

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

James

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 3

Being 126.642 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and being all of a former 127.85 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated July 12, 1954, and recorded in Volume 110, Page 503, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a stone mound found in place under a fence at the Southeast corner of said 127.85 acre tract, at the Southwest corner of a former 97 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, et ux, and recorded in Volume 126, Page 262, said Deed Records and in the North line of the George A. Feris Survey, Abstract No. 247 and the South line of said Scott Survey, for the Southeast corner of this tract;

THENCE, N 89 degrees 47' 44" W 1724.95 feet, with a fence and the North line of said George A. Feris Survey and the South Line of said Scott Survey, to an iron rod in the East line of a county road, for the Southwest corner of this tract;

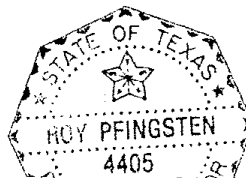
THENCE,, with a fence and said road as follows:
N 00 degrees 32' 50" E 577.49 feet, an iron rod,
N 21 degrees 40' 41" W 538.58 feet, an iron rod,
N 01 degrees 24' 24" E 89.57 feet, an iron rod and
N 00 degrees 45' 50" E 1809.31 feet to an iron rod, for the Northwest corner of this tract and the Southwest corner of a former 100 acre tract described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board and recorded in Volume 111, Page 604, said Deed Records;

THENCE, S 89 degrees 47' 44" E 1889.54 feet, with the South line of said 100 acre tract and the North line of said former 127.85 acre tract, to a stone mound found in place, for the Northeast corner of this tract;

THENCE, S 00 degrees 02' 54" E 2976.06 feet to the point of beginning and containing 126.642 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 4

Being 96.559 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and being all of a former 97.00 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated 15 Januray 1964, and recorded in Volume 126, Page 262, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a stone mound found in place under a fence at the Southeast corner of a 127.85 acre tract this is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated 12 July 1954, and recorded in Volume 110, Page 503, said Deed Records, at the Southwest corner of said 97.00 acre tract and in the North line of the George A. Feris Survey, Abstract No. 247 and the South line of said Scott Survey, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 1152.77 feet to an iron rod, for the Northwest corner of this tract;

THENCE,, S 89 degrees 51' 41" E 3657.97 feet to an iron rod in the West line of a county road, for the Northeast corner of this tract;

THENCE, with a fence and West line of said road as follows:
S 00 degrees 29' 13" W 11.5 feet, an iron rod,
S 03 degrees 46' 43" W 89.13 feet, an iron rod,
S 00 degrees 51' 26" E 205.82 feet, an iron rod,
S 00 degrees 48' 11" E 489.55 feet, an iron rod,
S 12 degrees 49' 24" W 271.51 feet, an iron rod,
S 04 degrees 38' 48" W 65.29 feet, an iron rod and
S 04 degrees 09' 27" E 27.19 feet to an iron rod, for the Southeast corner of this tract;

THENCE, S 88 degrees 04' 52" W 330.93 feet, an iron rod in a fence corner;

Thence, N 85 degrees 30' 11" W 166.57 feet, crossing Mullin Creek, to an iron rod in a fence corner;

THENCE, with a fence as follows:
N 89 degrees 41' 07" W 421.38 feet, an iron rod,
N 89 degrees 57' 16" W 1584.73 feet, an iron rod,
N 89 degrees 50' 53" W 295.49 feet, an iron rod,
S 89 degrees 44' 03" W 510.39 feet, an iron rod and
N 88 degrees 25' 25" W 188.71 feet to the point of beginning and containing 96.559 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

W. D. Cooksey

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 5

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at an iron rod at the Northwest corner of a former 97 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated January 15, 1964, and recorded in Volume 126, Page 262, said Deed Records and at the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 1038.08 feet to an iron rod, for the Northwest corner of this tract;

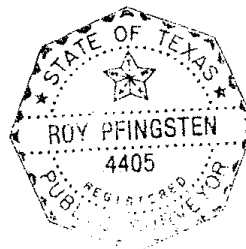
THENCE, S 89 degrees 51' 41" E 3666.92 feet to an iron rod in a fence on the West line of a county road, for the Northeast corner of this tract;

THENCE, with a fence and said road as follows:
S 00 degrees 22' 33" W 386.92 feet, an iron rod and
S 00 degrees 29' 13" W 651.17 feet to an iron rod on the North line of said former 97 acre tract, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 3657.97 feet, with the North line of said 97 acre tract, to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



Donnie
Temple

Spence + Tere

C. Lee
H. Lee

David
Whitcomb

Billy
C. Lee

A-230

Johnson

David
Whitcomb

Delton Whitcomb
Lincoln
Whitcomb

North

L. H. Lee

James
Glenn

James
Glenn

James
Glenn

James
Glenn

A-24

Billie

Leabette

Jack
Dierce

W. Lee
M. Lee

Charles B

Seiders

David
G. Lee

David
G. Lee

Malcolm
Light

David
G. Lee

5000 A

Donna

Donna

520

520

Needs to Get

91 | 590 csm

126 | 405 csm

90 | 191 c.s. RICHSONE → T.B. Cooksey

Jack } Cooksey
Bill }
Tom }
↓ 121/146 ✓
87.286 csm
5/24/1988
James M. Cooksey

T.B. Cooksey
97 csm
↓ 126/262 ✓
115 | 1964
James M. Cooksey

T.B. Cooksey
127.85 csm
↓ 110/503 ✓
7/12/1954
V.L.B.
127.85 csm
110 | 505 ✓
7/12/1954
James M. Cooksey

126/262 ✓
96.557

Tom Cooksey Sr.
1a ↓ 109/355 5/6/1953
Tom Cooksey Jr.

A-593
Mills Co

Edson - Murray Rd

11150

2 m/155
Gene Cooksey
153/1088
Jack James
8/11 5/14/1968
87.286 ↓ 192/149 5/24/1988
Bill C. Cooksey

T.B. Cooksey wife
100-111/504
V.L.B. 7-12-1954
87.286 ↓

Tom Cooksey Jr.

James, Bill, Tom
87.286 ↓ 192/140 5-24-1988
Jack R. Cooksey

T.B. + Gene Cooksey
3

127.85 csm ↓ 101/503
V.L.B. 7/12/1954

110 | 505 ✓
8/11/1954
James M. Cooksey

T.B. + Gene Cooksey
4
97 csm ↓ 126/262 ✓ 5/19/84
James M. Cooksey

T.B.C.

T.B. Cooksey

100.00 csm
111/604
V.L.B.

126.64 csm
110 | 503 ✓
7-12-54
V.L.B.
110 | 505 ✓
87.286
James Cooksey

126 | 262 ✓
James Cooksey

J D KIRKPATRICK SURVEY 90

ELI FENN SUR 88
A - 244

CHARLES
GIESECKE
SURVEY 19
A - 280

TRACT 2
82.566 ACRES

TRACT 6
87.286 ACRES

TRACT 8
87.286 ACRES

TRACT 7
87.286 ACRES

WILLIAM M.

SCOTT SURVEY 15

A - 393

DAVID HANSON SUR 8
A - 335

TRACT 3
126.642 ACRES

TRACT 5
87.286 ACRES

TRACT 4
96.559 ACRES

GEORGE A FERIS
A - 247

DANIEL BRADLEY SUR 9
A - 45

Plat of 8 tracts of land in Mills County, Texas,
out of the Wm M Scott Sur 15, A. 393, made 1 April
1906, for Bill Cooksey, et al.
Ray Pringsten
Public Surveyor of the State of Texas
do hereby certify that this plat is true and correct
as surveyed on the ground and that there are no
encroachments except as shown hereon.

ROY PRINGSTEN
Registered Public Surveyor
No. 4405 of Texas.



192/140

WARRANTY DEED

THE STATE OF TEXAS

*

KNOW ALL MEN BY

*

COUNTY OF MILLS

*

THESE PRESENTS:

That we, Jack R. Cooksey, of the County of Mills, State of Texas, Bill C. Cooksey, of the County of Ector, State of Texas, and Tom Cooksey, Jr. of the County of San Saba, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by the presents do Grant, Sell and Convey unto James M. Cooksey of the County of Dallas, State of Texas as his separate property and estate, all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas being known as:

87.286 acres of land as described in the attached field notes as prepared by Ray Pfingsten, Registered Public Surveyor and designated as Tract #5.

