

KNOW ALL MEN BY THESE PRESENTS, That I, H. A. Speer, a single man, of the Postoffice of Corpus Christi, State of Texas, hereinafter called grantor, for and in consideration of Twenty-Five Hundred Fifty-Seven and 88/100 Dollars, cash in hand paid by The Texas Company, a corporation of Texas, do hereby grant, bargain, sell and convey unto said The Texas Company, hereinafter called grantee, all of the oil and gas and also all other minerals (whether similar or dissimilar) in and under the following described land, situated in the County of San Patricio and State of Texas:

Being Lots Seventeen (17) and Six (6) containing respectively One Hundred (100) acres and One Hundred Four and 63/100 (104-63/100) acres making a total of Two Hundred Four and 63/100 (204-63/100) acres out of the Anna S. Taft tract and Roos Sub-division (Roos Bros. Sub-division) in San Patricio County, Texas, as shown by the Deed Records and by Maps and Plats of Record in said County and State, to all of which reference is here made for further description.

It is understood that this conveyance is made subject only to the royalties conceded to Harvey L. Steele in deed from said Steele conveying above described property to me, dated the 11th day of November, 1918, and acknowledged on the 11th day of November, 1918, before E. W. Richardson, notary public in and for Bexar County, Texas.

And the grantee shall have the exclusive right to prospect, drill and mine on said land and remove said products therefrom; to erect and maintain thereon and remove therefrom all necessary or proper structures and equipment, including the right to pull the casing from wells; and to install and maintain thereon and remove therefrom all tanks and other means of storage and all pipes and other means of transportation; also the right of ingress and egress at all times for any of said purposes.

The grantee shall have the free use of oil, gas, wood and water from said land for all purposes of operation on said land and the royalty on oil shall be in the net quantity saved after deducting any so used.

It shall be optional with the grantee to drill or mine or carry on other operations on said land, or to refrain from doing so wholly or partially at any and all times, it being expressly agreed by the grantor that the down cash payment recited in this instrument, receipt of which