

Exhibit A

20 PP

OIL, GAS AND MINERAL LEASE

THE STATE OF TEXAS
COUNTY OF HARRIS

T8181

KNOW ALL MEN BY THESE PRESENTS,
THAT DUVAL COUNTY RANCH COMPANY, a corporation incorporated under the laws of the State of Texas acting herein by R. E. GOREE, its President and E. F. KALB, its Secretary, under due authority from its Board of Directors hereinafter called "Lessor", does by these presents demise, lease and let unto the VACUUM OIL COMPANY, a corporation, hereinafter called "Lessee", its successors and assigns, exclusively, the lands hereinafter described for the sole and only purpose of operating for and producing oil, gas, casinghead gas, casinghead gasoline, coal, sulphur and all other minerals thereon and therefrom together with rights-of-way and easements for pipe lines, telephone and telegraph lines, tanks, power houses, stations, gasoline plants, treating plants and fixtures for producing, mining, treating and caring for such products, and housing and boarding employees, and for the construction and maintenance of roads and any and all other rights and privileges necessary, incident to, or convenient for the economical operation of said lease for oil, gas, casinghead gas, casinghead gasoline, coal, sulphur and other minerals with the right for such purposes to the free use of gas, oil and water produced on said land except water from wells or tanks of lessor. The easements herein granted shall apply to the land covered by this lease and any other land owned by lessor in said Duval and Webb Counties, Texas.

Counter 21469

2

The premises as to which this instrument applies are situated in Duval and Webb Counties, Texas, described as follows:

8181

TRACT NO. One: All of Survey 3, Grantee A. Rouse, Abstract No. 488, Certificate No. 19, Patent No. 62, Patentee Lewis G. Brown, consisting of 160 acres

TRACT NO. Two: The East One Half and the Southwest One Fourth of Survey 45, Grantee S. B. Turner, Abstract No. 755, Certificate No. 10, Patent No. 702, Patentee Juan de Dios Gutierrez, consisting of 480 acres

General Classified

TRACT NO. Three: The East One Half of the Southeast One Fourth of Survey 46, Grantee S. B. Turner, Abstract No. 1818, Certificate No. 10, unpatented, consisting of 80 acres

TRACT NO. Four: The Northwest One Fourth of Survey 47, Grantee A. B. & M., Abstract No. 686, Certificate No. 132, Patent No. 703, Patentee Juan de Dios Gutierrez, consisting of 160 acres

TRACT NO. Five: The Northwest One Fourth of Survey 48, Grantee A. B. & M., Abstract No. 1819, Certificate No. 132, unpatented, consisting of 160 acres

TRACT NO. Six: The Southeast One Half of Survey 49, Grantee G. B. & C. N. B. R R Co., Abstract No. 715, Certificate No. 138, Patent No. 132, Patentee Julian Palacios, consisting of 320 acres

Particularly described as follows:
Beginning at the South corner of Section 49;
Thence Northeast, 1900 vrs to the S E corner of said section;
Thence Northwest, 950 vrs to corner;
Thence Southwest, parallel with the Southeast line of said section, 1960 vrs to point;
Thence Southeast, 950 vrs to the South corner of said section, the place of beginning.

TRACT NO. Seven: The West 80 acres of the Southwest One Fourth and the West One Half of the Northwest One Fourth of Survey 54, Grantee J. Pointevent, Abstract No. 1986, Certificate No. 1/578, unpatented, consisting of 160 acres

TRACT NO. Eight: The South One Fourth of Survey 55, Grantee G. B. & C. N. B. R. R. Co., Abstract No. 719, Certificate No. 141, Patent No 203, Patentee Julian Palacios, consisting of 160 acres

- ✓ TRACT NO. Nine: The West One Half and the Southeast One Fourth of Survey 57, Grantee J. Pointevent, Abstract No. 429, Certificate No. 1/380, Patent No. 295, Patentee N. G. Collins, consisting of ✓ 480 acres
- ✓ TRACT NO. 10: All of Survey 58, Grantee J. Pointevent, Abstract No. 1973, Certificate No. 1/380, Unpatented, consisting of ✓ 640 acres
MC
- ✓ TRACT NO. Eleven: The North One Half and the S. E. One Fourth of Survey 59, Grantee J. Pointevent, Abstract No. 428, Certificate No. 1/381, Patent No. 277, Patentee N. G. Collins, consisting of ✓ 480 acres
- TRACT NO. Twelve: The Southeast One Fourth of Survey 61, Grantee G.B. & C.H.G.R.R.Co., Abstract No. 718, Certificate No. 169, Patent No. 199, Patentee N. G. Collins, consisting of ✓ 160 acres
- TRACT NO. Thirteen: All of Survey 62, Grantee G.B. & C.H.G.R.R. Co., Abstract No. 1950, Certificate No. 169, Unpatented, consisting of ✓ 640 acres
MC
- TRACT NO. Fourteen: The North One Half and the Southeast One Fourth of Survey 63, Grantee B. S. & F., Abstract No. 687, Certificate No. 1/238, Patent No. 323, Patentee Thos. Cantu, consisting of ✓ 480 acres
- TRACT NO. Fifteen: The South One Half of Survey 64, Grantee B. S. & F., Abstract No. 1945, Certificate No. 1/238, Unpatented, consisting of ✓ 320 acres
MC
- TRACT NO. Sixteen: The West One Half of the West One Half of Survey 75, Grantee C.C.S.D. & R.G.H.G. RR Co., Abstract No. 700, Certificate No. 103, Patent No. 275, Patentee N. G. Collins, consisting of ✓ 160 acres
- TRACT NO. Seventeen: The Northwest One Fourth and the West One Half of the East One Half and the East One Half of the Northeast One Fourth of Survey 76, Grantee C.C.S.D. & R.G.H.G.RR.Co., Abstract No. 1952, Certificate No. 103, Unpatented, consisting of ✓ 400 acres
MC
- TRACT NO. Eighteen: The West One Half of Survey 79, Grantee C.C. S.D. & R.G.H.G. RR. Co., Abstract No. 699, Certificate No. 104, Patent No. 280, Patentee N. G. Collins, consisting of ✓ 520 acres
- TRACT NO. Nineteen: All of Survey 80, Grantee C.C.S.D. & R.S.H.G. RR Co, Abstract No. 1951, Certificate No. 104, Unpatented, consisting of ✓ 640 acres
MC