To have and to hold the property, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said James M. Cooksey as his separate property and estate, his heirs, personal representatives, successors and assigns forever, and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee and his heirs, personal representatives, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of May, 1988.

Jack R. Cooksey
Jack R. Cooksey

Bill C. Cooksey
Bill C. Cooksey

Tom Cooksey, Jr.
Tom Cooksey, Jr.

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 19__ by _____

Notary Public

State of Texas

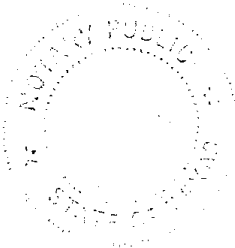
My Commission expires: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Mills

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by JACK R. COCKSEY and
Tom Cocksey Jr.



Jean Ferguson Jean Ferguson
 Notary Public

State of Texas

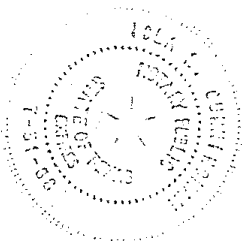
My Commission expires: 7-5-88

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Ector

The foregoing instrument was acknowledged before me this 24 day of
May, 1988 by Bill C. Cocksey



Iola L. Cunningham
 Notary Public Iola L. Cunningham

State of Texas

My Commission expires: 7/31/88

AFTER FILING, PLEASE RETURN TO:

ALL AMERICAN PIPELINE CO
 2723 EXCHANGE PLACE
 TEMPLE, TX 76504

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 5

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at an iron rod at the Northwest corner of a former 97 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated January 15, 1964, and recorded in Volume 126, Page 262, said Deed Records and at the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 1038.08 feet to an iron rod, for the Northwest corner of this tract;

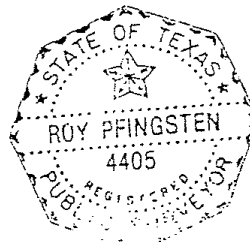
THENCE, S 89 degrees 51' 41" E 3666.92 feet to an iron rod in a fence on the West line of a county road, for the Northeast corner of this tract;

THENCE, with a fence and said road as follows:
S 00 degrees 22' 33" W 386.92 feet, an iron rod and
S 00 degrees 29' 13" W 651.17 feet to an iron rod on the North line of said former 97 acre tract, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 3657.97 feet, with the North line of said 97 acre tract, to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



Filed for record the 17th day of June, A.D. 1988, at 10:00 A.M.

Recorded the 17th day of June, A.D. 1988, at 10:15 A.M.

Walter A. Bryant
County Clerk, Mills County, Texas

WARRANTY DEED

192/143

THE STATE OF TEXAS
COUNTY OF MILLS

* KNOW ALL MEN BY
*
* THESE PRESENTS:

That we, Jack R. Cooksey, of the County of Mills, State of Texas, James M. Cooksey, of the County of Dallas, State of Texas, and Bill C. Cooksey of the County of Ector, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by the presents do Grant, Sell and Convey unto Tom Cooksey, Jr. of the County of San Saba, State of Texas as his separate property and estate, all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas being known as:

87.286 acres of land as described in the attached field notes as prepared by Ray Pfingsten, Registered Public Surveyor and designated as Tract #6.

To have and to hold the property, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said Tom Cooksey, Jr. as his separate property and estate, his heirs, personal representatives, successors and assigns forever, and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee and his heirs, personal representatives, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of May, 1988.

Jack R. Cooksey
Jack R. Cooksey

James M. Cooksey
James M. Cooksey

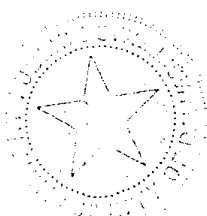
Bill C. Cooksey
Bill C. Cooksey

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 31st day of MAY, 1988 by JAMES M. COOKSEY



Dr. J. J. [Signature]
Notary Public

State of Texas

My Commission expires: January 31, 1991

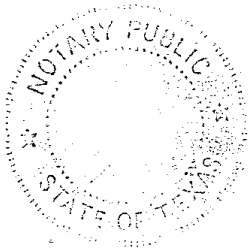
WITNESSES:
In and for the State of Texas
My Commission Expires: 1991

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Wills

The foregoing instrument was acknowledged before me this 25th day of
May, 1988 by Jack R. Coorsey



Jean Ferguson Jean Ferguson
 Notary Public

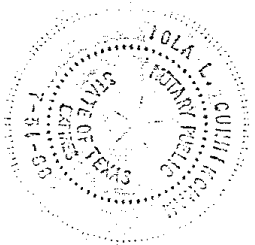
State of Texas
 My Commission expires: 7-5-88

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Ector

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by Bill C. Coorsey



Iola L. Cunningham
 Notary Public Iola L. Cunningham

State of Texas
 My Commission expires: 7/31/88

AFTER FILING, PLEASE RETURN TO:

ALL AMERICAN PIPELINE CO
 2723 EXCHANGE PLACE
 TEMPLE, TX 76504

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 6

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey, and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a point that is 1038.08 feet N 00 degrees 02' 54" W of the Northwest corner of a 97.00 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated 15 January 1964, and recorded in Volume 126, Page 262, said Deed Records, and the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 785.21 feet to a stone mound found in place at the Northeast corner of a former 127.85 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated July 12, 1954, and recorded in Volume 110, Page 503, said Deed Records and at the Southeast corner of a former 100 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated 12 July 1954, and recorded in Volume 111, Page 604, said Deed Records;

THENCE, N 00 degrees 20' 16" E 2070.24 feet to an iron rod in a fence in the South line of Oakview Cemetery, for the Northwest corner of this tract;

THENCE, S 87 degrees 24' 06" E 510.67 feet, with a fence, to an iron rod in a fence corner at the Southeast corner of a 1.00 acre Cemetery tract of land that is described in Volume 126, Page 405, said Deed Records, for an internal corner of this tract;

THENCE, N 04 degrees 56' 37" E 338.51 feet, with a fence, to an iron rod and N 09 degrees 48' 43" E 4.16 feet, with a fence, to an iron rod in a fence corner at the Northeast corner of said 1.00 acre Cemetery tract on the North line of said Scott Survey, for an external corner of this tract;

THENCE, S 89 degrees 08' 21" E 710.19 feet, with a fence and the North line of said Scott Survey, to an iron rod, for the Northeast corner of this tract;

THENCE, S 00 degrees 08' 19" W 3166.00 feet to an iron rod, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 1254.02 feet to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76441
915-356-2267



Filed for record the 17th day of June, A.D. 1988, at 10:00 A.M.

Recorded the 17th day of June, A.D. 1988, at 10:20 A.M.

Walter A. Bryant
County Clerk, Mills County, Texas

192/146

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF MILLS

*

*

*

KNOW ALL MEN BY
THESE PRESENTS:

That we, James M. Cooksey, of the County of Dallas, State of Texas, Bill C. Cooksey, of the County of Ector, State of Texas, and Tom Cooksey, Jr. of the County of San Saba, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by the presents do Grant, Sell and Convey unto Jack R. Cooksey of the County of Mills, State of Texas as his separate property and estate, all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas being known as:

87.286 acres of land as described in the attached field notes as prepared by Ray Pfingsten, Registered Public Surveyor and designated as Tract #7.

To have and to hold the property, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said Jack R. Cooksey as his separate property and estate, his heirs, personal representatives, successors and assigns forever, and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee and his heirs, personal representatives, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of May, 1988.

James M. Cooksey
James M. Cooksey

Bill Cooksey
Bill C. Cooksey

Tom Cooksey Jr.
Tom Cooksey, Jr.

