

# MINERAL DEED

THE STATE OF TEXAS }

COUNTY OF McMullen }

## KNOW ALL MEN BY THESE PRESENTS:

That **Kimberly K. Kreider**, whose address is 735 Nottingham, San Antonio, Texas 78209, dealing in her sole and separate property, herein called "Grantor," for \$100 and other valuable consideration, has Granted, Sold, Conveyed, Assigned and Delivered, and by these presents does Grant, Sell, Convey, Assign and Deliver unto \_\_\_\_\_ whose address is

of her undivided interest in and to all of the oil, gas and other minerals of every kind and character in, whether producing or non-producing and under and that may be produced from the following described lands in McMullen County, Texas, to-wit:

**1734.14 acres of land, more or less, in McMullen County, Texas, constituting two easterly pastures of that certain 7,999.59 acre tract termed the "San Jose Ranch" and being more fully described in 6 tracts marked EXHIBIT "A" attached hereto and made a part hereof;**

**AND**

**All of Grantor's rights, title and interest in and to any minerals lying under that certain highway right-of-way easement recorded in Volume 88, page 149, et. seq., Deed Records of McMullen County, Texas which lies adjacent to the above described 1,734.14 acres of land.**

Together with the rights of ingress and egress at all times for the purposes of mining, drilling and exploring said lands for oil, gas and other minerals, and removing the same there from.

This conveyance is made subject to the terms of any valid and subsisting oil, gas and other mineral lease or leases on said land; and Grantors have granted, transferred, assigned and conveyed, and by these presents do grant, transfer, assign and convey unto the Grantee, their heirs, successors and assigns, the above stated interest of Grantors interest in and to the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land.

And in the event that any such lease or leases for any reason become terminated, cancelled or forfeited, then and in that event, the Grantee shall have, hold, claim and enjoy all of the stated interest in and to all of the oil, gas and other minerals and mineral royalty in, under and that may be produced from the above described land.

TO HAVE AND TO HOLD the above described property, premises and interest, together with all and singular the rights, members, and appurtenances thereto in anywise appertaining thereto, unto the Grantee, their heirs, successors or assigns forever; and we do bind ourselves and our successors, to WARRANT AND FOREVER DEFEND all and singular the above described property, premises and interest unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same of any part thereof.

EXECUTED and effective this \_\_\_\_\_

**THE STATE OF TEXAS**  
**COUNTY OF \_\_\_\_\_**

This instrument was acknowledged before me on the  
KIMBERLY K. KREIDER.

by

## EXHIBIT "A"

**1,780.6 acres**, more or less, being comprised of 6 tracts:

**TRACT 1:**

922.92 acres, more or less, being more particularly described to wit:

**1:** 762.92 acres of land, more or less, being a portion of A. B. & M. Survey No. 179, Abstract No. 509 and Seale & Morris Survey No. 145, Abstract No. 401, and also a part of that certain 800.34 acre tract being more particularly described as Tract One in that certain Warranty Deed dated September 7, 2005 from James Lee Dusek to Gerald W. Noteboom, being recorded in Volume 438, Page 333 of the Official Records of McMullen County, Texas. **SAVE and EXCEPT:** 37.42 acres of land, more or less, being a portion of A. J. Martin Survey No. 130, Abstract No. 1172, being more particularly described in that certain Warranty Deed dated June 16, 1989 from Elwood Cluck to Robert Matula as found at Volume 302 at Page 90 of the Deed Records of McMullen County, Texas.

**2:** 160.0 acres of land, more or less, being a portion of Seale & Morris Survey No. 145, Abstract No. 401 and being more particularly described in that certain General Warranty Deed dated February 25, 2005 from James L. Dusek to Roger Bax being recorded in Volume 435 at Page 99 of the Official Records of McMullen County, Texas.

**TRACT 2:**

86.14 acres of land, more or less, being a part of Survey No. 492, Abstract 889, McMullen County, Texas, being more particularly described by metes and bounds in that certain Warranty Deed dated September 28, 2004 by James Dusek to Susan Feller, found of record at Volume 432, Page 244 of the Official Records of McMullen County, Texas.

**TRACT 3:**

389.11 acres of land more or less, being a portion of a 393.45 acre tract situated in the A. J. Martin Survey No. 146, Abstract No. 1174, being more particularly described in that certain Warranty Deed dated April 25, 2002 from James L. Dusek to Orlando E. Sepulveda and Jennifer B. Sepulveda, being recorded in Volume 415 at Page 346 of the Official Records of McMullen County, Texas. **SAVE and EXCEPT** 4.34 acres of land, more or less, being a 30 foot wide access easement, which is comprised of a portion of said 393.45 acre tract; Said 4.34 acre tract being more particularly described as Tract Two in that certain Warranty Deed with Vendor's Lien dated May 31, 2001 from James Lee Dusek and Kimberly K. Kreider to Orlando E. Sepulveda and Jennifer Sepulveda, being recorded in Volume 409 at Page 450 of the Official Records of McMullen County, Texas.

**TRACT 4:**

4.34 acres, more or less, being a part of A. B. & M. Survey, Abstract 509, and the A. J. Martin Survey, Abstract 1174, being more particularly described by metes and bounds as Tract Two in that certain Warranty Deed with Vendor's Lien dated May 31, 2001 from James Lee Dusek and Kimberly K. Kreider to Orlando E. Sepulveda and Jennifer Sepulveda, being recorded in Volume 409 at Page 450 of the Official Records of

McMullen County, Texas.

**TRACT 5:**

338.18 acres of land, more or less, being comprised of portions of the A. B. & M. Survey, Abstract 509, and the A. J. Martin Survey, Abstract 1174, and more particularly described by metes and bounds as Tract One in that certain Warranty Deed with Vendor's Lien from James Lee Dusek and Kimberly K. Kreider to Orlando E. Sepulveda and Jennifer Sepulveda, dated May 31, 2001, being recorded in Volume 409 at Page 450 of the Official Records of McMullen County, Texas.

**TRACT 6:**

39.91 acres of land, more or less, being a portion of J. Poitevent Survey No. 145, Abstract 401, A. J. Martin Survey No. 146, Abstract No. 1174, and E. T. Moore Survey No. 492, Abstract No. 889, being further described in that certain Mineral Deed dated June 20, 1989 from Willie Jo Dooley, et al to James L. Drought, being recorded in Volume 302, at Page 477, of the Deed Records of McMullen County, Texas.

**After recording, please return to:**