

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

MINERAL DEED**DATE:** August 13, 2025**GRANTOR:** Erwin Ulric Reagan**GRANTOR'S MAILING ADDRESS:**

Erwin Ulric Reagan
700 N. Hearne Street
Franklin, Robertson County, Texas 77856

GRANTEE: Christopher W. Burleson**GRANTEE'S MAILING ADDRESS:**

Christopher W. Burleson
13161 Cole Branch Rd.
Franklin, Robertson County, Texas 77856

PROPERTY (legal description):

All of Grantor's right, title and interest in all oil, gas, Sulphur, and all other minerals, whether similar or dissimilar, including but not limited to oil royalty, gas royalty, overriding royalty, working interest, and royalty in casinghead gas, gasoline and royalty in any other mineral, on, in and under and that may be produced from the following described real property:

Tract 1: 6.521 acres, more or less, situated in the Maria de la Concepcion Marquez Eleven Leagues, A-25, Robertson County, Texas and being the same land described in that certain Warranty Deed dated January 16, 2008 from Erwin Ulric Reagan and wife, Jewel Yvonne Reagan to XTO Energy, Inc., and recorded in Volume 1018, Page 700 of the Official Public Records of Robertson County, Texas

Tract 2: 29.77 acres of land, more or less, being a part of Section 3, Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson, County, Texas, and described as First Tract, 50 acres, in that certain Correction Deed of Gift from Christine N. Reagan to Erwin U. Reagan, dated October 30, 1993, effective October 16, 1990, recorded Volume 603, Page 127 Official Public Records, Robertson County, Texas, LESS & EXCEPT 20.23 acres of land, more or less, being a part of Section 3, Maria de la Concepcion Marquez Eleven league Grant, A-25, Robertson County, Texas and described as Tract Two in that certain Warranty Deed with Vendor's Lien from Debbie Boggs, aka Debra Lynne Boggs, to David Coker and Kimberly Coker, dated June 23, 2017, recorded Volume 1322, Page 414, Official Public Records: Robertson County, Texas; leaving a total of 29.77 acres described herein.

Tract 3: 7 1/3 acres of land, more or less, being a part of Section 3, Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson County, Texas described as Third Tract in that certain Correction Deed of Gift from Christine N. Reagan to Erwin U. Reagan, dated October 30, 1993, effective October 16, 1990, recorded Volume 603, Page 127, Official Public Records Robertson County, Texas.

Tract 4: 60.94 acres of land, more or less, being a part of Section 3 Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson County, Texas, and described as Fourth Tract in that certain Correction Deed of Gift from Christine N. Reagan to Erwin U. Regan, dated October 30, 1993, effective October 16, 1990, recorded Volume 603, Page 127, Official Public Records Robertson County, Texas.

Tract 5: All that certain lot, tract or parcel of land situated in the Maria de la Concepcion Marquez Eleven League Grant, A-25, Robertson County, Texas, being 156.933 acres of land and being a part of a called 466.0 acre tract, found upon resurvey to contain 469.463 acres of land. Said survey being all of Tract Two, Tract Three, Tract Four, Tract Five, and Tract Six as shown in a mineral gift deed from J.C. Reagan, Jr. and wife, Christine Reagan, to Erwin U. Reagan, dated June 28, 1996 and recorded in Volume 657, Page 439, Official Records, Robertson County, Texas. Said 156.933 acre tract being more fully described by metes and bounds in Survey dated October 6, 1999 by Martin James Raymond, Registered Professional Land Surveyor, RLPS 1858, and being the same property described in a gift deed from J.C. Reagan Jr. and wife, Christine Reagan to Erwin U. Reagan dated November 11, 1999, and recorded in Volume 743, Page 718, Official Records of Robertson County, Texas and in a Special Warranty Gift Deed from Erwin U. Reagan to Christopher Wayne Burleson dated June 1, 2015 recorded Volume 1264, Page 570 Official Records Robertson County, Texas and more fully describe by metes and bounds in Exhibit "A" attached hereto as Exhibit "A" and made part hereof for all purposes.