ACKNOWLEDGMENT

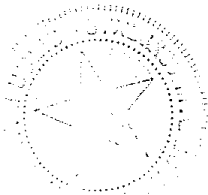
THE STATE OF TEXAS

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 31st day of May, 1988 by James M. Cooksey

Notary Public
Notary Public

State of Texas
My Commission expires: January 31, 1989



Notary Public
in and for the State of Texas
My Commission Expires: January 31, 1989

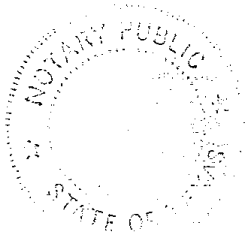
ACKNOWLEDGMENT

147

THE STATE OF TEXAS

COUNTY OF Wills

The foregoing instrument was acknowledged before me this 24~~th~~ day of
May, 1988 by Tom Cooksey Jr



Jean Ferguson Jean Ferguson
Notary Public

State of Texas

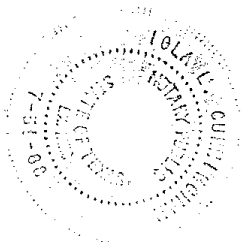
My Commission expires: 7-5-88

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Ector

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by Bill C. Cooksey



Iola L. Cunningham
Notary Public Iola L. Cunningham

State of Texas

My Commission expires: 7/31/88

AFTER FILING, PLEASE RETURN TO:

ALL AMERICAN PIPELINE CO
2723 EXCHANGE PLACE
TEMPLE, TX 76504

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 7

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a point that is 1038.08 feet N 00 degrees 02' 54" W and 1254.02 feet S 89 degrees 51' 41" E of the Northwest corner of a former 97.00 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated 15 January 1964, and recorded in Volume 126, Page 262, said Deed Records and at the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 08' 19" E 1573.59 feet to an iron rod, for the Northwest corner of this tract;

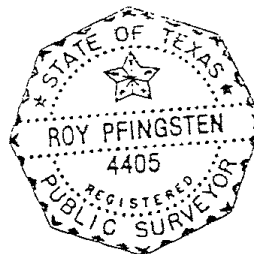
THENCE, S 89 degrees 51' 41" E 2420.70 feet to an iron rod in a fence in the West line of a county road, for the Northeast corner of this tract;

THENCE, S 00 degrees 54' 40" W 137.63 feet, with a fence and said road, to an iron rod and S 00 degrees 22' 33" W 1435.99 feet, with a fence and said road, to an iron rod, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 2412.90 feet to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



Filed for record the 17th day of June, A.D. 1988, at 10:00 A.M.

Recorded the 17th day of June, A.D. 1988, at 10:25 A.M.

Walter A. Bryant
County Clerk, Mills County, Texas

WARRANTY DEED

192/149

THE STATE OF TEXAS

*

KNOW ALL MEN BY

*

COUNTY OF MILLS

*

THESE PRESENTS:

That we, Jack R. Cooksey, of the County of Mills, State of Texas, James M Cooksey, of the County of Dallas, State of Texas, and Tom Cooksey, Jr. of the County of San Saba, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by the presents do Grant, Sell and Convey unto Bill C. Cooksey of the County of Ector, State of Texas as his separate property and estate, all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas being known as:

87.286 acres of land as described in the attached field notes as prepared by Ray Pfingsten, Registered Public Surveyor and designated as Tract #8.

To have and to hold the property, together with all and singular the right and appurtenances thereto in any way belonging, unto the said Bill C Cooksey as his separate property and estate, his heirs, personal representatives, successors and assigns forever, and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee and his heirs, personal representatives, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14th day of May, 1988.

Jack R. Cooksey
Jack R. Cooksey

James M. Cooksey
James M. Cooksey

Tom Cooksey, Jr.
Tom Cooksey, Jr.

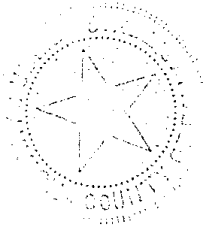
ACKNOWLEDGMENT

ORIGINAL SIGNED IN BLUE INK

THE STATE OF TEXAS

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 31st day of May, 1988 by James M. Cooksey



Wm. F. Oxford, Jr.
Notary Public

State of Texas

My Commission expires: January 31, 1991

WM. F. OXFORD, JR., Notary Public

in and for the State of Texas

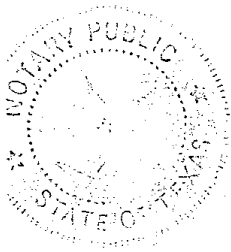
My Commission Expires 1-31-91

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Mills

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by JACIE R. COOKSEY and Tom
COOKSEY Jr.



Jean Ferguson
 Notary Public

State of Texas
 My Commission expires: 7-5-88

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of
 _____, 19____ by _____

 Notary Public

State of Texas
 My Commission expires: _____

AFTER FILING, PLEASE RETURN TO:

ALL AMERICAN PIPELINE CO
 2723 EXCHANGE PLACE
 TEMPLE, TX 76504

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 8

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey, and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a point that is 1573.59 feet N 00 degrees 08' 19" E, 1254.02 feet N 89 degrees 51' 41" E and 1038.08 feet N 00 degrees 02' 54" W of the Southwest corner of said 347.75 acre tract and the Northwest corner of a former 97.00 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey and recorded in Volume 126, Page 262, said Deed Records, for the Southwest corner of this tract;

THENCE, N 00 degrees 08' 19" E 1592.40 feet to an iron rod in a fence in the North line of said William M. Scott Survey and the South line of the J. D. Kirkpatrick Survey No. 30, Abstract 411, for the Northwest corner of this tract;

THENCE, with a fence and said survey lines as follows:
S 89 degrees 08' 21" E 169.60 feet, an iron rod,
S 89 degrees 10' 37" E 1142.89 feet, an iron rod and
S 88 degrees 58' 41" E 259.10 feet to an iron rod set in a fence corner on the West side of a county road;

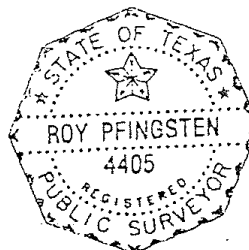
THENCE, S 21 degrees 11' 36" E 58.72 feet, with a fence and said road, to an iron rod, N 88 degrees 09' 33" E 297.93 feet, with a fence and said road, to an iron rod and N 88 degrees 44' 27" E 512.73 feet, with a fence and said road, to an iron rod, for the Northeast corner of this tract;

THENCE, S 28 degrees 53' 49" E 77.09 feet, an iron rod, and S 00 degrees 54' 40" W 1473.45 feet, all with a fence and the West side of a road, to an iron rod, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 2420.70 feet to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



Filed for record the 17th day of June, A.D. 1988, at 10:00 A.M.

Recorded the 17th day of June, A.D. 1988, at 10:30 A.M.

Walter A. Bryant
County Clerk, Mills County, Texas

WARRANTY DEED

THE STATE OF TEXAS

I

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MILLS

I

That I, ALVIE D. JOHNSTON, a single man, of the County of Mills and State of Texas, for and in consideration of the love and affection which have and bear unto and toward my son, JOHNNY RAY JOHNSTON, HAVE GIVEN, GRANTED AND CONVEYED, and by these presents do HEREBY GIVE, GRANT AND CONVEY unto JOHNNY RAY JOHNSTON, as his separate property and estate, whose address is P.O. Box 1502, Eunice, New Mexico 88231, of the County of Lea and State of New Mexico, all the following described real property lying and being situated in Mills County, Texas, to-wit:

Being 265.7 acres of land, more or less, consisting of 90 acres of land out of Section No. Two (2), I. & G. N. R.R. COMPANY SURVEY, Abstract No. 392, and 175.7 acres of land out of Section No. One (1), I & G. N. R.R. COMPANY SURVEY, Abstract No. 393, in Mills County, Texas. Said 265.7 acres of land, more or less, being described by metes and bounds in one (1) tract as follows:

BEGINNING at the Northwest corner of the JOSEPH HARRIS PRE-EMPTION SURVEY;

THENCE West 400 varas to R.A. Brown's Southwest corner, a st md;

THENCE North 826 varas to a st md for corner;

THENCE West 702 varas to a stake, a L.O. brs North 69-1/2 East 5-6/10 varas;

THENCE South 960 varas a st md, a mesquite brs South 16-1/2 West 3 varas, a L.O. N 41 E. 10 varas;

THENCE East 130 varas a st md, a L.O. brs North 82-1/2 East 12 vrs;

THENCE South 796 varas a st md, a Large L.O. brs North 5 East 23-3/10 varas;

THENCE East 792 varas a stake in Joseph Harris West line;