- ✓ TRACT NO. Twenty; The North One Half of Survey 81, Grantee C.C.S.D. & R.S.N.G. RR.Co., Abstract No. 898, Certificate No. 105, Patent No. 323, Patentee N. G. Collins consisting of ✓ 320 acres
- TRACT NO. Twenty-One; The Southeast One Fourth of Survey 83, Grantee C.C.S.D. & R.S.N.G. RR.Co., Abstract No. 1851, Certificate No. 105, Unpatented, consisting of ✓ 160 acres
- TRACT NO. Twenty-Two; All of Survey 83, Grantee C.C.S.D. & R.S.N.G. RR. Co., Abstract No. 697, Certificate No. 106, Patent No. 276, Patentee N. G. Collins, consisting of ✓ 640 acres
- TRACT NO. Twenty-Three; The North One Half and the Southeast One Fourth of Survey 84, Grantee C.C.S.D. & R.S.N.G., RR.Co., Abstract No. 1832, Certificate No. 106, Unpatented, consisting of ✓ 480 acres
- TRACT NO. Twenty-Four; The West One Half of Survey 85, Grantee C.C.S.D & R.S.N.G.RR.Co., Abstract No. 696, Certificate No. 107, Patent No. 279, Patentee N. G. Collins, consisting of ✓ 320 acres
- ✓ TRACT NO. Twenty-Five; The East One Half and the Southwest One Fourth of Survey 86, Grantee C.C.S.D. & R.S.N.G.RR.Co., Abstract No. 1966, Certificate No. 107, Unpatented, consisting of × 480 acres
- TRACT NO. Twenty-Six; All of Survey 87, Grantee C.C.S.D. & R.S.N.G.RR.Co., Abstract No. 695, Certificate No. 108, Patent No. 278, Patentee N. G. Collins, consisting of ✓ 640 acres
- TRACT NO. Twenty-Seven; The West One Half and the Southeast One Fourth of Survey 88, Grantee C.C.S.D. & R.S.N.G.RR.Co., Abstract No. 1939, Certificate No. 108, Unpatented, consisting of × 480 acres
- TRACT NO. Twenty-Eight; All except the West One Half of the Northeast One Fourth and the East One Half of the Southwest One Fourth of Survey 95, Grantee B. S. & F., Abstract No. 130, Certificate No. 1/879, Patent No. 242, Patentee N. G. Collins, consisting of ✓ 480 acres
- TRACT NO. Twenty-Nine; The North One Half and the Southwest One Fourth of Survey 97, Grantee B. S. & F., Abstract No. 131, Certificate No. 1/880, Patent No. 364, Patentee N. G. Collins, consisting of ✓ 480 acres
- TRACT NO. Thirty; The North One Half and the Southeast One Fourth of Survey 98, Grantee B. S. & F., Abstract No. 1954, Certificate No. 1/880, Unpatented, consisting of × 480 acres

TRACT NO. Thirty-One: The East One Half and the Southwest One-Fourth of Survey 99, Grantee B. S. & F., Abstract No. 132, Certificate No. 1/881, Patent No. 233, Patentee N. G. Collins, consisting of 480 acres

MC TRACT NO. Thirty-two: The North One Half and the Southeast One Fourth of Survey 100, Grantee B. S. & F., Abstract No. 1942, Certificate No. 1/881, Unpatented, consisting of 480 acres

TRACT NO. Thirty-three: The West One Half and the Southeast One-Fourth of Survey 101, Grantee J. Pointevent, Abstract No. 447, Certificate No. 1/395, Patent No. 561, Patentee N. G. Collins, consisting of 480 acres

MC TRACT NO. Thirty-four: The South One Half of Survey 102, Grantee J. Pointevent, Abstract No. 1965, Certificate No. 1/395, Unpatented, consisting of 320 acres

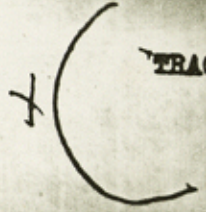
TRACT NO. Thirty-five: All of Survey 103, Grantee B. S. & F., Abstract No. 129, Certificate No. 1/878, Patent No. 234, Patentee N. G. Collins, consisting of 640 acres

MC TRACT NO. Thirty-six: The Southwest One Fourth of Survey 104, Grantee B. S. & F., Abstract No. 1964, Certificate No. 1/878, Unpatented, consisting of 160 acres

TRACT NO. Thirty-seven: All of Survey 105, Grantee J. Pointevent, Abstract No. 448, Certificate No. 1/310, Patent No. 236, Patentee N. G. Collins, consisting of 640 acres



TRACT NO. Thirty-eight: All of Survey 106, Grantee J. Pointevent, Abstract No. 1628, Certificate No. 1/310, Unpatented, consisting of 640 acres



TRACT NO. Thirty-nine: The Northwest One Half of Survey 132, Grantee G. C. & S. F., Abstract No. 1825, Certificate No. 4/1019, Patent No. 189, Patentee Jose Angel Cano, consisting of 320 acres

TRACT NO. Forty: All of Survey 152, Grantee G. C. & S. F., Abstract No. 1841, Certificate No. 3662, Unpatented, consisting of 640 acres

TRACT NO. Forty-one: All of Survey 189, Grantee G. C. & S. F., Abstract No. 859, Certificate No. 4/841, Patent No. 49, Patentee Julian Palacios, consisting of 640 acres

