

HARGROVE LAW FIRM

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Mark Hargrove
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Texas Royalty Brokers

February 5, 2024

First Financial Bank
Attn: Justin Holland
123 North Concho
Roby, Texas 79543

Re: Mineral ownership of Mark W. Nowlin in two farms, Fisher County, Texas

Via Email: jholland@ffin.com

Dear Justin:

At your request, I have examined title to two tracts of land in Fisher County, Texas, for the period of time from sovereignty of soil to the present date, for the purpose of determining the mineral ownership of Mark W. Nowlin, and have the following to report.

Tract One: The Southeast One-fourth (SE/4) of Section 44, Block 2, H&TC Ry. Co. Survey, Fisher County, Texas. Mark W. Nowlin owns 100% of all oil, gas, and other minerals in, on, under and that may be produced from this Property.

Tract Two: The West One-half (W/2) of Section 167, Block 2, H&TC Ry. Co. Survey, Fisher County, Texas. Mark W. Nowlin owns an undivided ½ interest in the right to negotiate, execute and deliver oil, gas, and mineral leases covering the Property, ½ interest in the right to receive bonuses and delay rentals paid in connection with any such oil and gas lease, and ¼ interest in the right to receive royalty on oil, gas, and other minerals produced from this Property.

Please advise if you need any further information.

Sincerely,

Mark Hargrove

Texas Royalty Brokers