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

James

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 3

Being 126.642 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and being all of a former 127.85 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated July 12, 1954, and recorded in Volume 110, Page 503, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a stone mound found in place under a fence at the Southeast corner of said 127.85 acre tract, at the Southwest corner of a former 97 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, et ux, and recorded in Volume 126, Page 262, said Deed Records and in the North line of the George A. Feris Survey, Abstract No. 247 and the South line of said Scott Survey, for the Southeast corner of this tract;

THENCE, N 89 degrees 47' 44" W 1724.95 feet, with a fence and the North line of said George A. Feris Survey and the South Line of said Scott Survey, to an iron rod in the East line of a county road, for the Southwest corner of this tract;

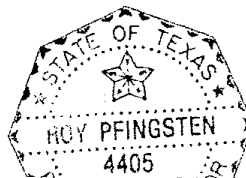
THENCE,, with a fence and said road as follows:
N 00 degrees 32' 50" E 577.49 feet, an iron rod,
N 21 degrees 40' 41" W 538.58 feet, an iron rod,
N 01 degrees 24' 24" E 89.57 feet, an iron rod and
N 00 degrees 45' 50" E 1809.31 feet to an iron rod, for the Northwest corner of this tract and the Southwest corner of a former 100 acre tract described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board and recorded in Volume 111, Page 604, said Deed Records;

THENCE, S 89 degrees 47' 44" E 1889.54 feet, with the South line of said 100 acre tract and the North line of said former 127.85 acre tract, to a stone mound found in place, for the Northeast corner of this tract;

THENCE, S 00 degrees 02' 54" E 2976.06 feet to the point of beginning and containing 126.642 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 4

Being 96.559 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and being all of a former 97.00 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated 15 Januray 1964, and recorded in Volume 126, Page 262, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a stone mound found in place under a fence at the Southeast corner of a 127.85 acre tract this is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated 12 July 1954, and recorded in Volume 110, Page 503, said Deed Records, at the Southwest corner of said 97.00 acre tract and in the North line of the George A. Feris Survey, Abstract No. 247 and the South line of said Scott Survey, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 1152.77 feet to an iron rod, for the Northwest corner of this tract;

THENCE,, S 89 degrees 51' 41" E 3657.97 feet to an iron rod in the West line of a county road, for the Northeast corner of this tract;

THENCE, with a fence and West line of said road as follows:
S 00 degrees 29' 13" W 11.5 feet, an iron rod,
S 03 degrees 46' 43" W 89.13 feet, an iron rod,
S 00 degrees 51' 26" E 205.82 feet, an iron rod,
S 00 degrees 48' 11" E 489.55 feet, an iron rod,
S 12 degrees 49' 24" W 271.51 feet, an iron rod,
S 04 degrees 38' 48" W 65.29 feet, an iron rod and
S 04 degrees 09' 27" E 27.19 feet to an iron rod, for the Southeast corner of this tract;

THENCE, S 88 degrees 04' 52" W 330.93 feet, an iron rod in a fence corner;

Thence, N 85 degrees 30' 11" W 166.57 feet, crossing Mullin Creek, to an iron rod in a fence corner;

THENCE, with a fence as follows:
N 89 degrees 41' 07" W 421.38 feet, an iron rod,
N 89 degrees 57' 16" W 1584.73 feet, an iron rod,
N 89 degrees 50' 53" W 295.49 feet, an iron rod,
S 89 degrees 44' 03" W 510.39 feet, an iron rod and
N 88 degrees 25' 25" W 188.71 feet to the point of beginning and containing 96.559 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

W. D. Cooksey

The State of Texas } Field Notes of a Survey of 127.85 acres of Land
County of Mills } made for Tom Cooksey, Sr. Original Grantee.
William M. Scott; Petitioner: William M. Scott; Certificate N°
42 issued July 7, 1845. Survey N° 15, Wm. M. Scott.
Quantity: 127.85 acres, S.W. Part of the Wm. M. Scott Survey N° 15.
Scale: 200 Varas per inch. Variation: 9° 36' E. Said Survey is in Mills
County, Texas, situated on the waters of Mullin Creek, a tributary of
Pecos Bayou River, about 7 miles N 33 W of Goldthwaite
Texas. Beginning at a corner post on the E side of a Public Road
and in the S line of the Wm. M. Scott Survey N° 15 from
which the S.E. Corner of said Survey bears E., approximately,
194 Varas: Thence, with the fence on the East side of said road
as follows: N. 208.8 Varas; N. 21 $\frac{3}{4}$ W 193.0 Varas; N $\frac{3}{4}$ E 687.4 Varas to
the S.W. Corner of the N.W. part of the Tom Cooksey, Sr., Land
described as a 100 acre tract of land to be conveyed by Tom
Cooksey, Sr., to Tom Cooksey, Jr., a stake and stone mound
on the E side of Public Road for the N.W. Corner of this
tract of land: Thence, with the S line of said 100 acre tract
of land, East -- 684.8 Varas to the S.E. Corner of the said 100
acre tract of land and the N.E. Corner of this tract of land,
a stake and stone mound for corner; Thence S. 1075.5 Varas
to a stake and stone mound under fence, in the S line of
the Wm. M. Scott Survey, for the S.E. Corner of this tract
of land; Thence, with fence line, W. 622.3 Varas to the place of
beginning. Chain Carriers: Oscar Cooksey and Buddie Cooksey.
Beginning marked: x, stakes and mounds. Surveyed December
14th, 1953 by J.C. Long, County Surveyor. I, J.C. Long,
Surveyor of Mills County, Texas, do hereby certify that the
foregoing Survey was made by me on the ground, and according to
law; that the limits, boundaries and corners, with the marks, natural
and artificial, are truly described in the foregoing Plat and Field
Notes, just as I found them on the ground; and they are recorded
in Book Five, Page 426, of the County Surveyor's Records
of Mills County, Texas.
This the 18th Day of December, 1953.
J.C. Long, Surveyor of Mills
County, Texas.

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as assignees of the 4th day of Feb. 1838. Beginning at a stake on the bank of the river the S.W. cor of Sur. No. 60 for the N W Cor of this survey from which a hackberry brs N 41 E 20 vrs and a pecan brs S 69 W 5 vrs Thence down the river with its meanders as follows: S 20 E 200 vrs; S 15 E 300 vrs; E 400 vrs; S 35 W 620 vrs; S 60 E 740 vrs; S 380 vrs; S 38 W 910 vrs; to the N. W. cor of a 17 1/2 acre tract out of said survey recovered by J.H. Grant. Thence E "bout 2443 vrs to the N E cor of one 17 1/3 acre tract 50 vrs N of S line of this survey

Thence S 50 vrs to S line of this survey Thence E 8016 vrs to original S E cor of this survey from which a P O brs N 23 1/2 W 30 vrs a post oak brs. N 26W 31 vrs both marked "H". Thence N 2065 vrs to S corner of a 23 3/6 acre tract conveyed by Geo L Porter to Mrs S.N. Carothers Aug 11, 1904. Thence in a North westerly direction to the W corner of said 22 5/6 acre tract at a point 620 vrs W of N E corner of this survey and on N line thereof. Thence W 10,836 vrs to the place of beginning and containing about 4573 acres of land, and that they be and are hereby quieted in their possession thereto, and that all clouds upon the title of the plaintiffs to said land by reason of any claim of the defendants or either of them, be and are hereby removed and held for naught.

It is further ordered, adjudged, and decreed by the Court that the officers of the court have and recover of and from the plaintiffs J.H. Burnett and O.C. Weatherby all costs in this behalf expended, for all of which let execution issue.

Attest L.E. Booker
District Clerk.

s/ John D. Robinson
Judge 27th Judicial District of Texas.

I, R.C. Summy, County* District Clerk in and for Mills County, Texas do hereby certify that the above is a true and correct copy of the same as recorded in Volume 4 page 278 of the Civil Minutes District Court Mills County, Texas.

Witness my hand and seal of office on this the 2 day of September, 1954.

(SEAL)

R.C. Summy
County-District Clerk, Mills County, Texas.

Filed for record on the 7 day of September A.D. 1954 at 3:25 pm

Recorded on the 7 day of September A.D. 1954 at 4:45 pm

R.C. Summy
County Clerk, Mills County, Texas.

