

TRACT 45837 - Caddo 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 Industrial Development Board Of The Parish Of Caddo, Inc. on August 14, 2024, being more fully described as follows: SECTIONS 32 AND 33, TOWNSHIP 17 North, RANGE 15 West A tract of land containing 172.84 acres, more or less, located in Sections 28 and 33, Township 17 North, Range 15 West, Caddo Parish, Louisiana, being more particularly described as follows: Commence at the common corner of Sections 20, 21, 28 and 29, Township 17 North, Range 15 West, and proceed South 01 degrees 25 minutes 39 seconds West along section line common to Sections 28 and 29 a distance of 2,664.95 feet to the Point of Beginning of the tract herein described; from the Point of Beginning proceed South 56 degrees 25 minutes 23 seconds East a distance of 2,130.81 feet to a point and corner; run thence South 01 degrees 24 minutes 37 seconds West a distance of 3,605.00 feet to a point on the Northerly right of way of the proposed South Park Road and corner; run thence North 88 degrees 35 minutes 23 seconds West along the Northerly boundary of the Proposed South Park Road a distance of 1,805.16 feet to a point on the section line common to Sections 32 and 33, Township 17 North, Range 15 West, and corner; run thence North 01 degrees 25 minutes 39 seconds East along the section line common to Sections 32, 33, 28 and 29 a distance of 4,739.41 feet to the Point of Beginning. AND A tract of land containing 264.47 acres, more or less, located in Sections 28, 29, 32 and 33, Township 17 North, Range 15 West, and proceed South 01 degrees 13 minutes 32 seconds West along the section line common to Sections 33 and 34 a distance of 2,633.62 feet to a point; run thence North 88 degrees 50 minutes 05 seconds West a distance of 106.75 feet to a point on the Westerly right of way of the Industrial Loop Expressway; proceed North 88 degrees 50 minutes 05 seconds West along the Southerly boundary of the Southwestern Electric Power Company 170 foot easement a distance of 3,342.45 feet to a point; run thence North 01 degrees 24 minutes 37 seconds East a distance of 499.80 feet to a point on the Northerly right of way of the proposed South Park Road and the Point of Beginning of the tract herein described; from the Point of Beginning proceed North 88 degrees 35 minutes 23 seconds West along the Northerly boundary of the proposed South Park Road a distance of 4,000.00 feet to a point and corner; run thence North 01 degrees 24 minutes 37 seconds East along the Easterly right of way of the proposed West Park Road a distance of 5,737.20 feet to a point and corner; run thence South 64 degrees 33 minutes 10 seconds East a distance of 2,295.51 feet and corner; run thence South 56 degrees 25 minutes 23 seconds East a distance of 2,248.72 feet to a point and corner; run thence South 01 degrees 24 minutes 37 seconds West a distance of 3,605.00 feet to the Point of Beginning of the tract herein described, **LESS AND EXCEPT** the following described tract, to wit: A tract of land located in Sections 28 and 33, Township 17 North, Range 15 West, Caddo Parish, Louisiana, being more particularly described as follows: Commence at the common corner of Sections 20, 21, 28 and 29, Township 17 North, Range 15 West, and proceed South 01 degrees 25 minutes 23 seconds West along the section line common to Sections 28 and 29 a distance of 2,664.95 feet to the Point of Beginning of the tract herein described; from the Point of Beginning proceed South 56 degrees 25

minutes 23 seconds East a distance of 2,130.81 feet to a point and corner; run thence South 01 degrees 24 minutes 37 seconds West a distance of 3,605.00 feet to a point on the Northerly right of way of the proposed South Park Road and corner; run thence North 88 degrees 35 minutes 23 seconds West along the Northerly boundary of the Proposed South Park Road a distance of 1,805.16 feet to a point on the section line common to Sections 32 and 33, Township 17 North, Range 15 West, and corner; run thence North 01 degrees 25 minutes 39 seconds East along the section line common to Sections 32, 33, 28 and 29 a distance of 4,739.41 feet to the Point of Beginning. It is the intention of Lessor to lease the above described properties, INSO FAR AND ONLY INSO FAR as said properties lie within Sections 32 & 33, Township 17 North, Range 15 West, with all of the above described properties lying in other sections being excluded herefrom, said tracts containing 109.1 acres, more or less in Section 32, and 86.934 acres, totaling **196.034 acres**, more or less in Section 33, all in Township 17 North, Range 15 West, Caddo Parish, Louisiana., 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: Lessee, it's successors or assigns, may produce oil, gas and other minerals from the leased premises by drilling from a surface location on other lands, but notwithstanding any other provision of this lease, Lessee, it's successors or assigns, shall not use the surface of the Lessor's property for drilling or any other operations without prior written permission of Lessor, which permission may be withheld at Lessor's discretion.