MC TRACT NO. Forty-two: The West One Fourth of Survey 190, Abstract No. 1911, Certificate No. 4/841, Unpatented, consisting of 160 acres

TRACT NO. Forty-three: All, except the Southeast One Hundred Sixty (160) acres leased to R. E. Breeding 5/22/1922, and assigned to Texas Company, and One Hundred Sixty (160) acres in the Southwest corner leased to A. M. Sents 5/10/1922, of Survey 191, Grantee G. C. & S. F., Abstract No. 857, Certificate No. 4/1420, Patent No. 31, Patentee Julian Palacios, consisting of ✓ 320 acres

TRACT NO. Forty-four: The East One Half of the Northwest One Fourth of Survey 193, Grantee G. C. & S. F., Abstract No. 858, Certificate No. 4/842, Patent No. 32, Patentee Julian Palacios, consisting of ✓ 80 acres

TRACT NO. Forty-five: The Southwest One Fourth of Survey 194, Grantee G. C. & S. F., Abstract No. 1835, Certificate No. 4/842, Unpatented, consisting of ✓ 160 acres

TRACT NO. Forty-six: The Southwest 160 acres of Survey 202, Grantee J. Pointevent, Abstract No. 1848, Certificate No. 1/384, Unpatented, consisting of ✓ 160 acres

TRACT NO. Forty-seven: The West One Half and the Northeast One Fourth of Survey 203, Grantee J. Pointevent, Abstract No. 918, Certificate No. 1/385, Patent No. 287, Patentee H. G. Collins, consisting of ✓ 480 acres

TRACT NO. Forty-eight: All of Survey 208, Grantee J. Pointevent, Abstract No. 1847, Certificate No. 1/387, Unpatented, consisting of ✓ 640 acres

TRACT NO. Forty-nine: The North One Half and the Southwest One Fourth of Survey 209, Grantee J. Pointevent, Abstract No. 922, Certificate No. 1/388, Patent No. 291, Patentee H. G. Collins, consisting of ✓ 480 acres

TRACT NO. Fifty: All of Survey 228, Grantee A. & B., Abstract No. 1980, Certificate No. 8, Unpatented, consisting of ✓ 640 acres

TRACT NO. Fifty-one: All of Survey 229, Grantee A. B. & M., Abstract No. 838, Certificate No. 89, Patent No. 256, Patentee Cese Garza, consisting of ✓ 640 acres

TRACT NO. Fifty-two: The West One Half of the North East One Fourth and the East One Half of the West One Half of Survey 256, Grantee G. C. & S. F., Abstract No. 1972, Certificate No. 3704, Unpatented, consisting of ✓ 240 acres

TRACT NO. Fifty-three: All, except 160 acres leased to Texas Company, being the Northeast One Fourth, of Survey 257, Grantee G. C. & S. F., Abstract No. 1068, Certificate No. 4001, Patent No. 302, Patentee John W. McKay, consisting of ✓ 480 acres

T 8184

✓ TRACT NO. Fifty-four: The Northeast One Fourth and the Southwest One Fourth of Survey 257, Grantee H & G N R R Co., Abstract No. 1987, Certificate No. 5/848, Patent No. 205, Patentee N. G. Collins, consisting of ✓ 320 acres

✓ TRACT NO. Fifty-five: The North One Half and the Southwest One-Fourth of Survey 259, Grantee H & G N R R Co., Abstract No. 1988, Certificate 5/849, Patent No. 206, Patentee N. G. Collins, consisting of ✓ 480 acres

✓ TRACT NO. Fifty-six: The East One Half and the Southwest One-Fourth of Survey 259, Grantee G. C. & S. F., Abstract No. 1069, Certificate 4002, Patent No. 312, Patentee John W. McKay, consisting of ✓ 480 acres

✓ TRACT NO. Fifty-seven: All of Survey 260, Grantee G. C. & S. F., Abstract No. 1956, Certificate No. 4002, Unpatented, consisting of ✓ 640 acres

✓ TRACT NO. Fifty-eight: The Northeast One Fourth and the South One Half of Survey 260, Grantee H & G N R R Co., Abstract No. 1943, Certificate 5/849, Unpatented, consisting of ✓ 480 acres

TRACT NO. Fifty-nine: The Southwest One Fourth and the West One Half of the Northeast One Fourth of Survey 261, Grantee G. C. & S. F., Abstract No. 1070, Certificate No. 4003, Patent No. 317, Patentee John W. McKay, consisting of ✓ 240 acres

✓ TRACT NO. Sixty: All of Survey 261, Grantee B. S. & F., Abstract No. 77, Certificate No. 1/876, Patent No. 8, Patentee N. G. Collins, consisting of ✓ 640 acres

✓ TRACT NO. Sixty-one: The North One Half and the Southeast One-Fourth of Survey 262, Grantee B. S. & F., Abstract No. 1806, Certificate No. 1/876, Unpatented, consisting of ✓ 480 acres

⊗ TRACT NO. Sixty-two: The Southeast One Fourth of Survey 262, Grantee G. C. & S. F., Abstract No. 1967, Certificate No. 4003, Unpatented, consisting of × 160 acres

TRACT NO. Sixty-three: The North One Half and the Southwest One Fourth of Survey 263, Grantee B. S. & F., Abstract No. 76, Certificate No. 1/877, Patent No. 9, Patentee N. G. Collins, consisting of ✓ 480 acres

✓ TRACT NO. Sixty-four: The West One Half of the Southwest One-Fourth, of Survey 263, Grantee G. C. & S. F., Abstract No. 1071, Certificate No. 4004, Patent No. 307, Patentee John W. McKay, consisting of ✓ 80 acres