THE STATE OF TEXAS

COUNTY OF MILLS

KNOW ALL MEN BY THESE PRESENTS: THAT

We, T.D. Cooksey and wife Grace Cooksey, of the County of Mills, in the State aforesaid, for and in consideration of the sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars cash to us in hand paid by Veterans Land Board of Texas the receipt of which is hereby acknowledged,

Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Veterans Land Board of Texas all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas, and known and described as follows, to-wit:

127.85 acres of land out of the Southwest part of the Wm. M. Scott survey No. 15, in Mills County, Texas, and described by metes and bounds as follows:

BEGINNING at a corner post on the East side of a Public road and in the South line of the Wm. Scott survey No. 15, from which the S E corner of said survey bears East approximately 1941 varas;

THENCE with fence on the east side of said public road as follows; North 208.8 varas; North 21-3/4 West 193.0 varas; North 3/4 East 687.5 varas to the southwest corner of the N W part of the Tom Cooksey Sr., land described as 100 acres of land to be conveyed to Tom Cooksey Jr., (through the Veterans Land Board of Texas) a stake and stone mound on the East side of Public road for the N W corner of this tract of land;

THENCE with the South line of the said 100 acre tract of land, East 684.8 vrs to the SE corner of the said 100 acre tract and the NE corner of this tract of land, a stake and stone mound for corner;

THENCE South 1075.5 varas to a stake and stone mound under fence in the South line of the Wm. M. Scott survey, for the SE corner of this tract of land;

THENCE with old fence line West 622.3 varas to the place of beginning,

and being the same land and premises as that surveyed by J.C.Long, County surveyor of Mills County, Texas, on December 14, 1953 the field notes to which are recorded in Volume 5 page 426 of the surveyors records of Mills County, Texas, reference to which is here made for all legal purposes.

It is fully understood and agreed between the grantors and the grantee herein that this conveyance is made subject to that certain reservation of 1/16 of all oil, gas and other minerals that may be produced and saved from the above described land and one-half of all lease and bonus moneys derived from any and all oil, gas and /or mineral leases executed on the above described land or any part thereof, retained in the deed from R. Niles Graham et al to E.P.Thomas, dated April 5, 1940 and recorded in Volume 85 page 359 of the deed records of Mills County, Texas, to which said deed and the record thereof reference is here made for all legal purposes.

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 Veterans Land Board of Texas its successors and assigns forever, And we do hereby bind ourselves, our heirs, executors and administrators to Warrant and forever Defend, all and singular, the said premises unto the said Veterans Land Board of Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands this 12th day of July A.D. 1954.

8.15 1 R STAMPS CANCELLED

T.D.Cooksey

Grace Cooksey.

THE STATE OF TEXAS

COUNTY OF MILLS

Before me, the undersigned authority, on this day personally appeared T.D.Cooksey known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 7th day of September A.D. 1954.

(SEAL)

E.B.Gilliam Jr.
Notary Public, Mills County, Texas.

THE STATE OF TEXAS

COUNTY OF MILLS

Before me, the undersigned authority, on this day personally appeared Grace Cooksey wife of T.D.Cooksey known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband, and having had the same fully explained to her by me, she the said Grace Cooksey acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 7th day of September A.D. 1954

(SEAL)

E.B.Gilliam Jr.
Notary Public, Mills County, Texas.

Filed for record on the 7 day of September A.D. 1954 at 11:00 am

Recorded on the 9 day of September A.D. 1954 at 2:10 pm

R.C. Sumner
County Clerk, Mills County, Texas.

CONTRACT OF SALE AND PURCHASE

TEXAS VETERANS' LAND PROGRAM

STATE OF TEXAS

COUNTY OF MILLS

WHEREAS, the Veterans' Land Board of Texas has, in accordance with the provisions of Acts 51st Leg., R.S., 1949, Ch. 318, as amended by Acts 52nd Leg., R.S., 1951, Ch. 324, purchased a certain tract of land hereinafter described in this instrument and being located in Mills County, Texas, and;

WHEREAS, James M. Cooksey, a duly qualified Texas Veteran as described in said act, as amended, has complied with the requirements of said Board to Purchase said land in accordance with the provisions of said Act which is made a part of this contract for all purposes;

NOW THEREFORE, the following named parties do make this agreement:

1. That the Veterans' Land Board of the State of Texas, acting by and through its Chairman, shall hereinafter be called Seller, and James M. Cooksey of Mills County, Texas, shall hereinafter be called buyer.

2. For the consideration hereinafter mentioned and the mutual promises hereinafter made, the sufficiency of which are hereby acknowledged, seller agrees to sell and buyer agrees to buy, the following described tract of land located in Mills County, Texas, approximately 10 miles SW (Direction) from the County Seat and described by metes and bounds as follows: 127.85 acres of land out of the Southwest part of the Wm. M. Scott Survey No. 15, in Mills County, Texas, described by metes and bounds as follows:

BEGINNING at a corner post on the East side of a Public Road and in the South line of the Wm. Scott survey No. 15, from which the S.E. Corner of said survey bears East approximately .941 varas;

THENCE with fence on the East side of said Public Road, as follows:

North 208.8 varas;

North 21 $\frac{3}{4}$ West 193.0 varas;

North $\frac{3}{4}^{\circ}$ East 687.5 varas to the Southwest corner of the Northwest part of the Tom Cooksey Sr land, described as one hundred acres of land, to be conveyed to Tom Cooksey, Jr through the Veterans Land Board of Texas) a stake and stone mound on the East side of Public Road, for the Northwest corner of this tract of land;

THENCE with the South line of the said 100 acre tract of land East 684.8 vrs to the S.E. corner of the said 100 acre tract and the Northeast corner of this tract of land, a stake and stone mound for corner;

THENCE South 1075.5 vrs to a stake and stone mound, under fence, in the South line of the Wm. M. Scott survey for the S.E. Corner of this tract of land;

THENCE with old fence line West 622.3 varas to the PLACE OF BEGINNING, and being the same land and premises as that surveyed by J.C. Long County Surveyor of Mills County, Texas, on December 14, 1953, the Field Notes to which are recorded in Volume 5 page 426 of the Surveyors records of Mills County, Texas, reference to which is here made for all Legal Purposes.

THIS IS MADE SUBJECT TO: That certain reservation of $\frac{1}{16}$ th of all oil, gas and other minerals that may be produced and saved from the above described land, and one-half of all lease and bonus moneys derived from any and all oil, gas and/or mineral leases executed on the above described land, or any part thereof, retained in the deed from R. Niles Graham, et al, to E.P. Thomas, dated April 5, 1940 and recorded in Volume 85 page 358, of the deed records of Mills County, Texas, to which said deed and the record thereof reference is here made for all legal purposes.

(The land herein being the same conveyed by T.D. Cooksey and wife, Grace Cooksey, to

Veterans Land Board of Texas, dated July 12th, 1954, recorded in Volume 110 Page 503, deed records of Mills County, Texas.)

This Contract is subject to any reservations or exceptions set out in the warranty deed by which this land was conveyed to the Veterans' Land Board.

3. The Total consideration for this purchase is Seven Thousand five hundred and no/100 (\$7,500.00) Dollars, of which the sum of Three hundred seventy-five and no/100 (\$375.00) Dollars has been paid. The unpaid principal of Seven thousand one hundred twenty-five and no/100 (\$7,125.00) Dollars shall be amortized over a period not to exceed 40 years with annual interest at three (3%) per cent upon all unpaid principal. Buyer shall pay, or cause to be paid, installments of principal and interest semi-annually to the Commissioner of the General Land Office, at Austin, Texas, on or before the first day of each May and November hereafter until the total purchase price is paid. The amount of Sixty-two and 26/100 (\$62.26) Dollars shall be due and payable on or before the 1st day of Nov., 1954, and the amount of One hundred fifty-three and 53/100 (\$153.53) Dollars shall be due and payable semiannually on or before the first day of each May and November thereafter until the total purchase price and interest have been paid. All interest and principal which shall become delinquent shall bear penal interest at the rate of five (5%) per cent per annum from the date same becomes delinquent. It is further agreed and understood that buyer may on any installment date pay or cause to be paid any or all of the unpaid principal, but payment of a portion of the unpaid principal will not relieve buyer from payment of the regular semi-annual installments thereafter in the amount of One hundred fifty-three and no/100 (\$153.53) Dollars.

