

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Mineral Deed

Date: August 1, 2012

Grantor: Benjamin F. Roberts, Jr. a/k/a B.F. Roberts, and Ida Belle Roberts, husband and wife

Grantor's Mailing Address: 208 E. Amber St.
San Antonio, Texas 78221
Bexar County

Grantee: Terry A. Kuykendall and Jodi L. Roberts, Trustees, or their successors in trust under the Roberts Irrevocable Trust, dated August 1, 2012

Grantee's Mailing Address: 12039 Rose Blossom St.
San Antonio, Texas 78247
Bexar County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

All of Grantors' undivided right, title, and interest in and to any and all real property located in Karnes County, Texas, including any and all oil, gas, and mineral interests located in Karnes County, Texas, including, but not limited to, the following:

676.90 acres of land, more or less, out of the Carlos Martinez 15 League Survey, A-6, Karnes County, Texas, being composed of the following two (2) tracts:

TRACT ONE: 640 acres of land, more or less, described in Warranty Deed dated December 2, 1886, from W. G. Butler to Daniel Butler, recorded in Volume Q, Page 411, Deed Records, Karnes County, Texas; and

TRACT TWO: 37.6 acres of land, more or less, described in Warranty Deed dated December 31, 1894, from P. B. Butler to Daniel Butler, recorded in Volume R, Page 10, Deed Records, Karnes County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Grantor has granted, sold, and conveyed and by these presents does grant, sell and convey unto said Grantee all of the Grantor's interest in and to all of the oil, gas and other minerals of every kind and character in, on or under those certain tracts or parcels of land situated in Karnes County, State of Texas, and described above. Including, without limitation, with respect to such interests, the right to explore and develop, the right to lease, the right to receive bonus payments, the right to receive delay rentals, and the right to receive royalty payments.

Grantor, subject to the reservations from and exceptions to conveyance and warranty, further grants, sells, assigns and conveys to Grantee all rights of Grantor in, to, and under any and all valid outstanding agreements, whether of record in Karnes County, Texas or not pertaining to the Property, including, without limitation, any and all leases, pooling agreements, and unitization agreements pertaining to the Property or any part thereof.

TO HAVE AND TO HOLD the said interest in all of the said oil, gas and other minerals in, on and under said land, together with all and singular the rights and appurtenances thereto in anywise belonging, with the right of ingress and egress and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and transporting such minerals, and for housing and boarding employees, unto said grantee, its successors and assigns, forever; and grantor herein for grantor and grantor's heirs, personal representatives, successors and assigns hereby agrees to warrant and forever defend all and singular the said interest in said minerals, unto the said grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by through or under Grantor, but not otherwise.

This conveyance is made subject to any valid and subsisting oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from grantor to grantee; but, for the same consideration hereinabove mentioned, grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer assign and convey unto grantee, its successors and assigns, the same undivided interest (as the undivided interest hereinabove conveyed in the oil, gas and other minerals in said land) in all the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land; to have and to hold unto grantee, its successors and assigns.

This conveyance is furthermore made subject to any and all presently recorded and validly existing instruments, other than liens and conveyances that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

When the context requires, singular nouns and pronouns include the plural.

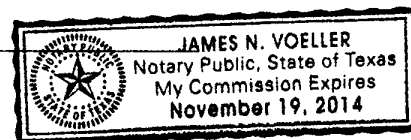
Benjamin F. Roberts, Jr. *Ida Belle Roberts*
 Benjamin F. Roberts, Jr., Grantor, Ida Belle Roberts, Grantor,
 By Terry A. Kuykendall, POA *Terry A. Kuykendall* By Terry A. Kuykendall, POA *Terry A. Kuykendall*

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on August 1, 2012, by Terry A. Kuykendall, POA for Benjamin F. Roberts, Jr.

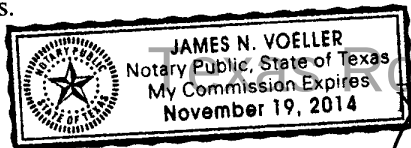
[Signature]
 Notary Public



STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on August 1, 2012, by Terry A. Kuykendall, POA for Ida Belle Roberts.



Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
The Voeller Law Firm
19311 FM 2252
San Antonio, Texas 78266

AFTER RECORDING RETURN TO:
The Voeller Law Firm
19311 FM 2252
San Antonio, Texas 78266

Filed for Record in:
Karnes County

On: Aug 08, 2012 at 11:26A

As a:
Recording Official Record

Document Number: 00114064

Amount: 24.00

Receipt Number - 57650
By,
Nancy Hodges

Texas Royalty Brokers

STATE OF TEXAS COUNTY OF KARNES

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:
Karnes County
as stamped hereon by me.
Aug 08, 2012

Texas Royalty Brokers

Carol Swize, County Clerk
Karnes County