- TRACT NO. Sixty-five: The Northeast One Fourth and the Southwest One Fourth of Survey 265, Grantee G. C. & S. F., Abstract No. 1072, Certificate No. 4005, Patent No. 316, Patentee John W. McKay, consisting of ✓ 320 acres
- TRACT NO. Sixty-six: The South One Half of Survey 266, Grantee G. C. & S. F., Abstract 1834, Certificate No. 4005, Unpatented, consisting of ✓ 320 acres
Mc
- TRACT NO. Sixty-seven: The West One Half and the Northeast One-Fourth of Survey 267, Grantee G. C. & S. F., Abstract No. 1073, Certificate No. 4006, Patent No. 313, Patentee John W. McKay, consisting of ✓ 480 acres
ci-
- TRACT NO. Sixty-eight: The West One Half and the Southeast One-Fourth of Survey 269, Grantee G. C. & S. F., Abstract No. 1074, Certificate No. 4007, Patent No. 304, Patentee John W. McKay, consisting of ✓ 480 acres
- TRACT NO. Sixty-nine: The North One Half of Survey 271, Grantee G. C. & S. F., Abstract No. 1075, Certificate No. 4008, Patent No. 309, Patentee John W. McKay, consisting of ✓ 320 acres
- TRACT NO. Seventy: All of Survey 272, Grantee G. C. & S. F., Abstract No. 1971, Certificate No. 4008, Unpatented, consisting of ✓ 640 acres
Mc
- TRACT NO. Seventy-one: The East One Half and the Southwest One-Fourth of Survey 273, Grantee G. C. & S. F., Abstract No. 1076, Certificate No. 4009, Patent No. 323, Patentee John W. McKay, consisting of ✓ 480 acres
- TRACT NO. Seventy-two: The North One Half and the Southeast One-Fourth of Survey 274, Grantee G. C. & S. F., Abstract No. 1975, Certificate No. 4009, Unpatented, consisting of ✓ 480 acres
ci-
Mc
- TRACT NO. Seventy-three: All of Survey 275, Grantee G. C. & S. F., Abstract No. 1078, Certificate No. 4011, Patent No. 318, Patentee John W. McKay, consisting of ✓ 640 acres
 (Lying partly in Webb and partly in Duval Counties)
- TRACT NO. Seventy-four: All of Survey 275, Grantee G. C. & S. F., Abstract No. 1777, Certificate No. 4011, Unpatented, consisting of ✓ 640 acres
 (Lying partly in Webb and partly in Duval Counties)
- TRACT NO. Seventy-five: The South One Half of Survey 277, Grantee G. C. & S. F., Abstract No. 1079, Certificate No. 4012, Patent No. 473, Patentee J. Telferner, consisting of ✓ 320 acres
 (Lying partly in Webb and partly in Duval Counties)

TRACT NO. Seventy-six: All of Survey 278, Grantee G. C. & S. F., Abstract No. 1776, Certificate No. 4012, Patent No. 1776, Patentee J. Telfener, consisting of ✓ 640 acres

TRACT NO. Seventy-seven: The Northwest One Fourth of Survey 279, Grantee G. C. & S. F., Abstract No. 1077, Certificate No. 4010, Patent No. 519, Patentee, John W. McKay, consisting of ✓ 160 acres

cc
T Me
TRACT NO. Seventy-eight: All of Survey 280, Grantee G. C. & S. F., Abstract No. 1935, Certificate No. 4010, Unpatented, consisting of × 640 acres

TRACT NO. Seventy-nine: The West One Half and the Southeast One-Fourth of Survey 283, Grantee G. C. & S. F., Abstract No. 1080, Certificate No. 4013, Patent No. 510, Patentee John W. McKay, consisting of ✓ 480 acres

TRACT NO. Eighty: The East One Half of Survey 285, Grantee G. C. & S. F., Abstract No. 1083, Certificate No. 4015, Patent No. 522, Patentee John W. McKay, consisting of ✓ 520 acres

cc
TRACT NO. Eighty-one: All of Survey 287, Grantee G. C. & S. F., Abstract No. 1083, Certificate No. 4016, Patent No. 505, Patentee John W. McKay, consisting of ✓ 640 acres

cc
TRACT NO. Eighty-two: The West One Half and the Southeast One-Fourth of Survey 288, Grantee G. C. & S. F., Abstract No. 1842, Certificate No. 4016, Unpatented, consisting of ✓ 480 acres

cc
TRACT NO. Eighty-three: The West One Half and the Southeast One Fourth of Survey 289, Grantee G. C. & S. F., Abstract No. 1194, Certificate No. 2676, Patent No. 152, Patentee C. J. Dix, consisting of ✓ 480 acres

cc
TRACT NO. Eighty-four: All of Survey 290, Grantee G. C. & S. F., Abstract No. 1840, Certificate No. 2676, Unpatented, consisting of ✓ 640 acres

cc
TRACT NO. Eighty-five: All of Survey 291, Grantee G. C. & S. F., Abstract No. 1084, Certificate No. 4018, Patent No. 459, Patentee John W. McKay, consisting of ✓ 520 acres

cc
X
TRACT NO. Eighty-six: All of Survey 292, Grantee G. C. & S. F., Abstract No. 2018, Certificate No. 4018, Unpatented, consisting of × 520 acres

cc
TRACT NO. Eighty-seven: All of Survey 293, Grantee G. C. & S. F., Abstract No. 1085, Certificate No. 4019, Patent No. 409, Patentee John W. McKay, consisting of ✓ 640 acres

TRACT NO. Eighty-eight: All of Survey 294, Grantee G. C. & S. F., Abstract No. 1843, Certificate No. 4019, Unpatented, consisting of ✓ 640 acres

TRACT NO. Eighty-nine: The North One Half and the Southeast One-Fourth of Survey 295, Grantee G. C. & S. F., Abstract No. 1086, Certificate No. 4020, Patent No. 311, Patentee John W. McKay, consisting of 480 acres

MC TRACT NO. Ninety: All of Survey 296, Grantee G. C. & S. F., Abstract No. 1979, Certificate No. 4020, Unpatented, consisting of 2049 640 acres