Tract 6: 33.1 acres, more or less, part of Sections No. 29 and 44, in the Subdivision of the Maria de la Concepcion Marquez Eleven Leagues, Robertson County, Texas, and better known as being part of two tracts described in Vol. 153, Page 544, in the Deed Records of Robertson County, Texas, and being the same property described in a deed from Beverly Ann Reagan and John S. Reagan to Erwin U. Reagan dated September 26, 1980 and being recorded in Volume 361, Page 64, Deed Records of Robertson County, Texas described as Tract 1 and in a Correction Deed of Gift from Erwin Reagan and Yvonne Reagan to Christopher W. Burleson dated March 3, 2011 and recorded in Volume 1129, Page 92 Deed Records of Robertson County, Texas and being more fully described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

Tract 7: 99 acres of land, more or less, out of the Marquez Eleven Leagues, save and except 4.93 acres conveyed by J.C. McLeod and wife, Florence McLeod by deed dated November 1, 1893 recorded in Vol. 31, Page 336 of Deed Records of Robertson County, Texas and further excluding a .51 acre tract conveyed from J.E. McClure and wife, Mrs. A.L. McClure to G.S. Bedford by deed dated November 15, 1899, and described in Book 51, Page 874 of the Robertson County Deed Records, and said tract being the same tract described in a deed from J.C. Reagan and wife, Christine N. Reagan to Erwin Reagan dated December 25, 1984 recorded

in Vol. 119, Page 39 in the Deed Records of Robertson County, Texas, and being described by metes and bounds in Exhibit "C" attached hereto and made a part hereof for all purposes.

The property further includes the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantee's property and improvements.

This conveyance further includes the right to erect any and all necessary structures for such drilling, mining, transporting and storing, and to erect any and all buildings necessary or incident to such operations, with the right to remove any and all property of whatever kind or character, placed on said premises, and any and all other rights necessary or incident to such operations.

PREVIOUS PRODUCTION:

This conveyance also includes all of Grantor's interest in any production oil, gas, sulphur or other minerals from the lands covered hereby prior to the date hereof, together with any such production of oil, gas or other minerals from the lands covered hereby prior to the date hereof, together with any such production in storage, tanks, and pipelines, and any and all sums of money, suspended runs or accounts of any type or character, due or owing to Grantor by any parties by reason of any such prior production. Grantor hereby expressly authorizes and directs the purchaser of the oil and or gas from the lands, or interests herein conveyed to pay the Grantee, Grantee's successors in title, all of the proceeds that may accrue from the interest herein conveyed without further authorization from the Grantor and without the Grantor executing a transfer order or other similar instrument before payments are made to Grantee.

FURTHER ASSURANCES:

Grantor agrees and covenants to execute such further assurances as may be necessary or requisite for the full and complete enjoyment of all the rights herein granted, and also agrees that Grantee shall have, and is hereby granted and given, the right at any time to redeem for Grantor, by payment, any mortgages, taxes, or other liens on the above described lands, upon default in the payment thereof by Grantor, and that Grantee shall be subrogated to the rights of the holders thereof, but Grantee shall not be under any obligation to make such payment. Grantee, or Grantee's successors in title, shall never be under any obligations, either express or implied, to drill or mine for oil, gas, sulphur or any other minerals, but such mining or drilling, both before and after production, shall be wholly at the option of said Grantee, or Grantee's successors in title.

CONSIDERATION:

This conveyance is made for the consideration of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is acknowledged.

EXCEPTIONS:

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease heretofore executed and now of legal record; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties and other benefits which may accrue

thereunder from and after the date hereof, precisely as if the Grantee herein had been, at the date of making said lease and/or leases, the owner of the property and interests conveyed herein.

CONVEYANCE:

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all rights described herein, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to any Exceptions stated herein.

LIMITED POWER OF ATTORNEY:

Grantor hereby irrevocably appoints and constitutes Grantee as Grantor's agent and attorney-in-fact for the limited purpose only of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective the rights herein granted, so that Grantee may act in my place and stead for this limited purpose only.

WARRANTY:

Except for any Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof.

