

**TRACT 45920 - 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 City Of Shreveport on March 12, 2025, being more fully described as follows: Section 19 & 30, Township 17 North, Range 14 West located in Caddo Parish, Louisiana, more particularly described as follows:

Section 19, T17N-R14W

Tract 1: Being a strip of land 40 feet wide off the North part of Section 19-17N-14W, Caddo Parish, Louisiana, more particularly described in that certain Dedication recorded on January 17, 1934 in Conveyance Book 319, Page 819 under Instrument Number 14581 of the Conveyance Records of Caddo Parish, Louisiana, containing 5.8358 acres

Tract 2A & 2B: Highway Parcels 13-7 and 13-8 out of the NW4 of Sec. 19-17N-14W. More particularly described in that certain Sale recorded on October 10, 1961 in Conveyance Book 943, Page 353 under Instrument Number 281084 of the Conveyance Records of Caddo Parish, Louisiana containing 5.153 acres

Tract 3: Highway Parcel 2-1 out of the N/2 of Sec. 19-17N-14W. More particularly described in that certain Order of Expropriation recorded on July 22, 1975 in Conveyance Book 1504, Page 692 under Instrument Number 659439 of the Conveyance Records of Caddo Parish, Louisiana containing 10.181 acres

Tract 4: Highway Parcel 1-1 out of the SW4 of Sec. 19-17N-14W. More particularly described in that certain Order of Expropriation recorded on June 23, 1975 in Conveyance Book 1499, Page 372 under Instrument Number 657014 of the Conveyance Records of Caddo Parish, Louisiana containing 5.951 acres; AND

Those certain road dedications located in 19 & 30, Township 17 North, Range 14 West, known as Free Enterprise Dr, Center Drive, Financial Plaza, Songwood St, Cross Timbers Dr, Knollcrest Dr, and all unnamed or unbuilt roads, containing 14.90, more or less all located in Caddo Parish Louisiana.

The aggregate of the above described tracts is **42.0208 acres**, more or less, 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.