TRACT NO. Ninety-one: All of Survey 297, except the Southwest 160 acres leased to R. E. Breeding 5/22/'22 for Texas Company, Abstract No. 1087, Grantee G. C. & S. F., Certificate No. 4021, Patent No. 403, Patentee John W. McKay, consisting of 480 acres

MC TRACT NO. Ninety-two: All of Survey 298, except 160 acres in South Southwest corner leased to R. E. Breeding for Texas Company 5/22/'22, Grantee G. C. & S. F., Abstract No. 1949, Certificate No. 4021, Unpatented, consisting of 480 acres

TRACT NO. Ninety-three: The Southeast One Fourth of Survey 299, Grantee G. C. & S. F., Abstract 1088, Certificate No. 4022, Patent No. 320, Patentee, John W. McKay, consisting of 160 acres

MC TRACT NO. Ninety-four: The Northwest One Fourth and the South One Half of Survey 300, Grantee G. C. & S. F., Abstract No. 1977, Certificate No. 4022, Unpatented, consisting of 480 acres

TRACT NO. Ninety-five: All of Survey 301, Grantee G. C. & S. F., Abstract No. 1090, Certificate No. 4024, Patent No. 321, Patentee John W. McKay, consisting of 640 acres

J MC TRACT NO. Ninety-six: The East One Half and the Northwest One-Fourth of Survey 302, Grantee G. C. & S. F., Abstract No. 1948, Certificate No. 4024, Unpatented, consisting of 480 acres

TRACT NO. Ninety-seven: All of Survey 303, Grantee G. C. & S. F., Abstract No. 1197, Certificate No. 2675, Patent No. 166, Patentee A. M. French, consisting of 640 acres

MC TRACT NO. Ninety-eight: The Northwest One Fourth and the South One Half of Survey 304, Grantee G. C. & S. F., Abstract No. 1978, Certificate No. 2675, Unpatented, consisting of 2050 480 acres

TRACT NO. Ninety-nine: The Northwest One Fourth of Survey 305, Grantee G. C. & S. F., Abstract No. 1195, Certificate No. 4704, Patent No. 162, Patentee Jose Vaello, consisting of 160 acres

- TRACT NO. One Hundred: All of Survey 306, Grantee G. C. & S. P., Abstract No. 1829, Certificate No. 4704, Unpatented, consisting of 640 acres
- TRACT NO. One Hundred One: The Southwest One Fourth and the North-East One Fourth of Survey 362, Grantee J. Pointevent, Abstract No. 1955, Certificate No. 1/373, Unpatented, consisting of 320 acres
- TRACT NO. One Hundred Two: The Northwest One Fourth of Survey 363, Abstract No. 407, Certificate No. 1/371, Grantee J. Pointevent, Patent No. 575, Patentee Cayetano Garza, consisting of 160 acres
- TRACT NO. One Hundred Three: The West One Half of the N.W. One Fourth and the Southwest One Fourth of Survey 366, Abstract No. 1944, Certificate No. 1/372, Unpatented, consisting of 240 acres
- TRACT NO. One Hundred Four: All of Survey 367, Grantee J. G. Gibson, Abstract No. 262, Certificate No. 196, Patent No. 104, Patentee Cayetano de la Garza, consisting of 640 acres
- TRACT NO. One Hundred Five: All of Survey 368, Grantee J. G. Gibson, Abstract No. 1963, Certificate 196, Unpatented, consisting of 640 acres
- TRACT NO. One Hundred Six: The Southwest One Fourth of Survey 388, Grantee A. West, Abstract 1677, Certificate No. 1650, Unpatented, consisting of 160 acres
- TRACT NO. One Hundred Seven: The South One Fourth of Survey 573, Grantee B. S. & F., Abstract No. 150, Certificate No. 1/451, Patent No. 137, Patentee James B. Latta, consisting of 160 acres
- TRACT NO. One Hundred Eight: The Southeast One Half of Survey 578, Grantee B. S. & F., Abstract No. 1823, Certificate No. 1/453, Patent No. 187, Patentee Jose Angel Cano, consisting of 320 acres
- TRACT NO. One Hundred Nine: The Southwesterly One Half of East One Fourth of Survey 581, Grantee J. Pointevent, Abstract No. 461, Certificate No. 1/226, Patent No. 602 Patentee Julian Palacios, consisting of 80 acres



TRACT NO. One Hundred Ten: The Southwest One Half of Survey 589, Grantee B. S. & F., Abstract No. 647, Certificate No. 1698, Patent No. 386, Patentee Y. Benevides, consisting of 320 acres



TRACT NO. One Hundred Eleven: The West One Fourth and the North East One Half of the East One Fourth of Survey 590, Grantee B. S. & F., Abstract No. 1725, Certificate No. 1698, Unpatented, consisting of 240 acres



TRACT NO. One Hundred Twelve: All of Survey 282, Grantee G. C. & S. F., Abstract No. 1936, Certificate 4014, Unpatented, consisting of 640 acres

TRACT NO. One Hundred Thirteen: The East 28 acres of the Southwest One Fourth and the Southeast One Fourth of Survey 905, Grantee B. S. & F., Abstract No. 125, Certificate 1/387, Patent No. 574, Patentee A. & J. Muley, consisting of 188 acres

210

TRACT NO. One Hundred Fourteen: The East One Half of Survey 909, Grantee A. B. & M., Abstract No. 42, Certificate No. 346, Patent No. 576, Patentee J. & A. Muley, consisting of 320 acres

TRACT NO. One Hundred Fifteen: The following described lots out of Duval County Ranch Company's Subdivision No. 1, of Duval County School Land, League No. 100, Abstract No. 701, Certificate No. 1, situated in Webb and Duval Counties, to-wit: Lots Three, Five, Six and Eight for 160 acres each, and the East One Half of Lot One, the West One Half of Lot Seven, the West One Half of Lot Ten, and the South 108 acres of Lot Twenty Seven, consisting of 988 acres