Erwin Ulric Reagan
Erwin Ulric Reagan

ACKNOWLEDGMENT

STATE OF TEXAS

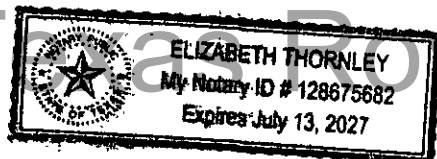
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COUNTY OF LEON

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This instrument was acknowledged before me on August 13, 2025, by Erwin Ulric Reagan.



Elizabeth Thornley
Notary Public, State of Texas
Printed Name: Elizabeth Thornley
My Commission Expires: July 13, 2027

156.933 acres

All that certain lot, tract or parcel of land situated in the Maria De La Concepcion Marques (Marquez), Eleven League Grant, A-25, Robertson County, Texas, being 156.933 acres of land and being a part of a called 466.0 acre tract, found upon resurvey to contain 469.463 acres of land. Said survey being all of Tract Two, Tract Three, Tract Four, Tract Five and Tract Six, as shown in a mineral Gift Deed, from J.C. Reagan, Jr. and wife Christine Reagan, to Erwin U. Reagan, dated June 28, 1996 and recorded in Volume 657, Page 439, Official Records Robertson County, Texas. Said 156.933 acre tract described to wit.

Beginning at a 1/2" iron rod and cap, RPLS/1858/MJR set at a 8" fence corner post, at the occupied northwesterly corner of said called, 466.0 acre tract, said point being an ell corner of the Camp Cooley Ranch, 10,749.0 acre tract, Vol. 569, Pg. 101;

THENCE South 35 degrees 45 minutes 45 seconds East, 4000.86 feet generally along a new wire fence to a 1/2" iron rod found at fence corner, at ell corner;

THENCE North 53 degrees 18 minutes 33 seconds East, 670.28 feet along fence to a 1/2" iron rod found at fence corner;

THENCE. South 36 degrees 00 minutes 32 seconds East, 571.18 feet to a 1/2" iron rod found at fence corner;

THENCE North 55 degrees 23 minutes 29 seconds East, 907.26 feet along the southeasterly fence of said 466.0 acre tract to a 1/2" iron rod and cap and 6' tee post set in fence for this northeasterly corner;

THENCE North 35 degrees 47 minutes 29 seconds West, 4588.94 feet along a new dozed line marked by 6' tee posts set at random distances to a 1/2" iron rod and cap and 6' tee post set for this most northerly corner, a 1/2" iron rod and cap set in existing fence line agreement with Camp Cooley Ranch, Vol. 535, Pg. 415 bears North 35 degrees 47 minutes 29 seconds West, 13.64 feet, a 1/2" iron rod and cap set at the southwesterly corner of a 50' ingress and egress easement through Tract Two to be deeded to John Regan bears South 35 degrees 47 minutes 29 seconds East, 50.0 feet;

THENCE South 53 degrees 53 minutes 37 seconds West, 1577.48 feet to the point of beginning, containing 156.933 acres of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my directions, at the request of Erwin U. Reagan, during September 1999 and that the facts as stated herein are those found at the time of said survey.

Doc 20253277 Bk OR Vol 1608 Pg 32

Texas Royalty Brokers

EXHIBIT "A"

EXHIBIT "B"

Texas Royalty Brokers

33.1 acres, more or less, part of Sections No. 29 and 44, in the Sub-division of the Maria de la Concepcion Marquez Eleven Leagues, Robertson County, Texas, and better known as being a part of two tracts described in Vol. 153, Page 544, in the Deed Records of Robertson County, Texas. Said 33.1 acres described by metes and bounds as follows,