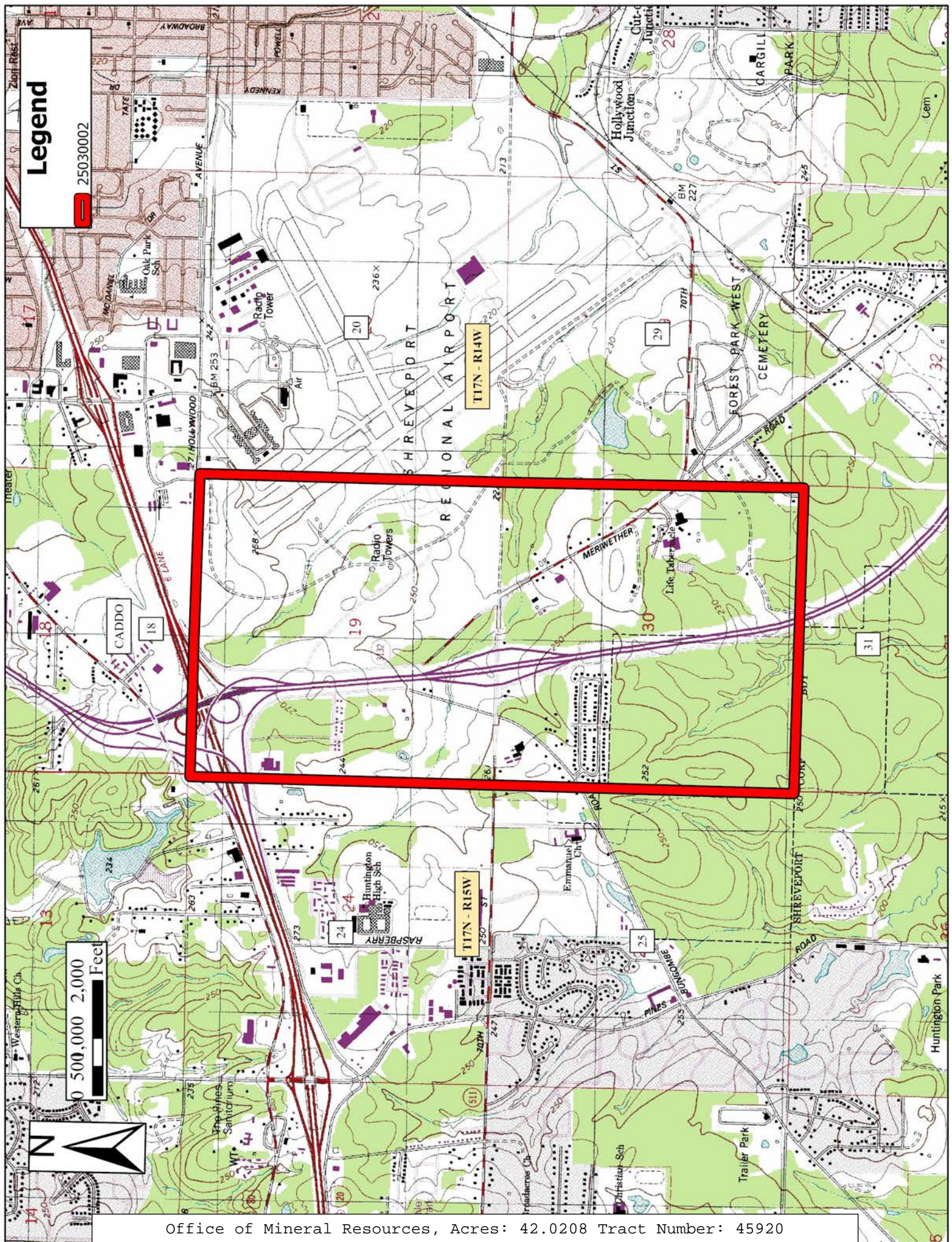
NOTE: Upon the expiration of the primary term hereof or any extension thereof by operations, this lease shall automatically terminate and be of no further force or effect except as to all that part of the leased premises then included within the geographical boundaries of a producing unit duly established 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 City of Shreveport will require a minimum bonus of \$3,000.00 per acre and a minimum royalty of not less than 25%.

Applicant: CYPRESS ENERGY PARTNERS, LLC to Agency and by Resolution from the City Of Shreveport authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other







**TRACT 45921 - 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 City Of Shreveport on March 12, 2025, being more fully described as follows: The West Half of Sections 28 & 30, Township 17 North, Range 14 West, more particularly described as follows: Those certain road dedications located in the West half of Section(s) 28 & 33, Township 17 North, Range 14 West, known as Bayonne Dr, Bernay Dr, Dijon Dr, Forrest Villa Circle, Hedges Dr, Kensington Dr, Melody Lane, Mire Court, Moore Station Road, Newport St, Salen Dr, St. Clair Dr and Standard Oil Road, and all unnamed and unbuilt roads, containing **16.74 acres**, more or less all located in 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: No use of the surface of the leased premises may be used by Lessee, its successors or assigns without the prior written consent of Lessor which may be withheld for any or no reason. Except as otherwise expressly authorized in writing by Lessor, Lessee, its successors or assigns, may produce oil, gas and other minerals from the leased premises only by drilling from a surface location on other lands.

NOTE: Notwithstanding anything to the contrary herein contained, at the end of the primary term or any extension thereof by operations, if the Commissioner of Conservation of the State of Louisiana establishes a drilling unit which includes 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 recordable instrument (in a form acceptable to Lessor) any portion of the leased land not included in a unit created by the Commission of Conservation while this lease is in effect.