210



TRACT NO. One Hundred Sixteen: The following described lots out of Duval County Ranch Company's Subdivision No. 1, of Duval County School Land, League No. 101, Abstract No. 702, Certificate No. 2, situated in Webb and Duval Counties, to-wit: Lots One, Two, Three, Four, Five, Seven, Eight, Nine, West One Half of Ten, All of Eleven, Thirteen, West One Half of Fourteen, All of Fifteen, Sixteen, the East One Half of Seventeen, All of Twenty Three, Twenty Four, West One Half of Twenty Five and All of Twenty Six, consisting of 2720 acres

210

Whittington

TRACT NO. One Hundred Seventeen: The following described lots out of Duval County Ranch Company's Subdivision No. 1 of Duval County School Land, League 196, Abstract No. 853, Certificate No. 4, in Duval County, to-wit: Lots One, Two, Three, Four, Five, Six, Eight, Nine, Ten, Twelve, Thirteen, the Northeast One Half of Fourteen, Fifteen, Sixteen, Twenty-one, Twenty-two consisting of 164 acres, Twenty-three, Twenty-four, Twenty-six consisting of 104 acres, and Twenty-seven, consisting of 3068 acres

TRACT NO. One Hundred Eighteen: The following described lots out of Duval County Ranch Company's Subdivision No. 1 of Zapata County School Land, League No. 1, Abstract No. 1917, Certificate No. 1, in Webb County, to-wit: Lots Two, Three, Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Sixteen, Eighteen, Nineteen, Twenty, Twenty-one, Twenty-two, Twenty-six, and Twenty-seven of 160 acres each, and Twenty-three of 145 acres and Twenty-five of 125 acres, consisting of

5628 acres

TRACT NO. One Hundred Nineteen: The following described lots out of Duval County Ranch Company's Subdivision No. 1 of Zapata County School Land, League No. 2, Abstract No. 1914, Certificate No. 2, in Webb County, to-wit: Lots Two, Four, Five, Eight, Ten, Eleven, Twelve, Thirteen, Seventeen, Eighteen, Nineteen, Twenty-one, Twenty-three of 160 acres each, the East 80 acres of Twenty-two, Seven of 146 acres, Nine of 145 acres, Fourteen of 60 acres, Fifteen of 7 acres, Sixteen of 110 acres, Twenty-four of 134 acres, Twenty-five of 151 acres and Twenty-six of 145 acres, consisting of

3038 acres

TRACT NO. One Hundred Twenty: The following described lots out of Duval County Ranch Company's Subdivision No. 1 of Zapata County School Land, League No. 3, Abstract No. 1915, Certificate No. 3, in Webb County, to-wit: Lots Four, Six, Seven, Fourteen, Fifteen and Eighteen of 160 acres each, and the West 67 acres of Lot Three, and Lot Seventeen of 108 acres, consisting of

1135 acres

TRACT NO. One Hundred Twenty-one: The following described lots out of Duval County Ranch Company's Subdivision No. 1, of Zapata County School Land, League No. 4, Abstract No. 1916, Certificate No. 4, in Webb County, to-wit: Lots Four, Five, Six, Seven, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen and Fifteen of 160 acres each, and the West 95 acres of Lot Three, Lot Twenty of 161 acres and Twenty-one of 107 acres, consisting of

2121 acres

TRACT NO. One Hundred Twenty-two: The Northwest One Fourth and the South One Half of Survey 199, Abstract No. 917, Certificate No. 1/383, Grantee J. Pointevent, Patent No. 285, Patentee, N. G. Collins, consisting of

480 acres

(X)

64,646.00

64,646.00
7.15
24.

TO HAVE AND TO HOLD, unto the said VACUUM OIL COMPANY, its successors and assigns for the term and under the provisions following, to-wit:

-1-

It is agreed for the consideration hereinafter recited that this lease shall remain in full force and effect as a paid-up lease for a term of seven (7) years from the date hereof and as long thereafter as oil, gas, casinghead gas, casinghead gasoline, coal, sulphur or other minerals or any of them is produced from said land by lessee or operations are being conducted thereon for the search or production of such minerals, subject to the further terms, stipulations and provisions hereof.

-11-

The lessee agrees to deliver to the credit of the lessor free of cost in pipe lines to which lessee may connect its wells an equal one-eighth (1/8th) part of all oil produced and saved from the leased premises; or, at the lessee's option, lessee may pay to the lessor for such one-eighth (1/8th) royalty the market price for oil of like grade and gravity prevailing in said field on the day such oil is run into the pipe line or into storage tanks. Lessee agrees to pay to the lessor, as royalty, the market value at the mouth of the well or wells for one-eighth (1/8th) of the gas sold or disposed of by the lessee while the same is being used off of the premises, and lessor is to have gas free of cost from any such well or wells for all stoves and all inside lights in the principal dwelling house on said land during the time by lessor's making its own connections at its own risk and expense at all times. The lessee shall pay to the lessor in advance the sum of Fifty Dollars (\$50.00) each year as royalty on each gas well where gas only is found and the same is not

used or sold and while said royalty is so paid said well shall be held to be a producing well under the terms of this lease. The lessee shall pay to the lessor for gas produced from any oil well and used by the lessee for the manufacture of gasoline as royalty one-eighth (1/8th) of the market value of such gas; if such gas is sold by the lessee then as a royalty one-eighth (1/8th) of the proceeds of the sale thereof. If sulphur is found in commercial quantities and deemed by the lessee to be paying, the lessee shall have the right to mine for and produce the same, paying to the lessor One Dollar (\$1.00) per long ton as royalty thereon. If any other mineral shall be found, whether similar or dissimilar, the lessee shall have the exclusive right to mine, drill for and produce the same paying to the lessor what under all the circumstances may be deemed a reasonable royalty.