BEGINNING at an iron bolt on the center line of the Calvert to Marquez lateral road, and being N 35 W 515.6 ft. and N 55 E 1279 ft. from the S corner of Sec. No. 29, from which a 6" Locust brs S 38 E 39 ft. a 5" Elm brs S 24 W 50.5 ft.;
THENCE N 82.37'E 1300 ft., at 1104.3 ft. cross NW line of Sec. No. 44, at 1300 ft. point on center line of said Calvert to Marquez Rd.;
THENCE N 85.31'E 600 ft. with center line of said road to a point in same;
THENCE N 88.16'E 268.5 ft. to a point in same on the SE line of a 60 acre tract;
THENCE N 45 E 16 ft. with the SE line of said 60 acre tract to a stone (about 50 lb.) for its E corner on the N shoulder of said road, from which a brick chimney brs S 24.57' W;
THENCE N 35 W 544.7 ft. with the E line of said 60 ac. tract to its corner on the SE line of Sec. No. 29;
THENCE S 55 W 607 ft. with the SE line of said Sec. No. 29, to a stone in same (about 40 lb.) for another corner of said 60 acres tract from which a 16" PO in fence corner brs N 43 W 30 ft.;
THENCE N 52 W 881 ft. with another line of said 60 acre tract, at 720 ft. pass the E corner of a 5 acre tract, at 881 ft. plant an iron buggy axle for the NE corner of said 5 acre tract, from which a 12" PO brs N 60 W 5 ft., a Pin Oak brs N 31 W 12 ft.;
THENCE S 60 W 517 ft. with the NW line of said 5 acre tract to a mound of boulders in the bed of a ravine (about 16 ft. deep) for the NW corner of said 5 acre tract;
THENCE down said ravine with its channel or thread of said stream and its meanders (an approximate course and distance of N 66.30' W 845 ft.) to a mound of boulders in same for the NE corner of said 60 acre tract;
THENCE S 55 W 192 ft. to an 8" cedar post for the NW corner of said 60 acre tract;
THENCE S 35 E 1099 ft. to the Place of Beginning, containing 33.1 acres of land, more or less. Being 26.7 acres in Section 29, and 6.4 acres in Section 44, respectively.

Said 33.1 acres being the same land described in that certain Deed from D. M. Reagan and Doxie Reagan to Joe Glynn Reagan and Erwin Reagan, dated September 27, 1969, and recorded in Vol. 155, Page 44, in the Deed Record of Robertson County, Texas.

EXHIBIT "C"

Texas Royalty Brokers

Being a part of the Marquez Eleven Leagues:

BEGINNING at G.S. Beford's N.W. cor. On Sect. No. 29 at a stake;

THENCE S. 60 W 1000 varas to a rock;

THENCE S. 35 E 606 varas to a rock;

THENCE N. 55 E 68-3/5 varas to a rock on bank of dugout;

THENCE down said dugout with its meanderings about 280 varas to mouth of dugout heading in field;

THENCE up said dugout for line to its head, and on N. 75 E with the W.R. Maddox line in all to Maddox's corner 812 varas; stake in G.S. Bedfords West line;

THENCE N. 35 W 711 varas to the PLACE OF BEGINNING, containing 99 acres of land.

EXCLUDING, however, from the tract of land last above described 4-93/100 acres off the east end thereof which was conveyed by J.C. McLeod and wife, Mrs. Florence McLeod, on the 1st day of November, 1893, by deed of that date recorded in Book 31, Page 336, of the Deed Records of said Robertson County, and also excluding therefrom a tract of 51/100 acres conveyed to the said G.S. Bedford by J.E. McClure and wife, Mrs. A.L. McClure on the 15th day of November, 1899, by deed, recorded in Book 51, Page 874 said Deed Records.

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FILED FOR RECORD IN
Robertson County
Stephanie M. Sanders
COUNTY CLERK

ON: Aug 14, 2025 AT 11:39A

as
Recordings

Document Number: 20253277
Total Fees : 49.00

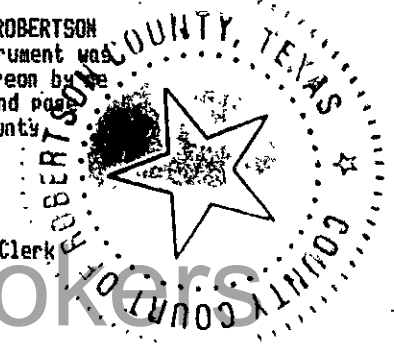
Receipt Number - 153786
By,
Maxine Lattimore, Deputy

STATE OF TEXAS COUNTY OF ROBERTSON

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of: Robertson County
as stamped hereon by me.

Aug 14, 2025

Stephanie M. Sanders, County Clerk
Robertson County



Texas Royalty Brokers