4. It is further agreed and understood that if any timber, gravel, rock or soil of any substance or character is sold by the buyer from the land herein described that one-half ($\frac{1}{2}$) of the net proceeds received therefrom, or so much thereof as may be necessary, shall be paid to the Commissioner of the General Land Office for the Veterans' Land Board to be applied toward the payment of any unpaid principal or delinquent interest. Payments made in this manner shall not relieve the buyer of his regular semi-annual installments.

5. It is agreed that the buyer shall have the right to execute mineral leases on the above described land, subject to the approval by the Chairman of the Veterans' Land Board, and provided that one-half ($\frac{1}{2}$) of all bonus, rentals and royalties received under the terms of such leases, or so much thereof as may be necessary, shall be paid to the Commissioner of the General Land Office for the Veterans' Land Board and to be applied toward the retirement of the unpaid principal or delinquent interest. Payments made in this manner shall not relieve the buyer of his regular semi-annual installments.

6. Buyer shall maintain a reasonable insurance policy with a duly licensed and approved company to cover any loss incurred on any improvements located on the hereinbefore described property with the loss clause payable to the Veterans' Land Board of Texas, the original insurance policy to be filed with the buyer's contract in the General Land Office of the State of Texas.

7. Buyer understands that the property purchased hereunder shall not be transferred, sold or conveyed in whole or in part until he shall have enjoyed possession for a period of three (3) years from purchase date; provided, however, that he shall have the right to transfer, sell or convey the property at any time after the entire indebtedness to the Board has been paid.

8. Buyer agrees to furnish to the Veterans' Land Board by not later than May 1st of each year during the term of this contract evidence that all taxes for the past year have been paid.

9. Seller agrees to execute a deed under its seal to the original purchaser of the land when the entire indebtedness due the state under this contract of sale is paid.

10. It is agreed between buyer and seller that all of the conditions, limitations and

requirements as well as all benefits and penalties contained in the provisions of Acts 51st Leg., R.S., 1949, Ch. 318, as amended by Acts 52nd Leg., R.S., 1951, Ch. 324, together with all rules and regulations promulgated by the Veterans' Land Board, shall be binding upon the parties hereto in the same manner as if they were fully recited herein. The failure of buyer to comply with the terms hereof or with the provisions stated shall subject the contract to forfeiture as provided in the aforementioned act.

WITNESS our hands this 16 day of August, 1954.

Bascom Giles Chairman
Veterans' Land Board
% General Land Office
Austin, Texas

James M. Cooksey
Buyer
1413-B Brackenridge Apts
Austin, Texas

STATE OF TEXAS

COUNTY OF TRAVIS

On this day personally appeared before me, the undersigned authority, Bascom Giles, acting in his capacity as Chairman of the Veterans' Land Board of Texas, known to me to be the person whose name is affixed hereto and acknowledged to me that he executed the foregoing instrument upon the express conditions stipulated therein and in the capacity therein stated.

Given under my hand and seal of office, this 16 day of August 1954.

(SEAL)

Madge M. Sanford
Notary Public in and for Travis County, Texas.

STATE OF TEXAS

COUNTY OF TRAVIS

On this day personally appeared before me James M. Cooksey, known to me to be the person whose name is affixed hereto and acknowledged to me that he executed the foregoing instrument upon the express conditions stipulated therein.

Given under my hand and seal of office this 3rd day of September, 1954.

(SEAL)

Mada Smith Hester
Notary Public in and for Travis County, Texas.

Filed for record on the 7 day of September A.D. 1954 at 11:00 am

Recorded on the 9 day of September. A.D. 1954 at 3:40 pm

R.C. Summy
County Clerk, Mills County, Texas.

ASSIGNMENT OF OIL AND GAS LEASE

Whereas, On the 17th day of March, 1954, a certain oil and gas mining lease was made and entered in by and between Carlos J. Humphries and wife, Maurine Humphries, Lessors and Frank Griggs, Lessee covering the following described land in the county of Mills and State of Texas, to-wit: Being 340 acres of land more or less, in the M. Short Survey no. 192, abst. no. 582, lying and being situated in Mills County, Texas, more particularly described as follows, to-wit: BEGINNING, at an old stone mound and an iron pin on the bank of Little Little Rocky Creek; THENCE, N 45 E 940 varas to a corner post of the North Corner of this tract of land; THENCE, S45E 1690 varas to the east corner of this tract, a stake in the center of lane; said stake being in the SE line of said M. Short survey; THENCE, S45W with said lane and with the SE line of said M. Short survey, 1310 varas to a stake set for the S corner of said Short survey, and the S corner of this tract of land; THENCE, N45W at 438 varas pass a very old stone mound, and at 808 varas, come to the Big Rocky Creek; THENCE, with Big Rocky Creek and Little rocky creek, as follows:

N24E, 329.5 varas; N50W, 142 varas; N26W 384 varas; N56W, 264 varas, to the place of beginning;

Being the same land conveyed to Carlos J. Humphries by the Veterans Land Board June 7, 1950, by deed recorded in Vol. 104 page 54 of the deed records of Mills County, Texas. *FRANK GRIGGS*
The consideration being that a well be commenced, that is making hole, with good and proper

machinery and drilling equipment and to drill in a continuous and workmanlike manner within 30 days from and after the date of this instrument, to and through the Cambrian and Pre-Cambrian series formations to the granite, unless oil and/or gas in commercial quantities is found at a lesser depth, in a well located on some place within the 640 acres covered by one of two oil and gas lease assignments, of which this assignment is one, for the Northeast 140 acres, and the said well completed to production.

It is specifically agreed and understood, however, that in the event no such well be and is commenced, in the manner above set out and defined, then and in that event, this assignment, and the other assignment are null and void and of no force and effect, and all right, title and interests of this instrument reverts to and vests in the said Frank Griggs, his heirs and assigns hereof, in and of itself, by reason of the failure to so commence said well as prescribed herein.

Said lease being recorded in the office of the County Clerk in and for County in book _ page _ and

Whereas, The said lease and all rights thereunder or incident thereto are now owned by Frank Griggs insofar as it covers the assigned acreage herein

Now, Therefore, for and in consideration of One Dollar (and other good and valuable considerations), the receipt of which is hereby acknowledged, the undersigned, the present owner of said lease and all rights thereunder or incident thereto, does hereby bargain, sell, transfer, assign and convey all rights, title and interest of the original lessee and present owner in and to said lease and rights thereunder, insofar as it covers the Northeast 140 acres of the above described land herein together with all personal property used or obtained in connection therewith to W.F. Fadler and G.C. Clark and their heirs, successors and assigns.

And for the same considerations, the undersigned for himself and his heirs, successors and representatives, does covenant with the said assignees and their heirs, successors, or assigns that the undersigned, Frank Griggs is the lawful owner of said lease and rights and interest thereunder and of the personal property thereon or used in connection therewith; that the undersigned has good right and authority to sell and convey the same, and that said rights, interest and property are free and clear from all liens and incumbrances, and that all rentals and royalties due and payable thereunder have been duly paid.

In Witness Whereof, The undersigned owner and assignor has signed and sealed this instrument the 11th day of September, 1954.

Frank Griggs

THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public, in and for said County, Texas, on this day personally appeared Frank Griggs known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 11th day of September, A.D. 1954.

(SEAL)

Albert Rollins
Notary Public in and for Dallas County,
Texas.

Filed for record on the 15 day of September AD 1954 at 1:15 pm

Recorded on the 15 day of September A.D. 1954 at 2:05 pm

R.C. Summy
County Clerk, Mills County, Texas.