-111-

If operations for the drilling of a well for oil, gas or other minerals are not commenced on said land on or before seven (7) years from the date hereof, this lease shall terminate as to both parties; provided that if at the expiration of said seven (7) year period operations are being conducted on said land in search of said minerals, or oil, gas, coal, sulphur or other minerals are being produced on said land this lease shall remain in force and effect and its term shall continue so long as such operations are being prosecuted on said land, or either of such minerals is being produced provided that such operations must be successive in the sense that no more than ninety (90) days shall elapse between the cessation or abandonment of work on one well and the beginning of operations on another. *{* If any one of said minerals is being produced

16

on said land at the expiration of said seven (7) year period, or is produced thereafter this lease shall remain in full force and effect, provided that not more than ninety (90) days shall elapse between the cessation or abandonment of work on one well and the beginning of operations on another until all such land shall be reasonably developed.

-IV-

If lessee prior to the expiration of said seven (7) year period shall begin drilling operations on said land, which it may do at its own wish or option, the lessee shall not be obligated to drill any further wells on said land before the expiration of said seven (7) year period even though production results; provided that if at the expiration of said seven (7) year period no well is then being drilled on said land or oil, gas or other minerals are not then being produced thereon this lease shall terminate as to all parties.

-V-

When required by lessor the lessee shall bury pipe lines below plow depth and shall pay damage caused by its operations to growing crops on said land. No well shall be drilled nearer than two hundred (200') feet to any house or barn now on said premises without the written consent of lessor. Lessee shall have the right at any time during or after the expiration of this lease to remove all machinery, fixtures, houses, buildings and other structures placed on said premises including the right to draw and remove casing.

-VI-

If lessor owns a less interest in the above described premises or any part thereof than the entire undivided fee simple estate therein then the royalty herein provided for shall be paid to the lessor only in

the proportion which lessor's interest bears to the whole and undivided fee.

-VII-

Lessor agrees that during the life of this lease it will not rent the surface rights to said lands to anyone whose occupancy shall be a nuisance or that has the tendency to increase fire hazard or risk; and the lessor further agrees that it will not erect on said surface or permit to be erected thereon any gathering system for the gathering of waste or fugitive oil that may be produced from said land or from any other land without the written consent of the lessee.

-VIII-

Lessor hereby warrants and agrees to defend the title to the lands herein described and agrees that the lessee shall have the right at any time to redeem for lessor by payment any mortgages, taxes or other liens on above described lands in the event of default of payment by the lessor and be subrogated to all of the rights of the holders thereof. Lessor further agrees that in the event of default on its part in the payment of any mortgages, taxes or other liens on said lands that the lessee shall have the right to withhold payment to the lessor of any royalties accruing from the lands herein leased and apply the same to the discharge of such mortgages, taxes or other liens until the same shall have been paid in full.

-IX-

After the discovery of oil, gas, coal, sulphur or other minerals in paying quantities, lessee shall be exempt from loss or forfeiture of this lease in whole or in part except after judicial ascertainment of forfeiture and a reasonable opportunity to save the lease after such ascertainment, or, at the election of the lessee, to save each producing well and have the lease remain in force to the extent of twenty (20) acres

of land to be designated by lessee surrounding such producing well, and such other parts of such lands as may be suitable, convenient or necessary for the operation of such wells and treating, caring for and transporting such minerals.

-X-

It is further agreed that all the conditions and terms hereof shall extend to the successors and assigns of the parties hereto, respectively; but no change of ownership of the land or any part thereof shall impose any additional obligations or burdens on the lessee and to that end lessor hereby covenants for itself, its successors and assigns, that in case of any change of ownership of said land or any part thereof whether by conveyance, will, inheritance, partition or otherwise all royalties accruing hereunder shall be paid to the new owners in proportion to their ownership of the whole of the land hereby leased so that no owner of a segregated part of said land shall be entitled to the whole royalty accruing from development on said segregated tract, but only to such part of such royalty as the acreage in his tract bears to the whole acreage embraced in this lease, and this covenant shall be taken and construed as a covenant running with the land and binding on all successors in interest to lessor therein.^{1 2} The lessee shall not be held responsible for the payment of royalty to such new owners unless and until the lessee shall be furnished with the instrument of transfer, or a duly certified copy thereof, and in case of no transfer, in writing then with legally sufficient evidence thereof such evidence of transfer to be furnished at least thirty (30) days before such royalty becomes due. If by change of ownership more than ten (10) separate parties become entitled to royalty, lessee may require, before paying royalty, that such parties so entitled designate

in a writing furnished to the lessee one of their number, or a trustee, to receive the payment of the royalty for all of them.

-Xl-

The lessee may at any time assign, transfer or surrender this lease or any part thereof.

-Xll-

The consideration for this lease is the sum of Ten (\$10.00) Dollars and other good and valuable considerations paid to the lessor by the lessee, the receipt whereof is hereby acknowledged and such payment is received by the lessor in full satisfaction of each and every right herein granted.

-Xlll-

It is the intention of the lessor by this instrument to lease to the lessee all the land owned by ^{and Webb} it in Duval/Countries, Texas, not already under lease to others for oil, gas or other minerals, and if the description of any tract has been omitted, or the descriptions given are insufficient, incomplete, or incorrect from any cause, lessor binds and obligates itself, its successors and assigns to execute, acknowledge and deliver to lessee such other instruments as may be suitable, necessary or required from time to time to convey all such lands to lessee subject to the terms of this lease and to effectuate the true intent hereof, save and except a tract of One Hundred Sixty (160) acres on the road to Benavides, out of Section 142, J. P.

