

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License.

THE STATE OF TEXAS §  
COUNTY OF KARNES §

KNOW ALL MEN BY THESE PRESENTS:

**MINERAL DEED**

THAT, I, GEORGE BRADFORD COLEMAN, INDIVIDUALLY AND AS PRESIDENT AND/OR GENERAL MANAGER OF GULFSIDE CORPORATION (AND AS PRESIDENT OF TIDEWATER MINERALS CORPORATION (TMC) AND TURTLE BAYOU, LLC AND AS TRUSTEE OF TEXAS MINERAL TRUST (TMT), STANDARD TRUST (ST), PANDORA TRUST (PT) AND ROYALTY TRUST (RT)) whose address is 3404 Hwy. 35 S. Rockport, TX 78382 and/or P.O. Box 1149, Rockport, TX 78381, hereinafter called **Grantor**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash, and other good and valuable consideration to the Grantor in hand paid by **MICHAEL B. SCHMIDT, TRUSTEE** for the Bankruptcy Estate of *In Re: George Bradford Coleman, Debtor, and In Re: Tidewater Minerals Corporation, Debtor*, United States Bankruptcy Court Southern District of Texas, Corpus Christi Division (Case Nos. 12-20423 and 13-20317, respectively and pursuant to Bankruptcy Court Order entered on November 12, 2013 (Doc. Nos. 129 and 157, respectively)), hereinafter called **Grantee**, the receipt and sufficiency of which is hereby acknowledged and confessed;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Grantee, EFFECTIVE November 12, 2013, an undivided twenty-five percent (25%) of the oil, gas and other minerals owned by Grantor in the lands set forth on Exhibit "A", attached hereto and incorporated herein.

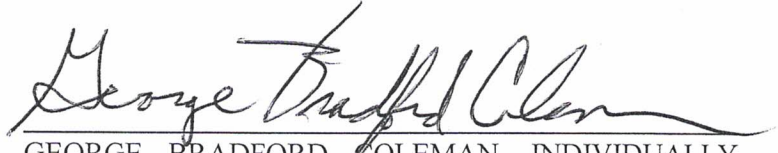
It is the intention of Grantor to convey an undivided twenty-five percent (25%) of all of Grantor's interests on, in and under the lands of the lands as described on Exhibit "A", free and clear of all liens, claims and interests and as is contemplated under the above-referenced Bankruptcy Court Order encompassing 25% of the Royalty Trust's undivided interest in minerals in Karnes County, Texas (not encumbered), as described on Exhibit A.

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights of way, easements and oil, gas and mineral leases, reservations, exceptions and conveyances, if any, now outstanding and of record, as well as all zoning laws, regulations and ordinances of municipal and other governmental bodies or authorities, if any. This conveyance is also made and accepted subject to the Order of the Bankruptcy Court authorizing this conveyance.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantor, and Grantor does hereby bind himself (including his successors and assigns) to WARRANT and FOREVER DEFEND all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor.

All taxes for all periods prior to this date shall be paid by Grantor.

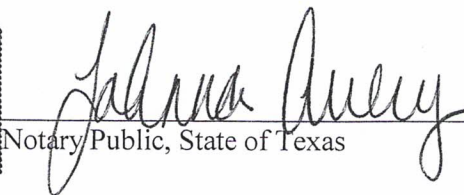
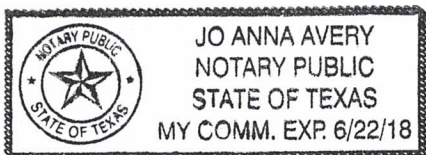
IN WITNESS whereof this conveyance is executed this 29th day of July, 2014.



GEORGE BRADFORD COLEMAN, INDIVIDUALLY AND AS PRESIDENT AND/OR GENERAL MANAGER OF GULFSIDE CORPORATION (AND AS PRESIDENT OF TIDEWATER MINERALS CORPORATION (TMC) AND TURTLE BAYOU, LLC AND AS TRUSTEE OF TEXAS MINERAL TRUST (TMT), STANDARD TRUST (ST), PANDORA TRUST (PT)) AND ROYALTY TRUST

THE STATE OF TEXAS §  
COUNTY OF ARANSAS §

This instrument was acknowledged before me on the 29 day of July, 2014 by George Bradford Coleman, Individually and as President and/or General Manager of Gulfside Corporation, and as President of Tidewater Minerals Corporation and Turtle Bayou, LLC, and as Trustee of Texas Mineral Trust, Standard Trust, Pandora Trust, and Royalty Trust.

