now on said land without Lesser's consent. 1. The rights of either party bereinder may be assigned in whole or in part and the pro-	se to remove all proporty and firtures pieced by Leroes on said land, in-heding the risht to e ordinary plow depth, and so well shall be drilled within two bundred (100) (ext of any visions bever) shall catend to the being successors and sandras, but no change or divisions
semerable of the land, rentals, or regulies, however accomplished, shall operate to enlars, birding on Losson until Losson shall be furnished with a certified copy of recorded instrument, the rentals republic hereunder shall be apportionable as between the neveral lossocial owners of the control of the co	risions beroof thell strand he the helrs, moreover and satings, but no change or devicious on the collections or distallable the rights of Leons No sake or assignment by Leons's that most reducing cases. In west of assignment of this beam as to a servected pertise of out or ratially according to the pertice case of each, and default in rating layered by one shall stilled to repulsy herouselow. Leonso may withhold payment thereof update and until furnished ment for all.
the a providable lintrument exercise by all such parties designating an agent to receive part 4. The breach by Lesses of any abliration critics becomes shall not seek a forter	sent for all.
early now be grounds for carrellation hereof in whole or in part sure as herein capacity prices, Lungue shall have almost (40) days after billimate judicial uncertainment of the catifur failure to do no shall be the termination of the lease cause as the termination of the form of the capacity and the capacity of the	are or termination of this base nor course a termination or reversion of the union created covided. If the obligation for reasonable development should rective the drilling of a well or more of such obligation within which to begin the drilling of a well one of such obligations within which to begin the drilling of a well, and the only pensity real being worked on and/or being drilled and/or producting all or gas to be selected by
passe so that each it-arre tract will ombrace one such well. 1. Lower brothy warrasts and agrees to defend the title to sold land and agrees that Lo- sease does so it shall be robrected to such lies with the right to enforce same and apply re- ghts sader the warrasty is event of failure of title, it is agreed that if Losser dwall be reduced proportionally.	est at its section may discharge may tax, mertenge or other iten upon said hasd and in event take and reyalties accruing berender toward satisfying mans. Without inpulment of Losses's creek in and issued less than the entire for elsepte orders, then the reyalties and results to be
10. If any operation personates or required betweener, or the performance by Leaves of 7 may past or fedure arts, orders, regulations or requirements of the Government of the Units	any convenies, agreement or requirement bread is delayed or interrupted directly or indirectly d Blates or of any data or other governmental budy, or any agency, officer, representative
numerity or any or these, or persues or series or inshifty to get materials, labor, quity? Lemen, the period of meth delay or interviption shell not be consided against the Lemen, as rimary term set forth in Section I above, so long as the cross or course for each charge or last constitutes and shall be considered for the perpension of this beans as a part of the permany; and constitutes and shall be	I are revenues, arrowment or requirements hereof is bloom for theoretical directly or indirectly of formers or the control of these seeds of the control of the primary term of this home social actonomically be extended either the experience of the control of the primary term of the control of the (1) months threatfer; and exist extended term controlled results of the control of
I things be applicable to the primary term on extended broky just as if such extended too in Bable to Leaver to demanges for follows to perform any operation premitted or required broken assess in relieved from the obligations to camply with such correspond, agreements or required to the control of the co	us were a part of the original primary term fixed in findion 2 hereof. The income shell not rador or to comply with any oversant, agreement or requirement hereof during the time north.
IN WITHERS WEEKEOF, this instrument is exceeded on the date first above written.	