NOTE: Notwithstanding anything to the contrary herein contained, at the end of the primary term or any extension thereof by operations, if the Commission of Conservation of the State of Louisiana establishes a drilling unit which

included a part of the land herein leased, the production of oil, gas and other minerals from such unit shall maintain this lease in full force and effect only as to such portions of the leased land embraced in said pooled unit; and this lease shall expire as to that part of the land herein leased not included in such unit; and lessee, its successors and assigns agrees to relinquish by formal instrument any portion of the leased land not included in a unit created by the Commission of Conservation while this lease is in effect.

NOTE: Upon the expiration of the primary term hereof or any extension thereof by operations, this lease shall automatically terminate and be of no further force or effect except as to all that part of the leased premises then included within the geographical boundaries of a producing unit duly established by governmental agency or authority having jurisdiction, from the surface of the earth to a depth of 100 feet below the deepest depth from which any well commenced during the primary term hereof on the leased premises or on lands pooled therewith is completed and from which there is production in paying quantities, such depth determination to be made on a unit by unit basis. In the absence of units so established, this lease shall terminate except as to 40 acres around each producing oil well and 160 acres around each producing or shut-in gas well located on the leased premises, in as near the form of a square as is practicable, from the surface of the earth down to a depth of 100 feet below the deepest depth from which said well or wells are completed and from which there is production in paying quantities, such depth determination to be made on a well by well basis.

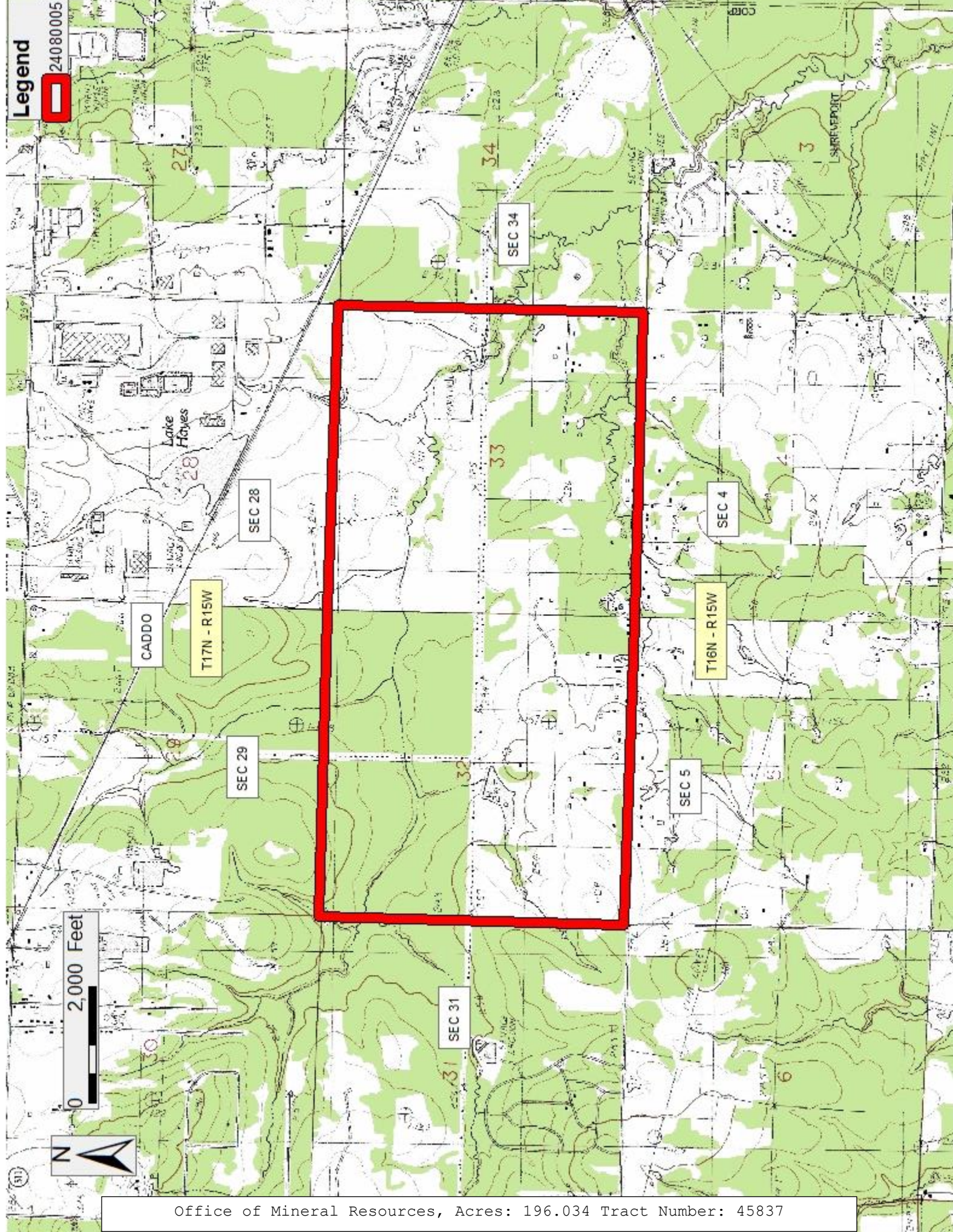
NOTE: The Industrial Development Board of the Parish of Caddo will require a minimum bonus of \$3,000.00 per acre and a minimum royalty of not less than 1/4th or 25%.