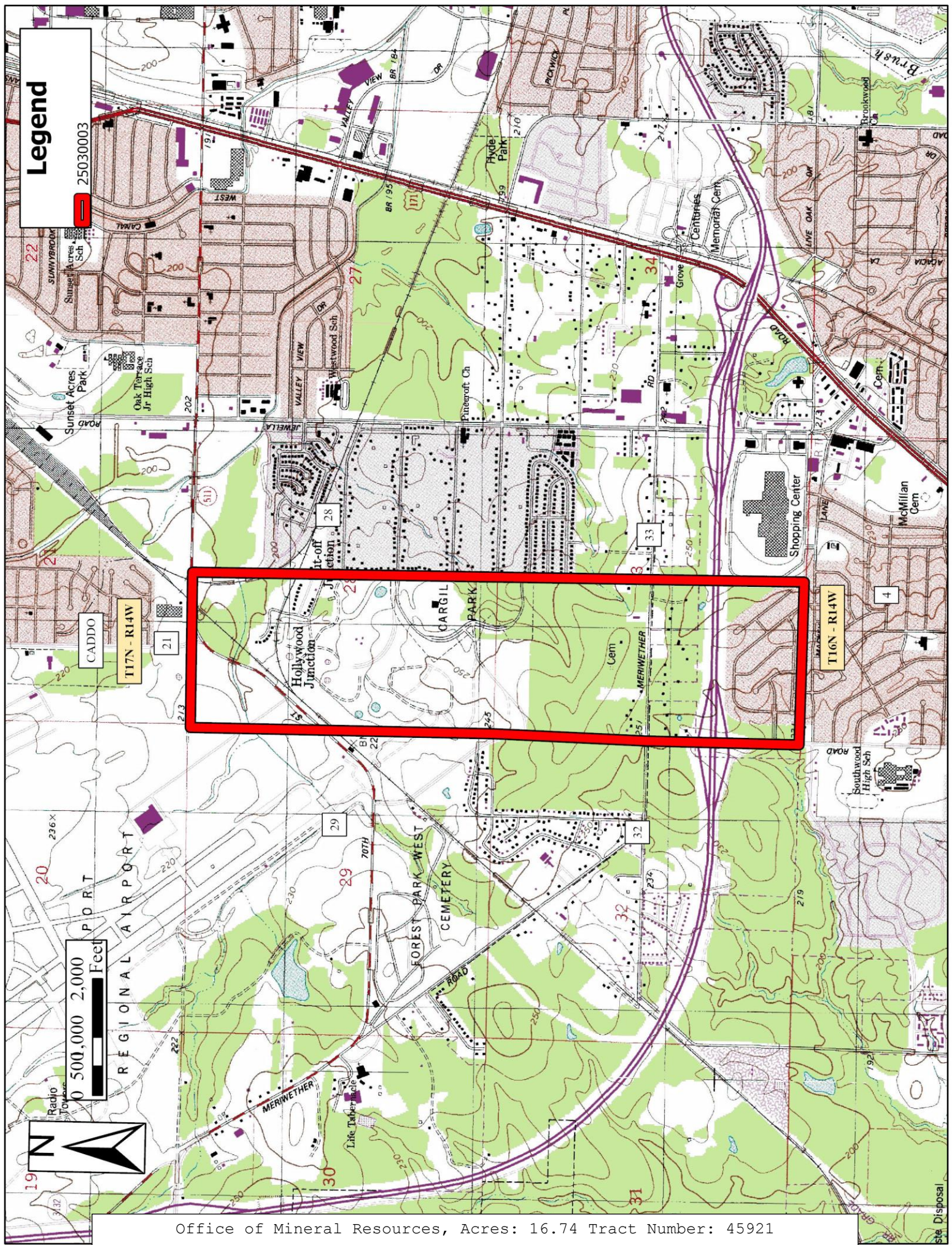
NOTE: Upon the expiration of the primary term hereof or any extension thereof by operations, this lease shall automatically terminate and be of no further force or effect except as to all that part of the leased premises then included within the geographical boundaries of a producing unit duly established 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. Lessee and its successors and assigns agree to relinquish by formal recordable instrument (in a form acceptable to Lessor) all such depths as to which this lease is terminated. 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 City of Shreveport will require a minimum bonus of \$3,000.00 per acre and a minimum royalty of not less than twenty-five percent 25%.