	W H Meech Jr
TOTALES.	Mrs. W H Mesch

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OIL, GAS AND MINERAL LEASE

Company of the compan	Toma Stanfard Form
4234 10.6.55	
THIS AGRESSIERT self-this	June 53 beaus
Mrs. Lillie Brand	00
(whether one or more), and John W. Marshall	
1. Lour is continued Ten & No/100	Delar
	presents of Louise hards contained, hereby greats, leaves and his contained unto Leaves II, one and all other minerals, laying sine lines, building tentes, never stations, belonces
so and other structures therean to produce, zeve, take care of, treat, transport, and own said ;	reducts, and housing its unlerses, the following described land in
Hunt	
sing 340 acres more or less in the Mrs. J R Mo	ore Estate and for more particular description
eference is hereby made to a lesse from Hubert I	. Stidham to John W. Marshall and William C.
artin dated Feb 14, 153; the recorded number b	eing 3664 of Deed Records of Hunt Co., Tex.
is agreed and understood that a well for oil	or gas will be commenced within ninety days
rom date of this lease on a tract of land in the	e block in which this lease is a part.
d containing 340	shall reveal the existence of excess and/or vacant hands lying adjacent to the lands showe described, have preference right to acquire said excess and/or vacant hands, then in that
so; this lease shall cover and include all such mome and/or vacant lands which the leaser, his is a lands showe dee/filed as and whre acquired by the lasser; and the leases shall pay the lasser ld for the acreage heretonbore mentioned.	seins, or assigns, shall have the preference right to acquire by virtue of his ownership of for each axons and/or vacant hade at the same rate per acre as the same sensionalism
2. Subject to the other provisions herein contained, this lease shall be for a term of ten ;	ware from this date (called "primary term") and as long thereafter as ell, gas or other
2. The Royalties to be paid Lessor are: (a) on all, escepith of that produced and saved see to which the wells may be reasonated; Lessoe may from time to these purphase any representations are represented in the date of purchase; (b) on gree, including coninghead gas or other graceus substated.	from said land, the same to be delivered at the wells or to the credit of Lessor into the r oil in its presention, paring the market price therefor prevailing for the field where no, preduced from said land and soil or used off the premises or in the manufacture of
The Exception is the point London are: (a) on all, conceptible of that produced and several produced on the data of purchases; (b) on gar, including contents on the data of purchases; (b) on gar, including contents on the product theories, not, he manist value at the west of consciption of the peace on court product theories, the manist value at the west of consciption of the peace on court product from such main; where was from a well producting was only it not not or west, or court product from such main; where was from a well producting was only it not not or well, or all produced to the peace of the peace	id or used, provided that on one sold at the wells the royalty shall be one-lighth of the Lesses may pay as royalty \$50.00 per well per year, and upon such payment it will be or minerals mined and marketed, sententh either in kind or value at the well or mines, at
such section, except that on sulphur the reporty shall be fifty cents (for per four ton. Executive successful be comput- such wells, for all operations bereather, and the repulsy on sil, pan and cost shall be comput- ing gas from any gas well on said land for stores and inside lights in the principal dwelling	chall have free use of oil, gua. soal, wood and water from said hand, except water from ed after deducting any so used. Lossor shall have the privilege at his rish and expense of thereon out of any surplus gas not needed for operations hereunder.
4. If operations for drilling are not commerced on said hand on or before one year from alveragy date Lesses shall pay or tender to Lesses or to the crudit of Lesses in	this date the lease shall then terminate as to both parties values on or before such
Wolfe City National sum of Wolfe City,	'8XAS(which beat and its recovery.
a Lagran's agreet and shall continue as the depository for all restals payable hereunder regar	•
Three hundred and forty dellars and no	•
340 c 00	personner communication of disting apprehens for a period of twelve (12) manths. In this he further deferred for necessive period of twelve (12) months such during the primary delivered to said bank on or before such date of payment. If such bank (or may necessary to be according to the control of the con
der of restal ontil thirty (30) dars after Lossor shall deliver to Lesses a proper recordable as make payment is consideration for this lesses according to its terms and shall not be allorate a demonstrary share a support or piers of records a release covering any portion or partic	lastrument, againg another hash as agent to receive such paramets or tenders. The d as mere rental for a period, Lesses may at any time execute and deliver to least or a not of the showe described premises and thereby surreader this least so the neck cortian or
bound by made receives or research. In this commercian the above described prumines chall be treated. If price to discovery of all or gue on mild lead Lesses abouth drill a dry hole or boles. All lesses should not terroliste if Lesses commerce additional drilling or re-working operation.	