Applicant: CYPRESS ENERGY PARTNERS, LLC to Agency and by Resolution from the Industrial Development Board Of The Parish Of Caddo, Inc. authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other

Legend

24080005



Office of Mineral Resources, Acres: 196.034 Tract Number: 45837

TRACT 45838 - Caddo 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 Caddo Parish School Board on August 14, 2024, being more fully described as follows: TRACT 1: That certain tract or parcel of land containing 12.13 acres, more or less situated in the East Half of the Southeast Quarter (E/2 of SE/4) of Section 4, Township 16 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Sale recorded, March 30, 1953 and recorded under Instrument Number 46310 of the Conveyance Records of Caddo Parish, Louisiana.

TRACT 2: That certain tract or parcel of land containing .47 acres, more or less being the East 25 FT. OF North 786.4 FT. OF ABAN. CAMPUS DRIVE AS SHOWN ON MAP OF SIMMONS PLACE SUBN. UNIT 2 situated in Section 4, Township 16 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain unrecorded City Ordinance, Geo # 161404 002 0040 00 in Caddo Parish, Louisiana.

The total of the above described tracts being a total of **12.6 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: After the original term of the Lease, production from the leased premises, or from land unitized or pooled therewith, shall only maintain the Lease or otherwise provided therein from the surface of the earth to one hundred feet (100') below the deepest then producing formation drilled by Lessee; after the primary term has expired, the Lease shall terminate as to all deeper strata. Lessee shall execute a recordable release as to such released depths upon Lessor's request.

NOTE: No deductions from Lessor's royalty except severance taxes.

NOTE: The Lease to be granted without warranty of any kind or nature, express, implied, or statutory, not even as to the return of any monies or benefits received under any of the terms hereof, but with full subrogation of all rights of warranty to which Lessor may be entitled.

NOTE: Without the express written consent of Lessor, which may be withheld at the sole discretion of Lessor, Lessee shall not conduct any surface operations on the leased premises.

NOTE: The Caddo Parish School Board will require a minimum bonus of \$3,000.00 per acre and a minimum royalty of twenty-five (25%) percent.