  
Notary Public, State of Texas

PARTITION DEED

State of Texas )  
County of Kames )

KNOW ALL MEN BY THESE PRESENTS:

PA 880 Pa 788

That Whereas, we, PAT C. SCANLON, whose address is 1077 Trappers Trail, Pebble Beach, California 93953, and GEORGE BRADFORD COLEMAN, Individually and as Trustee of the ROYALTY TRUST, whose address is P. O. Box 17468, San Antonio, Texas 78217, have and hold in common the lands hereinafter mentioned and are desirous of making partition of same;

NOW, THEREFORE, in consideration of the premises and to effect such partition and to set forth the contractual agreements between the parties, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by and between said parties, and each of them COVENANTS, GRANTS, CONCLUDES AND AGREES for himself, themselves, his and their heirs, and assigns that a partition of said lands be made as follows, viz:

I. SURFACE ESTATE

FIRST: The said PAT C. SCANLON shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs, executors, administrators, and assigns, for her part, share and proportion of the said property, free from any and all claims of the other party hereto, the surface estate of all of that real estate lying and being situated in Kames County, Texas, being Tract No. 1 and described on Exhibit "A" attached hereto and made a part hereof for all purposes.

And George Bradford Coleman, Individually and as Trustee of the Royalty Trust has GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents does hereby GRANT, RELEASE, CONFIRM, AND CONVEY, unto the said PAT C. SCANLON, the surface of the property described above.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claim or to claim the same or any part thereof.

SECOND: The said GEORGE BRADFORD COLEMAN, Trustee of the Royalty Trust (not individually) shall from henceforth have, hold, possess, and enjoy, in severalty, by himself as Trustee and to his successors and assigns, for his part, share and proportion of the said property, free from any and all claims of the other party hereto, the surface estate of all of that real estate lying and

Partition Deed  
Page 1

*[Handwritten signature]*

being situated in Karnes County, Texas, being Tract No. 2 and described on Exhibit "A" attached hereto and made a part hereof for all purposes.

And Pat C. Scanlon has GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents does hereby GRANT, RELEASE, CONFIRM, AND CONVEY, unto the said GEORGE BRADFORD COLEMAN, Trustee of the ROYALTY TRUST, the surface of the property described above.

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TO HAVE AND TO HOLD the above-described property and premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claim or to claim the same or any part thereof.

II. MINERAL ESTATE

FIRST: The said PAT C. SCANLON shall from henceforth have, hold, possess, and enjoy, by herself and to her and her heirs, executors, administrators, and assigns, for her part, share and proportion of the minerals under said property, free from any and all claims of the other party hereto, an undivided 77% interest in the oil, gas, and other minerals that are in and under the property, described as Tracts 1 and 2 on Exhibit "A" attached hereto and made a part hereof for all purposes, and that may be produced from it, and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas and other minerals and for removing them from the property.

And George Bradford Coleman, Individually and as Trustee of the Royalty Trust has GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents does hereby GRANT, RELEASE, CONFIRM, AND CONVEY, unto the said PAT C. SCANLON, the minerals described above.

TO HAVE AND TO HOLD the above-described property and premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever lawfully claim or to claim the same or any part thereof.

Partition Deed

Page 2

*Handwritten signature/initials*

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**SECOND:** The said GEORGE BRADFORD COLEMAN, Trustee of the Royalty Trust shall from henceforth have, hold, possess, and enjoy, by himself as Trustee and to his and his successors and assigns, for his part, share and proportion of the minerals under said property, free from any and all claims of the other party hereto, an undivided 23% interest in the oil, gas, and other minerals that are in and under the property described as Tracts 1 and 2 on Exhibit "A" attached hereto and made a part hereof for all purposes, and that may be produced from it, and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas and other minerals and for removing them from the property.