6. If prior to discovery of oil or gas on sold load Lenses about fulfill a dry labe or bales on this lesses that out treatment is Lenses convenience soliticated critical critical representations of the label of	the expiration of three months from date of completion of dry his or execution of prediction and leads by Leases is then ensued in drilling or ne-working operations thereon, the thirty (20) consecutive days, and if they result in the prediction of oil, gas are other minorals
6. Lesses shall have the right of any time during or after the expiration of this lesses are and renorm all caster. When required by Lesser, Lesses will bury all pipe lines below there or bars now on told land without Lesser's consult.	to remove all property and fixtures placed by facese as said band, including the right to ordinary plow depth, and no well shall be drilled within two hundred (200) feet of any
bleace or hare and on talk land without known remarked in what or in part and the previal own-religion of the land, twitch, he reprise, however accomplished, daily appeals to elibera- own-religion of the land, twitch, are reprise, however accomplished, daily appeals to elibera- tic and the land of the lan	one hersel shall extend to the beirs, economies and earliest, but no change or divisions the obligations or diminish the rights of Lesses. No mile or assistances to Lesses shall
binding on Lesses until Lesses shall be furnished with a certified copy of recorded intruspers and, the rentale psychic hermunder shall be apportionable as between the several leasehold in a first the rights of other leasehold owners bereated. If six or more particle become entitle	as evacencing maste, in event or assignment or taid leave to be a segregated portion of aid, ratably avereding to the surface area of each, and default in Portial payment by one shall of the crystry hereunder, Leasee may withheld payment thereof unless and eath furnished it for all.
he envelopie instrument reserved by all such parties designating the agent to receive payme. The bench by Lamon of any obligation ratings bencades table and contribute of the remarks of the contribute of the c	or termination of this lagge nor rause a termination or reversion of the estate created ded. If the childration for removable development should require the drilling of a well or
In Lease shall have story (90) days after elitmate judicial accordances of the estatem (failure to do so shall be the termination of this lease save as to ten (10) across for each wel- ness or that each 10-acro tends will ambreas one such well.	of each obligation within which to begin the drilling of a well, and the only prealty being worked on and/or being drilled and/or producing oil or gas to be extend by
more or that such theore 'Unct will ambrase one must well. Lance hereby warrasts and agrees to defend the title to cald laid and agrees that Lance one does on. It will be rubrected to such line with the right to ordere came and again revia the sudge the warrancy in event of failure of title, It is agreed that if Lance owns as inter if Lance will be revised propositionally.	at he option may discharge any tan, mortgage or other lies upon said land and in overt is and reynities accreting betweener toward satisfying mans. Without imperment of Lames's at in said land less than the octive for simple entate, then the reynities and regulat as in
Leaver shall be reduced proportionalsty. 16. If any operation parallels or required horounder, or the performance by Leaves of a	ay sevenant, arrument or requirement bread is delayed or interrupted directly or indirectly
archerity of may of them, or because of each or insulinty to put materials, labor, expenses. Lesson, the period of such delay or interruption shall not be counted against the Lesson, and many terms of forth is Section 2 above, no locus on the case or concess for mark delays are local against the countries.	of or supplies, or on account of any other similar or distinuiar cases broared the carried the primary turns of this issue shall automatically be criterided after the organization of the cruptions recenting and for a portied of on (4) saniths thereafter; and such extended become
It likes any operation parallel or required horostoder, or the performance by Leaser of any part of return acts, orders, rectalistics or repairments of the Generation of the United Leaser, the period of many factor of intervention shall not be constant entitled the Leaser, and the Contract of each delay or intervention shall not be constant entitled the Leaser, and many form and forth in Section 1 above, no long as the cases or crosses for such delays or the latest and the contract of the	n beroof. The provisions of Sertion 4 hertor, relating in the payment of delay rectain shall in wore a part of the original primary term fame in Sertion 5 herest. The Laune chair not we are to emply with any ovenent, agreement or requirement hance during the time
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	Mrs. Lillis Brandon
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