Applicant: CYPRESS ENERGY PARTNERS, LLC to Agency and by Resolution from the City Of Shreveport authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/ Acre	Rental	Oil	Gas	Other





**Legend**

25030003

CADDO  
T17N - R14W  
21

T16N - R14W  
4

0 500,000 2,000 Feet

Office of Mineral Resources, Acres: 16.74 Tract Number: 45921



**TRACT 45922 - 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 March 12, 2025, being more fully described as follows: Those certain dedicated alleyways and roads situated in the City of Mansfield, Section 9, Township 12 North, Range 13 West, Desoto Parish, Louisiana and being more particularly described as follows:

- 1) Those certain roads and alleyways situated in Crosby Subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 28, Page 647 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 2) That certain road (North Street) situated in Gibbs Street Subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 243, Page 209 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 3) Those certain roads situated in K.C.S Subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Formal Dedication, recorded in Book 134, Page 444, Subdivision Plat, recorded in Book 135, Page 617 and Correction of Formal Dedication, recorded in Book 199-168, all recorded in the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 4) Those certain roads situated in Piney Woods Addition, a subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 261, Page 511 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 5) Those certain roads and alleyways situated in The Pegues Addition, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 34, Page 48 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 6) Those certain roads and alleyways situated in Mary Jane Place Subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 63, Page 248 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 7) Those certain roads situated in Cedarcroft Subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 67, Page 523 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.



- 8) That portion of Laura Street and Bennett Street, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana as per Formal Dedication, recorded in Book 199, Page 294 of the Conveyance records of the Clerk of Courts office, DeSoto Parish, Louisiana.
- 9) The Extension of Franklin Street and Myra Street, and Pegues Street, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana as per Formal Dedication, recorded in Book 19, Page 36 of the Conveyance Records of the Clerk of Courts office, DeSoto Parish, Louisiana.
- 10) An alley situated in Block 33 of the Town of Mansfield, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana as per Formal Dedication recorded in Book 256, Page 59 of the Conveyance Records of the Clerk of Courts office, DeSoto Parish, Louisiana.
- 11) An alley situated in Block 30 of the Town of Mansfield, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana as per Formal Dedication recorded in Book 216, Page 451 of the Conveyance Records of the Clerk of Courts office, DeSoto Parish, Louisiana.
- 12) Those certain streets known as Ferguson Lane and North Bennett Street, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 216, Page 451 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 13) All of those certain roads and alleyways situated in the Southwest Quarter (SW/4) of Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana as per copy of map made by J.D. Wemple, more particularly described in that certain Formal Dedication, recorded in Book 92, Page 25 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 14) Those certain roads and alleyways situated in Hilltop 2<sup>nd</sup> Addition to Mansfield, a subdivision, Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana, as per Subdivision Plat, recorded in Book 233, Page 105 of the Conveyance Records of the Clerk of Courts office, Desoto Parish, Louisiana.
- 15) Any and all unnamed or unbuilt roads or alleyways, situated in Section 9, Township 12 North, Range 13 West, DeSoto Parish, Louisiana.

The above-described roads (1-15) contain a total of 50.28 acres, more or less.

Those certain tracts or parcels of land situated in Section 9, Township 12 North, Range 13 West, Desoto Parish, Louisiana.

1 - 0.26 acres, more or less, being more particularly described in that certain Deed dated April 10, 2008, by and between Rodger David Tharpe and Karen Ann Pharr Tharpe, husband and wife, as Grantor and the City of Mansfield, as Grantee, recorded in book I 002, Page 18, Registry #662565 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.26 acres, more or less in the aggregate.