And Pat C. Scanlon has GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents does hereby GRANT, RELEASE, CONFIRM, AND CONVEY, unto the said GEORGE BRADFORD COLEMAN, Trustee of the ROYALTY TRUST the minerals described above.

TO HAVE AND TO HOLD the above-described property and premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claim or to claim the same or any part thereof.

It is agreed by the parties hereto that any future leases of oil, gas or other kinds and types of minerals shall provide that the owner of the surface will be entitled to recover all reasonable damages incurred to the surface of the land and the improvements and personal property thereon.

III.  
RIGHT OF FIRST REFUSAL

Both parties hereby, shall in the case of a sale of all or any part of any of the above described tracts of land, surface or minerals, have a right of first refusal as follows:

- 1) If the owner of any tract described ("selling party"), above receives a written bona fide offer to sell all or any part of their portion of their particular tract, the other party hereto ("buying party"), shall have the right to purchase the property under the same terms as the said bona fide offer.
- 2) Notice of the bona fide offer shall be given by the selling party immediately upon receipt of same. Thereafter, the buying party shall have thirty (30) days to notify the selling party of their desire to purchase under the same terms and conditions as said bona fide offer.
- 3) The closing shall take place within sixty (60) days thereafter.

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- 3) The closing shall take place within sixty (60) days thereafter.
- 4) If the buying party does not respond to the notice of sale within the time limit set out above, this right of first refusal shall be null and void. An Affidavit executed by the selling party stating that the buying party was given proper notice and has failed to respond within the thirty (30) day period shall be prima facie evidence of same, and when filed of record in Karnes County, Texas, shall protect any title company or bona fide purchaser from damages.
- 5) The offer to sell and the response thereto must be made by certified mail.
- 6) This right of first refusal applies only to the parties hereto, is personal to them, and shall not extend to their heirs and assigns, and shall exist only so long as a party hereto owns a fee interest in any tract hereto.

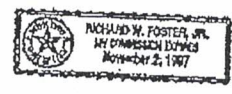
Dated this 3rd day of June, 1996.

*Pat C. Scanlon*  
 Pat C. Scanlon  
*George Bradford Coleman*  
 George Bradford Coleman, Individually  
 and as Trustee of the Royalty Trust

Acknowledgments

State of Texas )

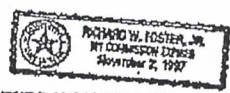
This instrument was acknowledged before me on this the 4th day of June, 1996 by Pat C. Scanlon.



*[Signature]*  
 Notary Public, State of Texas

State of Texas )

This instrument was acknowledged before me on this the 4th day of June, 1996 by George Bradford Coleman, Individually and as Trustee of the Royalty Trust.



*[Signature]*  
 Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

Richard W. Foster, Jr.  
 Attorney at Law  
 209 W. Main Street  
 Kenedy, Texas 78119

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**TEXAS SURVEYING COMPANY**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
P.O. BOX 109 - 1189 WATER STREET  
CONZALE, TEXAS 75845

210/172 0393

Vol. 686, p. 712

**TRACT 1:**

Field Notes for a 100.00 acre tract or parcel of land situated in the JAMES W. FANNIN, Abstract No. 111, Karnes County, Texas and being a combined survey of that certain tract as described in a Partition Deed from Gertrude H. Coleman to Pat Coleman Scanlon called 100.00 acres as recorded in Volume 540 Page 879-881 of the Karnes County Deed Records and that certain tract as conveyed by George Bradford Coleman, Trustee for Brandon Trust Beneficiary to Pat Coleman Scanlon called 80 acres out of and a part of a called 109.94 acres as recorded in Volume 556 Page 895 of the Karnes County Deed Records, said 100.00 acre tract is herein described by metes and bounds as follows to-wit:

**BEGINNING** at a 5/8" iron rod set in the northwest line of County Road No. 277 at the southeast corner of Robert Edward Holstein called 150.44 acre tract as recorded in Volume 554 Page 845 of the Karnes County Deed Records for the southwest corner of said 100.00 acre tract and this tract herein described;

**THENCE:** with the east line of said 150.44 acre tract North 19°-23'-14" West at 1,536 feet crosses a electric transmission line and at a total distance of 2,477.72 feet a 26" diameter Live Oak marked X this day, at a south corner of Jack Michael Wheat called 280.382 acre tract as recorded in Volume 422 Page 329 of the Karnes County Deed Records, and the westernmost corner of said 109.94 acre tract and this tract herein described;

