

TRACT 45684 - De Soto Parish, Louisiana

A certain Tract of land, excluding the beds and bottoms of all navigable waters, belonging to and not presently under mineral lease from City Of Mansfield on November 8, 2023, being more fully described as follows: A certain tract of land being all lands and/or highways, roads, streets, lanes, drives, avenues & alleys, city hall, city recreational parks, libraries, city sewage & water plants located in Section 10, Township 12 North, Range 13 West including, but not limited to all lands and/or minerals in the following described subdivisions whether specifically described or not:

The Crosby Subdivision in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 28, PAGE 647 of the Conveyance records of Desoto Parish, Louisiana.

The Herndon Place Subdivision in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 221, PAGE 557 and/or BOOK 436, PAGE 401 of the Conveyance records of Desoto Parish, Louisiana.

The Pine Crest Subdivision in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 82, PAGE 523 of the Conveyance records of Desoto Parish, Louisiana.

The Lake Road Estates No. 2 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 455, PAGE 342 and/or BOOK 263, PAGE 474 of the Conveyance records of Desoto Parish, Louisiana.

The Wave Land Terrace Subdivision in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 259, PAGE 281 of the Conveyance records of Desoto Parish, Louisiana.

The Willow Glen Subdivision Unit# 1 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 239, PAGE 87 of the Conveyance records of Desoto Parish, Louisiana.

The Willow Glen Subdivision Unit# 2 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 242, PAGE 156 of the Conveyance records of Desoto Parish, Louisiana.

The Willow Glen Subdivision Unit# 3 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 254, PAGE 250 of the Conveyance records of Desoto Parish, Louisiana.

The Willow Glen Subdivision Unit# 4 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 261, PAGE 513 of the Conveyance records of Desoto Parish, Louisiana.

The Willow Glen Subdivision Unit# 5 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 263, PAGE 469 of the Conveyance records of Desoto Parish, Louisiana.

The Willow Glen Subdivision Unit# 6 in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 263, PAGE 492 of the Conveyance records of Desoto Parish, Louisiana and,

Lot 11 of Block 7 of the Herndon Place Subdivision in Section 10, Township 12 North, Range 13 West as more particularly described in that certain plat recorded in BOOK 221, PAGE 557 and/or BOOK 436, PAGE 401 of the Conveyance records of Desoto Parish, Louisiana; Less & Except that certain 0.11 acres as described in that Cash Sale Deed found recorded at BOOK 918, PAGE 615.

It is the intention of Lessor to lease unto Lessee all lands and/or minerals owned by the City of Mansfield whether specifically or correctly described or not, located in Section 10, Township 12 North, Range 13 West including, but not limited to Elizabeth/Railroad Street, Eloise Street, Ashford Street, Sandhill Drive, Vista Drive, Maxie Lane, Hwy# 175, Lake Road, Hwy #569, Donna Street, Debra Street, Regina Street, Marshall Street, Florence Street, Chamberlin Street, Pegues Street, Flanders Drive, Herndon Avenue, Greenwood Avenue, McArthur Drive/US Hwy# 84, Polk Street, Williams Drive, Field Street, Bernard Street, Sample Street, Louise Street, Willard Street, Hope Steet, Carolyn Street, Marcia Street, Clista Street, Deer Lane, Church Street & Lindenberg Drive.

The above described tracts contain an aggregate of approximately **45.00 acres**, all as more particularly outlined on a plat on file in the Office of Mineral Resources, Department of Natural Resources. The description is based on information provided by the State Agency regarding location and ownership of surface and mineral rights. All bearings, distances and coordinates, if applicable, are based on Louisiana Coordinate System of 1927, (North or South Zone).

NOTE: The above description of the Tract nominated for lease has been provided and corrected, where required, exclusively by the nomination party. Any mineral lease selected from this Tract and awarded by the Louisiana State Mineral and Energy Board shall be without warranty of any kind, either express, implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Should the mineral lease awarded by the Louisiana State Mineral and Energy Board be subsequently modified, cancelled or abrogated due to the existence of conflicting leases, operating agreements, private claims or other future obligations or conditions which may affect all or any portion of the leased Tract, it shall not relieve the Lessee of the obligation to pay any bonus due thereon to the Louisiana State Mineral and Energy Board, nor shall the Louisiana State Mineral and Energy Board be obligated to refund any

consideration paid by the Lessor prior to such modification, cancellation, or abrogation, including, but not limited to, bonuses, rentals and royalties.

NOTE: There shall be a minimum royalty amount of 25%. Lessor's royalty herein is free of all charges and costs whatsoever including, but not limited to, production, compression, cleaning, dehydration, metering, detoxification, transportation, accounting and marketing.

NOTE: The City of Mansfield requires a minimum bonus payment of not less than Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars per acre.

NOTE: This lease covers only oil, gas condensate, and other hydrocarbons normally produced in association with oil and gas.

NOTE: Anything in this lease to the contrary notwithstanding, upon the expiration of the primary term herein provided, drilling or other operations on, or the existence of a unit well producing commercially, or capable of commercial production, from any unit established in any manner so as to include all or any part of the leased premises, and whether or not the unit well be located on the leased premises, shall maintain this lease in force only as to the portion of the leased premises which is included in such unit. If, however, Lessee is conducting drilling operations on the leased premises or on any land which is included with any of the leased premises in any unit at the end of the primary term, or if a well located on such lands is completed or abandoned within 90 days prior to the expiration of the primary term, then the entire lease shall be continued in force as long as lessee conducts continuous drilling operations, as defined under the terms of this lease, on such lands.

NOTE: Lessee agrees to indemnify save and hold harmless the Lessor from and against any liability for damage to property or injury to persons, including death, or claim thereof, sustained as a result of Lessees operation on the leased lands.

NOTE: If this lease, or any portion thereof, is extended beyond the primary term by production, and the well or wells from which this production comes are shut-in for a period of in excess of sixty (60) days for any reason, this lease will not terminate if Lessee pays Lessor, their heirs or assigns, a shut-in royalty in the amount of \$10.00 per acre per month for each affected mineral acre during the shut-in period with the first shut-in payment due within thirty (30) days after the initial 60-day shut-in period and monthly thereafter. These shut-in payments will terminate when production is re-established. The maximum length of time this lease can be maintained by these shut-in payments for any single shut-in period is one (1) year. The amount of shut-in royalty will increase at the rate of five percent (5%) per annum compounded following the first year after the expiration of the primary term of this lease.

NOTE: If Lessee conducts tests or drilling on the leased lands or on lands unitized or pooled therewith, Lessee, upon receiving thirty (30) days written notice from the Lessor, agrees to supply Lessor all data and information obtained from such tests and drilling including, but not limited to, seismograph reports, electric logs, core analysis, drill stem test data and reservoir engineering studies. Lessor agrees to keep any data or information provided by the Lessee in strict confidence.

Applicant: PREZCO-LA, LLC to Agency and by Resolution from the City Of Mansfield authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other

Legend

231100002



0 2,000 Feet



DE SOTO

T12N - R13W

SEC 3

SEC 11

SEC 15

SEC 9

Office of Mineral Resources, Acres: 45 Tract Number: 45684