2 - 0.30 acres, more or less, being more particularly described in that certain Donation Deed dated December 28, I 988, by and between P.E. Dixon and Mary Lillian Ricks Dixon, husband and wife, as Grantor and the City of Mansfield, as Grantee, recorded in Book 528, Page 760, Registry # 505959 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.30 acres, more or less in the aggregate.

3 - 4.293 acres more or less, being more particularly described in that certain Act of Donation dated March 30, I 979, by and between Dorothy Hewitt Roach and Anne Hewitt Belville, as Grantor and The City of Manfield, as Grantee, recorded in Book 400, Page 3 80, Registry #413 817 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 4.293 acres, more or less in the aggregate.

4 - 1.8394 acres more or less, being more particularly described in that certain Act of Donation dated December 30, 2002, by and between Lowery Investment Company, LLC, as Grantor and the City of Mansfield, as Grantee, recorded in Book 748, Page 717, Registry# 597771 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 1.8394 acres, more or less in the aggregate.

5 - 0.0746 acres more or less, being more particularly described in that certain Act of Conveyance dated November 2, 2007, by and between The DeSoto Parish Police Jury, as Grantor and the City of Mansfield, as Grantee, recorded in Book 925, Page 347, Registry #642699 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.0746 acres, more or less in the aggregate.

6 - 0.734 acres more or less, being more particularly described in that certain Deed dated January 25, 1977, by and between D. Scott Brown husband of Joan R. Brown, as Grantor and the City of Mansfield, as Grantee, recorded in Book 373, Page 230, Registry #391963 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.734 acres, more or less in the aggregate.

7 - 0.273 acres more or less, being more particularly described in that Deed dated September 25, 2003, by and between Nabors properties, LLC, as Grantor and the City of Mansfield, as Grantee, recorded in Book 8 1 4, Page 942, Registry #603762 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.273 acres, more or less in the aggregate.



8 - 0.25 acres more or less, being more particularly described in that certain Act of Donation dated September 17, 2002, by and between St. John Baptist Church, Inc., as Grantor and the City of Mansfield, as Grantee, recorded in Book 748, Page 604, Registry #595765 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.25 acres, more or less in the aggregate.

9 - 0.263 acres more or less, being more particularly described in that certain Act of Exchange dated December 28, 1984, by and between Ben Johnson, III, Testamentary Executor of the Succession of W.C. Nabors, as Grantor and the City of Mansfield, as Grantee, recorded in Book 568, Page 616, Registry #472562 of the Conveyance Records of DeSoto Parish, Louisiana. Entire tract consisting of 0.263 acres, more or less in the aggregate.

10 - That certain tract or parcel of land containing 9.0586 acres, more or less, situated in Section 9, Township 12 North, Range 13 West, Desoto Parish, Louisiana, being more particularly described as follows: FROM NE CORNER OF SEC. 9, T12N-R13W, THENCE WEST ALONG NORTH LINE OF SECTION TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, THENCE SOUTH 2,064.724' TO THE POINT OF BEGINNING, THENCE WEST 368.447' TO A POINT, THENCE NORTH 257.906' TO A POINT, THENCE WEST 714.217' TO A POINT, THENCE SOUTH 400.146' TO A POINT, THENCE EAST 545.963' TO A POINT, THENCE SOUTH 105.149' TO A POINT, THENCE EAST 536.05' TO A POINT, THENCE NORTH 252.089' TO THE POINT OF BEGINNING.

The above-described tracts 1-10 contain a total of 17.3456 acres more or less.

The total of the above described roads and tracts containing a total of **67.6256 acres**, more or less herein leased, 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 not less than twenty-two and half (22.5%) percent. 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 of not less than One Hundred fifty and No/100 (\$150.00) 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 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 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.

