

**John Noble**

**From:** Andrew Walter <awalter@propertyrp.com>  
**Sent:** Monday, July 10, 2017 11:44 AM  
**To:** 'John Noble'  
**Subject:** RE: Estate of [REDACTED] McMullen County, TX, Oil and Gas Lease

Mr. Noble,

[REDACTED] will each receive a bonus consideration check of \$80,457.53. I can pay them as early as Wednesday if you wish. If they sign the paperwork and give you the originals I can bring you their checks to Tyler on Wednesday in exchange for their executed originals. Please let me know. Have a nice day.

Andrew Walter  
Property Research Partners, LLC  
7979 Broadway, Suite 207  
San Antonio, Texas 78209  
(512) 472-6544 Mobile  
(210)822-2551 Office

**From:** John Noble [mailto:jwnoble@suddenlink.net]  
**Sent:** Monday, July 10, 2017 9:52 AM  
**To:** 'Andrew Walter' <awalter@propertyrp.com>  
**Subject:** RE: Estate of [REDACTED] McMullen County, TX, Oil and Gas Lease

Thank you for sending the information. Please tell me the dollar amount [REDACTED] will receive for their individual interest at \$750 per acre if they lease.

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**From:** Andrew Walter [mailto:awalter@propertyrp.com]  
**Sent:** Wednesday, July 05, 2017 4:00 PM  
**To:** jwnoble@suddenlink.net  
**Cc:** jholliday@propertyrp.com; justinholliday@gmail.com  
**Subject:** Estate of [REDACTED] McMullen County, TX, Oil and Gas Lease

Mr. Noble,

Hello my name is Andrew Walter and I am Petroleum Landman in San Antonio, Texas leasing on behalf of Sierra Resources, LLC. My associate, Justin Holliday, informed me you were handling the Estate for [REDACTED]. We are interested in leasing [REDACTED] mineral interest in a 1,931 acre tract of land in McMullen County, Texas. [REDACTED] owned around .11111% mineral interest, more or less, in the 1,931 acre tract.

After a few months of negotiations with Donald "Greg" Guinn, who also happens to be a Landman, from Tyler and one of the mineral interest owners negotiating on behalf of the mineral interest owners comprising of 75% ownership, we came to terms on a lease and bonus payment. The Guinns and Wolderts and Property Research Partners agreed on a 3+2 year lease with a \$750 per net mineral acre one-time bonus and a \$450 per net mineral acre one-time bonus payment option for years 4 and 5 and a 25% Royalty.

I have attached a full title Runsheet for the entire 1,931 acre tract for you to share with [REDACTED] as well as a Mineral Ownership Report listing the entire mineral ownership breakdown by owner and the