ASSIGNMENT OF OIL AND GAS LEASE

Whereas, On the 17th day of March, 1954, a certain oil and gas mining lease was made and enter-

WARRANTY DEED

THE STATE OF TEXAS X KNOW ALL MEN BY
COUNTY OF MILLS X THESE PRESENTS:

THAT I, GRACE COOKSEY, a widow, of the County of San Saba, State of Texas, for and in consideration of the love and affection which I have and bear unto and toward my sons, JACK R. COOKSEY, TOM COOKSEY, JR., JAMES M. COOKSEY, and BILL C. COOKSEY, HAVE GIVEN, GRANTED, AND CONVEYED, and by these presents do HEREBY GIVE, GRANT, AND CONVEY unto my son, JACK R. COOKSEY, of the County of Mills, State of Texas, unto my son, TOM COOKSEY, JR., of the County of San Saba, State of Texas, unto my son, JAMES M. COOKSEY, of the County of Dallas, State of Texas, and unto my son, BILL C. COOKSEY, of the County of Brazos, State of Texas, in equal undivided interests, as tenants-in-common, as their separate property and estate all of that certain real estate (the "Property") lying and being situated in Mills County, Texas, more particularly described as follows:

Being 347.75 acres of land, more or less, situated in Mills County, Texas, being out of the WILLIAM SCOTT SURVEY, and being out of 682.2 acres of land described as follows:

Said 682.2 acres of land being described as follows:

BEGINNING at the SE corner of this survey a stake from which Brown's (Mullin) Creek brs North 390 vrs;

THENCE North 380 vrs center of Mullin (Brown's) Creek, and at 1916 vrs the NE corner of this survey and the SE corner of the J. D. KIRKPATRICK SURVEY, and the SW corner of the ELI FENN SURVEY;

THENCE N 89 1/2 W at 10 vrs passes the fence on the East side of this tract of land, said fence bearing S 13 varas and at about 300 vrs fence on the West side of turn in lane, or road, at 1293 vrs the SW corner of Cemetery at fence corner side of turn in public road, at 1362 vrs the fence on the North side of this tract brs South 10.4 vrs and at 2012.6 vrs a stake in the fork of road fr wh a P O marked Five Chops and 18 inches in diameter brs North 38 East 15 vrs a B. J. South 64 East 15 vrs. (in road and destroyed);

THENCE S at 8 vrs passes the North line of fence which brs East 7 varas at 1621 vrs to turn in fence 7 vrs East of Transit Station;

THENCE South 38 1/2 East and parallel with fence 115 vrs turn in fence;

THENCE South 222 vrs and parallel with fence to a stake 7 vrs West of Southwest corner of fence on this tract of land;

THENCE East at 7 vrs passes fence corner and at 1941 vrs to the PLACE OF BEGINNING, as surveyed by J. C. Long, County Surveyor of Mills County, Texas, and being the same land and premises as described in a Deed from C. D. Bledsoe and wife, Fannie Bledsoe to T. D. Cooksey, recorded in Volume 90, page 191, Deed Records of Mills County, Texas.

SAVE AND EXCEPT 8.6 acres included in roadways and the Mullin Cemetery Plot;

AND SAVE AND EXCEPT 1 acre of land conveyed by T. D. Cooksey and wife, Grace Cooksey to Tom Cooksey, Jr. in a Deed dated May 8, 1953, filed for record May 8, 1953 in Volume 109, page 355 of the Deed Records of Mills County, Texas.

AND SAVE AND EXCEPT 100 acres of land, conveyed by T. D. Cooksey and wife to the Veterans Land Board of Texas by Deed recorded in Volume 111, page 604 of the Deed Records of Mills County, Texas, dated July 12, 1954, and said 100 acres

described by metes and bounds as follows:

BEGINNING at the NE corner of this tract of land from the NW corner of the WM. M. SCOTT SURVEY bears N about 14 vrs and N 89 1/2 W 683.5 vrs;

THENCE S 853.7 vrs to a stake and st md for the SE corner of this tract of land;

THENCE W 684.8 vrs to a stake and st md under fence on the E side of a public road for the SW corner of this tract of land;

THENCE with the E side of said road and with the E side of the Mullin and Ebony Public Road as follows:

N 3/4 E 125.5 vrs to turn in fence on the E side of said road;

THENCE N 11 deg E 71 vrs to turn in fence;

THENCE N 3 1/4 E 20 vrs to turn in fence;

THENCE N 1/2 E 543 vrs to turn in fence;

THENCE N 23 deg E 78.2 vrs to turn in fence;

THENCE N 67 deg E 78.2 vrs to turn in fence on the S side of the Ebony and Mullin Road;

THENCE S 89 1/2 E 86 vrs to the NW corner of a one acre tract of land conveyed by Tom Cooksey Sr. to Tom Cooksey Jr.;

THENCE S 75.14 vrs to the SW corner of said one acre tract of land;

THENCE S 89 1/2 E 75.14 vrs to the SE corner of said one acre tract;

THENCE N 75.14 vrs to the NE corner of said one acre tract of land;

THENCE S 89 1/2 E and with the S side of the Mullin and Ebony Road, 400.06 vrs to the PLACE OF BEGINNING (and being the same land as surveyed by J. C. Long, County Surveyor of Mills County, Texas on December 14, 1953, the field notes to which are recorded in Volume 5, page 425 of the County Surveyor's Records of Mills County, Texas.)

AND SAVE AND EXCEPT 127.85 acres of land conveyed by T. D. Cooksey and wife to the Veterans Land Board of Texas, dated July 12, 1954, and recorded in Volume 110, page 503 of the Deed Records of Mills County, Texas. Said 127.85 acres of land being out of the Southwest part of the WM. M. SCOTT SURVEY NUMBER FIFTEEN (15), in Mills County, Texas, and described by metes and bounds as follows:

BEGINNING at a corner post on the East side of a public road and in the South line of the WM. SCOTT SURVEY NUMBER FIFTEEN (15), from which the SE corner of said survey bears East approximately 1941 varas;

THENCE with fence on the East side of said public road as follows:

N 208.8 varas;
 N 21 3/4 W 193 vrs;
 N 3/4 E 687.5 vrs to the SW corner of the NW part of the Tom Cooksey, Sr. land described as 100 acres of land to be conveyed to Tom Cooksey, Jr. through the Veterans Land Board of Texas, (being the 100 acres described above) a st and st md on the East side of public road, for the NW corner of this tract of land;

THENCE with the S line of the said 100 acre tract of land E 684.8 vrs to the SE corner of the said 100 acre tract, and the NE corner of this tract of land, a stake and st md for corner;

THENCE S 1075.5 vrs to a stake and st md under fence in the S line of the WM. M. SCOTT SURVEY for the SE corner of this tract of land;

THENCE with old fence line West 622.3 vrs to the PLACE OF BEGINNING (and being the same land as surveyed by J. C. Long, County Surveyor of Mills County, Texas on December 14, 1953, the field notes to which are recorded in Volume 5, page 426, Surveyor's Records of Mills County, Texas.)

AND SAVE AND EXCEPT 97 acres of land in Mills County, Texas off the Southeast side of the WM. SCOTT SURVEY NUMBER FIFTEEN (15), described as follows:

BEGINNING at the SE corner of the WM. M. SCOTT SURVEY for the SE corner of this Tr.;

THENCE North 415 vrs to a point for corner in East line of said SCOTT SURVEY;

THENCE West about 1319 varas to stake in East line of 127.85 acre tract surveyed by J. C. Long on December 14, 1953 and recorded in Volume 5, page 426 Surveyor's Records of Mills County, Texas;

THENCE South 415 varas with East line of said 127.85 acre tract to stake in South line of said WM. SCOTT SURVEY;

THENCE East about 1319 varas to PLACE OF BEGINNING and containing 97 acres, more or less.

AND FURTHER SAVE AND EXCEPT a 1/16th interest in and to all oil, gas and other minerals conveyed in a Mineral Deed by Bonnie B. Thomas to R. Niles Graham, et al dated July 7, 1959, filed for record July 10, 1959 in Volume 121, page 239 of the Deed Records of Mills County, Texas, and to which said instrument and the record thereof reference is here made for all purposes.

TO HAVE AND TO HOLD the property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said JACK R. COOKSEY, TOM COOKSEY, JR., JAMES M. COOKSEY and BILL C. COOKSEY, as their separate property and estate, their heirs, personal representatives, successors and assigns forever, and Grantor does hereby bind herself and her heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantees and their heirs, personal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

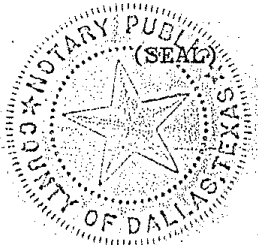
EXECUTED THIS 3RD. day of ^{MARCH 7-78}~~February~~, 1978.
G.C.