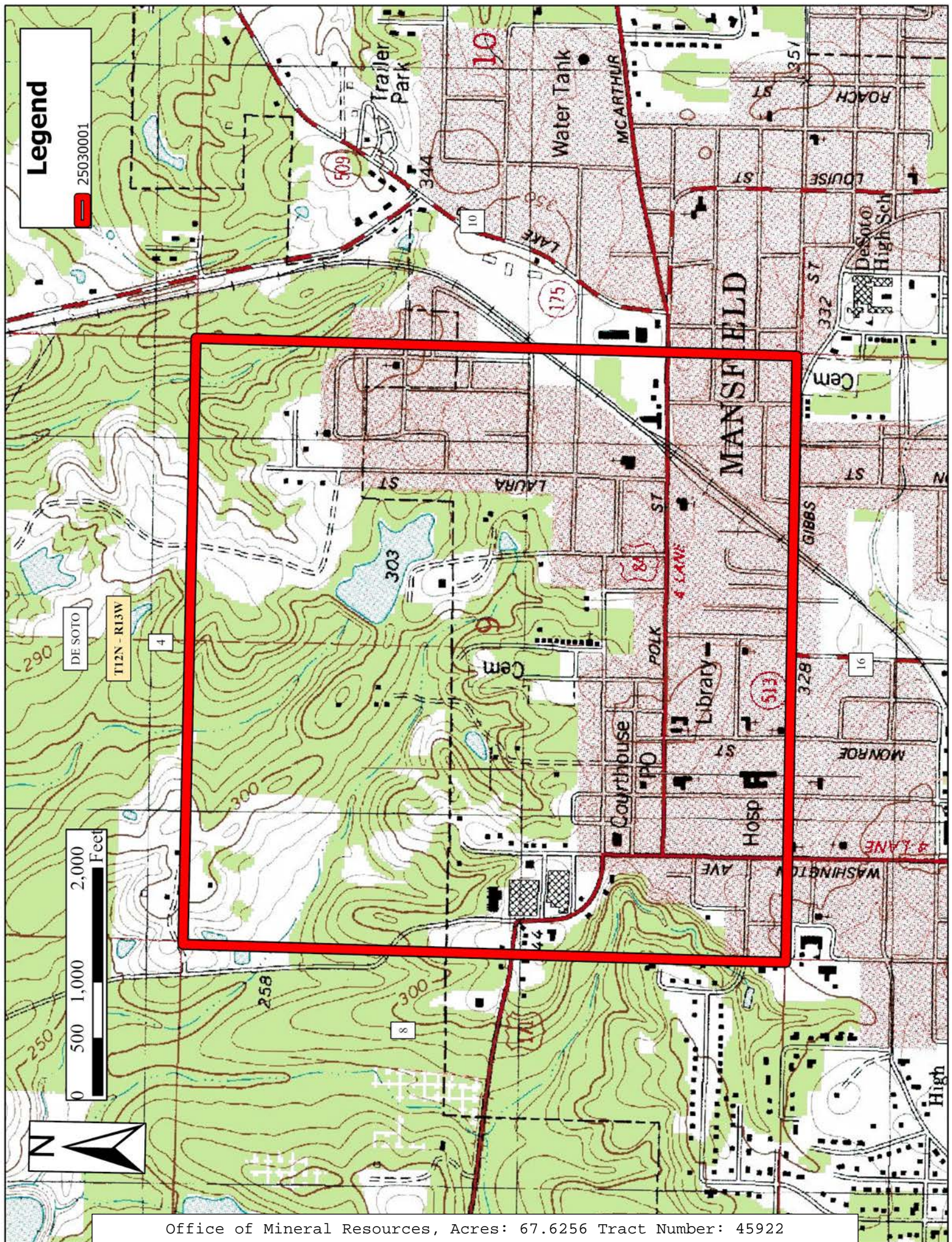


NOTE: If Lessee conducts tests or drilling on the leased lands or on lands unitized or pooled therewith, Lessee, upon receiving thirty (30) days written notice from the Lessor, agrees to supply Lessor all data and information obtained from such tests and drilling including, but not limited to, seismograph 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: CYPRESS ENERGY PARTNERS, 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





Office of Mineral Resources, Acres: 67.6256 Tract Number: 45922