Applicant: CYPRESS ENERGY PARTNERS, LLC to Agency and by Resolution from the Caddo Parish School Board authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other



TRACT 45839 - Caddo 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 Caddo Bossier Port Commission on August 14, 2024, being more fully described as follows: A 10.3719 acre (more or less) tract of land located in the South one-half (1/2) of Section 9 and the North one half (1/2) of Section 16, Township 16 North, Range 14 West, Caddo Parish, Louisiana and is more particularly described as follows: Commence at the Northwest corner of the Southport Country Subdivision, Unit No. 1 as recorded in Book 1500, Page 177 of the records of Caddo Parish, Louisiana, which is monumented with a 1/2-inch iron pipe (said point is also the point of intersection of the South right-of-way line of Baird Road and the East right-of-way line of the Southern Pacific Railroad); Thence proceed North 63 degrees 24 minutes 52 seconds West bearing based on a map by Cothren and Associates for American Telephone and Telegraph (AT&T) along the South right of way line of Baird Road as recorded in Book 1000, Page 279 of the Records of Caddo Parish, Louisiana, for a distance of 100.00 feet to a 2-inch iron pipe which is the point of intersection of the South right-of-way line of Baird Road and the West right-of-way line of the Southern Pacific Railroad; Thence proceed South 26 degrees 34 minutes 37 seconds West along the West right-of-way line of said Southern Pacific Railroad for a distance of 209.84 feet to a 2-inch iron pipe which is the Point of Beginning of said 10.3719 acre tract herein described; From the Point of Beginning for 10.3719 acre tract continue South 26 degrees 34 minutes 37 seconds West along the West right-of-way line of said Southern Pacific Railroad for a distance of 2510.00 feet; Thence proceed North 63 degrees 25 minutes 23 seconds West for a distance of 180.00 feet to a point; Thence proceed North 26 degrees 34 minutes 37 seconds East running 180.00 feet West of and parallel to the West right-of-way line of said Southern Pacific Railroad for a distance of 2510.00 feet to a point; Thence proceed South 63 degrees 25 minutes 23 seconds East for a distance of 180.00 feet to the Point of Beginning of said 10.3719 acre tract, together with any improvements situated thereon; Said tract herein described contains 451,800.00 square feet or **10.3719 acres**, and having a municipal address of 2701 Intermodal Drive, Shreveport, Louisiana 71118. Being more particularly described in that certain Sale recorded, September 23, 1988 and recorded under Instrument Number 1204116 in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana. Geo # 161409-000-0107-00, 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: Any such lease shall cover only oil, gas condensate, and other hydrocarbons normally produced in association with oil and gas.

NOTE: Anything in such lease to the contrary notwithstanding, upon the expiration of the primary term, 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 leases premises, and whether or not the unit well be located on the leases premises, shall maintain the lease in force only as to the portion of the leases premises which is included in such unit. If, however, the 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 ninety (90) days prior to the expiration of the primary term, the entire lease shall be continued in force as long as the Lessee conducts continuous drilling operations, as defined under the terms of the lease on such lands.

NOTE: Any such lease shall only cover the depths from one hundred (100) feet below the stratigraphic equivalent of the Cotton Valley Formation to one hundred (100) feet below the stratigraphic equivalent of the base of the Haynesville Shale Formation.

NOTE: The Lessee of such lease 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 claims thereof, sustained as a result of the Lessee's operations on the leased lands.

NOTE: Any such 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 in excess of sixty (60) days for any reason, such lease will not terminate if the Lessee pays the Lessor, its heirs or assigns, a shut-in royalty in the amount of Ten and No/100 (\$10.00) Dollars 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 sixty (60) day period and monthly thereafter. The shut-in payments shall terminate when production is re-established. The maximum length of time any such lease shall be maintained by shut-in payments for any single shut-in period is one

(1) year. The amount of shut-in royalty shall increase at a rate of five (5%) percent per annum compounded following the first year after the expiration of the primary term of any such lease.

NOTE: If the Lessee of such lease conducts tests or drilling on the leased lands or on land unitized or pooled therewith, the Lessee, upon receiving thirty (30) days written notice from the Lessor, agrees to supply the 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. The Lessor of such lease agrees to keep any data or information provided by the Lessee in strict confidence.

NOTE: The Caddo-Bossier Parishes Port Commission will require a minimum bonus of \$5,000.00 per acre and a minimum royalty of not less than 1/4th or 25%.

Applicant: CYPRESS ENERGY PARTNERS, LLC to Agency and by Resolution from the Caddo Bossier Port Commission authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other