**THENCE:** with said 280.382 acre tract as follows:

North 72°-37'-13" East at 1,009.72 feet a 5/8" iron rod set at southernmost southeast corner of said 280.382 acre tract and a interior corner of said 109.94 acre tract and this tract herein described;

North 19°-53'-32" West at 1,031.06 feet a found 3/4" iron rod at the southwest corner of Lloyd Hicks, Jr. and wife, Linda J. Hicks called 80 acre tract as recorded in Volume 580 Page 578 of the Karnes County Deed Records;

**THENCE:** with the southeast line of said 80 acre tract North 70°-00'-00" East at 825.19 feet a 5/8" iron rod set for the northernmost northeast corner of this tract herein described and the northwest corner of a 28.40 acre tract, also surveyed this day;

**THENCE:** entering said 109.94 acre tract with the division line of this tract herein described and said 28.40 acre tract, also surveyed this day, as follows:

South 20°-00'-00" East at 300.00 feet a 5/8" iron rod set;

South 08°-20'-20" West at 328.95 feet a 5/8" iron rod set;

South 20°-02'-38" East at 300.00 feet a 5/8" iron rod set in the northwest line of Kenneth Wayne Callaway and wife, Patricia Kren Callaway called 20 acre tract as recorded in Volume 599 Page 475 of the Karnes County Deed Records at the southwest corner of said 28.40 acre tract and the northernmost southeast corner of this tract herein described;

**THENCE:** with said 20 acre tract as follows:

South 69°-57'-22" West at 275.00 feet a found 3/4" iron rod at the northwest corner of said 20 acre tract and a interior corner of said 109.94 acre tract and this tract herein described;

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**TEXAS**  
**SURVEYING COMPANY**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 401 - 1503 WATER STREET  
 HOUSTON, TEXAS 77257

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South 20°-02'-01" East at 500.00 feet a found 3/4" iron rod at the southwest corner of said 20 acre tract and a interior corner of said 109.94 acre tract and this tract herein described;

North 69°-59'-08" East at 586 feet crosses said electric transmission line and at a total distance of 1,742.03 feet a found 3/4" iron rod at the southeast corner of said 20 acre tract, being in the west line of County Road No. 289 at the eastermost northeast corner of said 109.94 acre tract and this tract herein described;

THENCE: with the west line of said County Road No. 289 South 19°-45'-30" East at 2,105.60 feet a 5/8" iron rod set in the north line of said County Road No. 277 for the eastermost corner of said 109.94 acre tract and this tract herein described;

THENCE: with the northwest line of County Road No. 277, as follows:

South 71°-15'-34" West at 874.34 feet a 5/8" iron rod set;

South 70°-00'-41" West at 1,294.12 feet a 5/8" iron rod set;

South 70°-44'-34" West 997.45 feet to the point of BEGINNING, as surveyed under the direct supervision of Stephen G. Pirkle, Jr., Registered Professional Land Surveyor No. 4227 in the State of Texas, during the month of April 1996.

I hereby certify that the above description was prepared from a standard land survey made on the ground under my direction and correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Surveyors Association standards and specifications for Category 1B Condition IV survey this the 30th day of April 1996.

IN WITNESS THEREOF, I sign and affix my seal this the 30th day of April 1996.

*Stephen G. Pirkle, Jr.*  
 Stephen G. Pirkle, Jr.  
 Registered Professional Land Surveyor No. 4227



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**TEXAS**  
**SURVEYING COMPANY**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 539 - 1504 WATER STREET  
 GOZEALES, TEXAS 78128

2101672 4581

TRACT 2:

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Field Notes for 28.40 acre tract or parcel of land situated in the JAMES W. FARNIN, Abstract No. 111, Karnes County, Texas and being out of and a part of that certain tract called 109.94 acres as called to be owned by the Estate of Gertrude H. Coleman as recorded in Volume 556 Page 895, Karnes County Deed Records being described in a Cash Deed from George Bradford Coleman, Trustee for the Brandon Trust Beneficiary conveyed 80 acres of said 109.94 acres to Pat Coleman Scanlon, said 28.40 acres also being out of and a part of that certain tract called 309.94 acres as described in a Deed Creating Life Estate as recorded in Volume 510 Page 637 of the Karnes County Deed Records and said 28.40 acres being the remainder of said 109.94 acres, said 28.40 acre tract is herein described by metes and bounds as follows to-wit:

**BEGINNING** at a found 3/4" iron pipe in the southwest line of County Road No. 289 at the southeast corner of Lloyd Hicks, Jr. and wife, Linda J. Hicks called 80 acre tract as recorded in Volume 580 Page 578 of the Karnes County Deed Records and being the northernmost northeast corner of said 109.94 acre tract and this tract herein described;

**THENCE:** with the southwest line of said County Road No. 289 South 19°-54'-20" East at 548 feet crosses a electric transmission line, at a total distance of 888.40 feet a found 3/4" iron pipe at the northeast corner of Kenneth Wayne Callaway and wife, Patricia Kren Callaway called 20 acre tract as recorded in Volume 599 Page 475 of the Karnes County Deed Records for the easternmost corner of this tract herein described;

**THENCE:** South 69°-57'-22" West at 709 feet crosses said electric transmission line and at a total distance of 1,468.90 feet a 5/8" iron rod set in the northwest line of said 20 acre tract for the southwest corner of this tract herein described and being a corner of a 180.00 acre tract, also surveyed this day;

**THENCE:** entering said 109.94 acre tract with the division line between this tract herein described and said 180.00 acre tract as follows;

North 20°-02'-38" West at 300.00 feet a 5/8" iron rod set;

North 08°-20'-20" East at 328.95 feet a 5/8" iron rod set;

North 20°-00'-00" West at 300.00 feet a 5/8" iron rod set in the southeast line of said 80 acre tract for the northernmost northeast corner of said 180.00 acre tract and the northwest corner of this tract herein described;



**TEXAS**  
**CONVEYING COMPANY**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 854 - 1500 WATER STREET  
 CONZALES, TEXAS 76113

311/017 5511

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THENCE: with the southeast line of said 30 acre tract North 70°-00'-00" East at 796 feet crosses a electric transmission line and at a total distance of 1,314.45 feet to the point of BEGINNING, as surveyed under the direct supervision of Stephen O. Pirkle, Jr., Registered Professional Land Surveyor No. 4227 in the State of Texas, during the month of April 1996.

I hereby certify that the above description was prepared from a standard land survey made on the ground under my direction and correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Surveyors Association standards and specifications for Category II Condition IV survey this the 30th day of April 1996.

IN WITNESS THEREOF, I sign and affix my seal this the 30th day of April 1996.

*Stephen O. Pirkle, Jr.*

Stephen O. Pirkle, Jr.  
 Registered Professional Land Surveyor No. 4227



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<p>REGISTERED</p> <p>45881</p>	<p>PARTITION DEED</p>
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Filed For Record the 17th day of June A.D. 1996  
 At 11:25 o'clock A.M.  
 ELIZABETH SWIZE  
 COUNTY CLERK, KANSAS COUNTY, TEXAS  
 By *Elizabeth Swize* Deputy

*Richard W. Swize, Jr.*  
 Attorney & Counselor at Law  
 509 9th Street  
 Muskogee, Texas 74603

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RECORDED IN OFFICIAL RECORDS  
 FILE DATE *June 17, 1996*  
 FILE TIME *11:25 O'CLOCK A.M.*  
 VOL. *886* PAGE *238*

RECORDING DATE  
*June 17, 1996*  
 ELIZABETH SWIZE  
 COUNTY CLERK, KANSAS COUNTY  
 BY *Elizabeth Swize*

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Vol  
1189

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797

Filed for Record in:  
Karnes County

On: Aug 05, 2014 at 12:46P

As a:  
Recording Official Record

Document Number: 00135854

Amount: 56.00

Receipt Number - 76598

By:  
Jamie Leal

STATE OF TEXAS

COUNTY OF KARNES

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:

Karnes County  
as stamped hereon by me.  
Aug 05, 2014

Carol Swize, Karnes County Clerk  
Karnes County