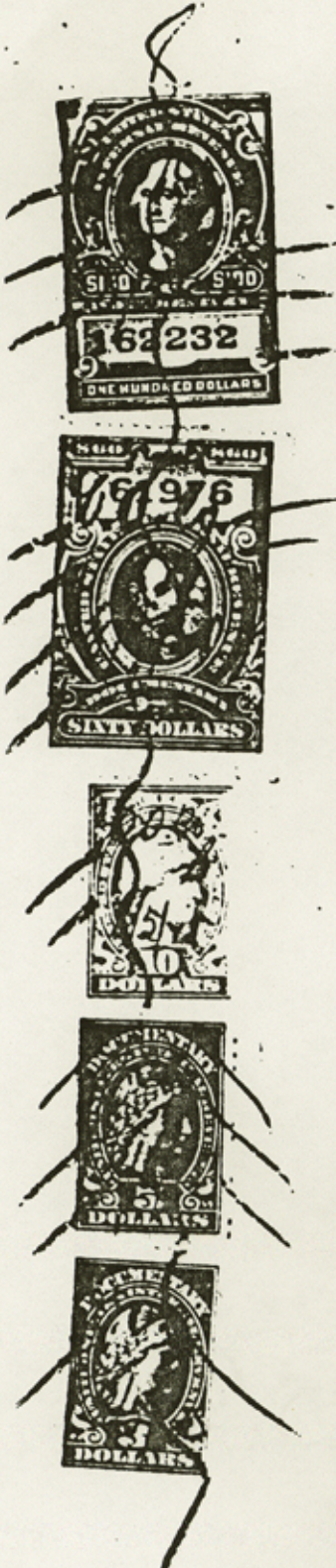
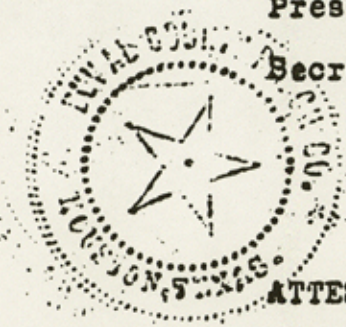
IN TESTIMONY WHEREOF DUVAL COUNTY RANCH COMPANY has caused these presents to be executed by its President and its corporate seal affixed hereto by its Secretary on this the 3rd day of March, 1925.

DUVAL COUNTY RANCH COMPANY.

By [Signature]
President.

ATTEST:

[Signature]
Secretary.



20

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared R. E. GOREE, President and E. F. KALB, Secretary, respectively, of DUVAL COUNTY RANCH COMPANY, a corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and severally acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

T 2

GIVEN under my hand and seal of office this the 3rd day of March, 1925.

Jone L Finkler
Notary Public in and for
Harris County, T e x a s

THE STATE OF TEXAS
COUNTY OF DUVAL

J. O. Trevino

in and for the aforesaid County and State, do hereby certify that the foregoing instrument of writing was filed for record *Mar. 6th* 19*25* at *2:05* o'clock *P.*M. and duly recorded *Mar. 6th* 19*25* at *7:00* o'clock *P.*M. in book "*2*" pages *322 to 333*. *File*

GIVEN under my hand and seal of office, this *6th* day of *March* 19*25*.

J. O. Trevino
Clerk County Court, Duval County, Texas
L. G. Gandy



The State of Texas

County of Webb

J. A. RODRIGUEZ

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the 3rd day of March A. D. 1925 with its Certificate of Authentication, was filed for record in my office this 25th Day of March A. D. 1925 at 9 o'clock A. M., and duly recorded the 30th day of March A. D. 1925 at 9:10 o'clock A. M., in the Deed Records of said County in Volume 82 on Pages 613-122.

.WITNESS my hand and the seal of the County Court of said County, at office in Laredo, Texas, the day and year last above written.

By J. A. Rodriguez
County Clerk, Webb County, Texas

(Faint mirrored text, likely bleed-through from the reverse side of the page)

EXHIBIT A

<u>DESCRIPTION</u>	<u>SURVEY & SECTION</u>		<u>ABSTRACT NO.</u>
SW/4	J. Poitevent	52	A-1957 & A-1656
E/2 of NW/4	J. Poitevent	366	A-1944
NE/4	GC & SF	262	A-1967
All	H & GN	586	A-1897
E/2 of NE/4, W/2 of SE/4 & NW/4	S. B. Turner	46	A-1818
E/120 of S/160 Acres of E/320 & N/2 of E/2, save and except the North 80 acres of the N/2 of the E/2 on which such 80 acres the Thomas S. West, Jr. No. 1-194 DCRC State well is located.	GC & SF	194	A-1835
NW/4 & W/2 of NE/4	A. B. & M.	910	A-1820
SE/4	B. S. & F.	908	A-1817
NE/4	GC & SF	264	A-1833
SE/4, E/2 of NE/4, W/2 of NW/4 & W/2 of SW/4	GC & SF	256	A-1972
E/2 of SE/4	CCSD & RGNG	76	A-1952
Lot 19	GB & CNG	52	A-1901

EXHIBIT A

ABSTRACT NO.

SURVEY & SECTION

DESCRIPTION

A-1957 & A-1836

J. Potters

SW 1/4

File No. Sketch File 7A (p.22)

E 1/2 of NW 1/4

Duval County

NE 1/4

Dil, Gas & Mineral Lease; Exhibit 'A'

All

Filed April 18 19 85

E 1/2 of NE 1/4

GARRY MAURO, Com'r

W 1/2 of SE 1/4 & NW 1/4

By Douglas Howard

E 1/2 of SW 1/4 of 2160 Acres of E 1/2 of NW 1/4 of E 1/2 of NW 1/4 and except the North 80 acres of the NW 1/4 of the E 1/2 on which such 80 acres the Thomas S. West, Jr. No. 1-198 BORG State well is located.

A-1833

GC & SF

GC & SF

located.

A-1820

A. B. & M.

A. B. & M.

NW 1/4 & W 1/2 of NE 1/4

A-1817

B. S. & F.

B. S. & F.

SE 1/4

A-1833

GC & SF

GC & SF

NE 1/4

SE 1/4, E 1/2 of NE 1/4, W 1/2 of NW 1/4 & W 1/2 of SW 1/4

A-1973

GC & SF

GC & SF

of SW 1/4

A-1922

CCSD & RCNG

CCSD & RCNG

E 1/2 of SE 1/4

A-1901

GB & CNG

GB & CNG

Lot 19