Grace Cooksey
GRACE COOKSEY

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared GRACE COOKSEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS the 3RD. day of ^{MARCH 7-78}~~February~~, 1978.
B. Cooksey



Wm. F. Ford Jr.
Notary Public in and for Dallas
County, Texas

Filed for record the 9th day of March, A.D. 1978, at 9:00 A.M.

Recorded the 9th day of March, A.D. 1978, at 9:10 A.M.

Walter G. Bryant
County Clerk, Mills County, Texas

192/140

WARRANTY DEED

THE STATE OF TEXAS

*

KNOW ALL MEN BY

*

COUNTY OF MILLS

*

THESE PRESENTS:

That we, Jack R. Cooksey, of the County of Mills, State of Texas, Bill C. Cooksey, of the County of Ector, State of Texas, and Tom Cooksey, Jr. of the County of San Saba, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by the presents do Grant, Sell and Convey unto James M. Cooksey of the County of Dallas, State of Texas as his separate property and estate, all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas being known as:

87.286 acres of land as described in the attached field notes as prepared by Ray Pfingsten, Registered Public Surveyor and designated as Tract #5.

To have and to hold the property, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said James M. Cooksey as his separate property and estate, his heirs, personal representatives, successors and assigns forever, and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee and his heirs, personal representatives, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of May, 1988.

Jack R. Cooksey
Jack R. Cooksey

Bill C. Cooksey
Bill C. Cooksey

Tom Cooksey, Jr.
Tom Cooksey, Jr.

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19__ by _____

Notary Public

State of Texas

My Commission expires: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Mills

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by JACK R. COCKSEY and
TOM COCKSEY JR.



Jean Ferguson Jean Ferguson
 Notary Public

State of Texas

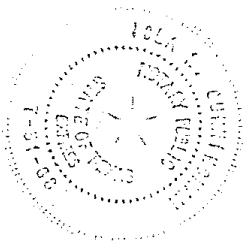
My Commission expires: 7-5-88

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Ector

The foregoing instrument was acknowledged before me this 24 day of
May, 1988 by BILL C. COCKSEY



Iola L. Cunningham
 Notary Public Iola L. Cunningham

State of Texas

My Commission expires: 7/31/88

AFTER FILING, PLEASE RETURN TO:

ALL AMERICAN PIPELINE CO
 2723 EXCHANGE PLACE
 TEMPLE, TX 76504

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 5

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at an iron rod at the Northwest corner of a former 97 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated January 15, 1964, and recorded in Volume 126, Page 262, said Deed Records and at the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 1038.08 feet to an iron rod, for the Northwest corner of this tract;

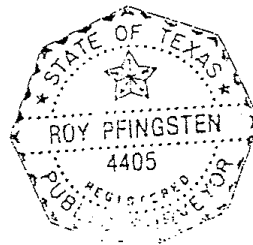
THENCE, S 89 degrees 51' 41" E 3666.92 feet to an iron rod in a fence on the West line of a county road, for the Northeast corner of this tract;

THENCE, with a fence and said road as follows:
S 00 degrees 22' 33" W 386.92 feet, an iron rod and
S 00 degrees 29' 13" W 651.17 feet to an iron rod on the North line of said former 97 acre tract, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 3657.97 feet, with the North line of said 97 acre tract, to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267



Filed for record the 17th day of June, A.D. 1988, at 10:00 A.M.

Recorded the 17th day of June, A.D. 1988, at 10:15 A.M.

Walter A. Bryant
County Clerk, Mills County, Texas

WARRANTY DEED

192/143

THE STATE OF TEXAS

*

KNOW ALL MEN BY

*

COUNTY OF MILLS

*

THESE PRESENTS:

That we, Jack R. Cooksey, of the County of Mills, State of Texas, James M. Cooksey, of the County of Dallas, State of Texas, and Bill C. Cooksey of the County of Ector, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by the presents do Grant, Sell and Convey unto Tom Cooksey, Jr. of the County of San Saba, State of Texas as his separate property and estate, all that certain lot, tract or parcel of land lying and being situated in Mills County, Texas being known as:

87.286 acres of land as described in the attached field notes as prepared by Ray Pfingsten, Registered Public Surveyor and designated as Tract #6.

To have and to hold the property, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said Tom Cooksey, Jr. as his separate property and estate, his heirs, personal representatives, successors and assigns forever, and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee and his heirs, personal representatives, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of May, 1988.

Jack R. Cooksey
Jack R. Cooksey

James M. Cooksey
James M. Cooksey

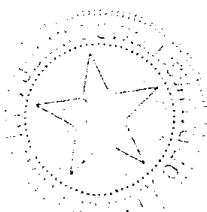
Bill C. Cooksey
Bill C. Cooksey

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 31st day of MAY, 1988 by JAMES M. COOKSEY



John T. Goff, Jr.
Notary Public

State of Texas
My Commission expires: January 31, 1991

Notary Public for the State of Texas
My Commission Expires 1-31-91

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Wills

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by Jack R. Coorsay



Jean Ferguson Jean Ferguson
 Notary Public

State of Texas

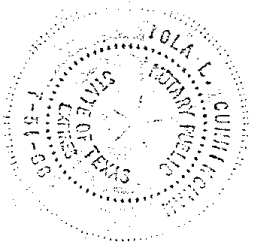
My Commission expires: 7-5-88

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF Ector

The foregoing instrument was acknowledged before me this 24th day of
May, 1988 by Bill C. Coorsay



Iola L. Cunningham
 Notary Public Iola L. Cunningham

State of Texas

My Commission expires: 7/31/88

AFTER FILING, PLEASE RETURN TO:

ALL AMERICAN PIPELINE CO
 2723 EXCHANGE PLACE
 TEMPLE, TX 76504

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 6

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey, and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at a point that is 1038.08 feet N 00 degrees 02' 54" W of the Northwest corner of a 97.00 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated 15 January 1964, and recorded in Volume 126, Page 262, said Deed Records, and the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 785.21 feet to a stone mound found in place at the Northeast corner of a former 127.85 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated July 12, 1954, and recorded in Volume 110, Page 503, said Deed Records and at the Southeast corner of a former 100 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to Veterans Land Board, dated 12 July 1954, and recorded in Volume 111, Page 604, said Deed Records;

THENCE, N 00 degrees 20' 16" E 2070.24 feet to an iron rod in a fence in the South line of Oakview Cemetery, for the Northwest corner of this tract;

THENCE, S 87 degrees 24' 06" E 510.67 feet, with a fence, to an iron rod in a fence corner at the Southeast corner of a 1.00 acre Cemetery tract of land that is described in Volume 126, Page 405, said Deed Records, for an internal corner of this tract;

THENCE, N 04 degrees 56' 37" E 338.51 feet, with a fence, to an iron rod and N 09 degrees 48' 43" E 4.16 feet, with a fence, to an iron rod in a fence corner at the Northeast corner of said 1.00 acre Cemetery tract on the North line of said Scott Survey, for an external corner of this tract;

THENCE, S 89 degrees 08' 21" E 710.19 feet, with a fence and the North line of said Scott Survey, to an iron rod, for the Northeast corner of this tract;

THENCE, S 00 degrees 08' 19" W 3166.00 feet to an iron rod, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 1254.02 feet to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76441
915-356-2267



Filed for record the 17th day of June, A.D. 1988, at 10:00 A.M.

Recorded the 17th day of June, A.D. 1988, at 10:20 A.M.

Walter A. Bryant
County Clerk, Mills County, Texas

FIELD NOTES
For T. D. Cooksey, et al
1 April 1986

THE STATE OF TEXAS:
COUNTY OF MILLS :

Tract 5

Being 87.286 acres of land, situated in Mills County, Texas, out of the William M. Scott Survey No. 15, Abstract No. 393, and out of a former 347.75 acre tract of land that is described in a Deed from Grace Cooksey to Jack R. Cooksey, Tom Cooksey, Jr., James M. Cooksey and Bill C. Cooksey and recorded in Volume 155, Page 1038, Deed Records of Mills County, Texas, and further described as follows:

BEGINNING, at an iron rod at the Northwest corner of a former 97 acre tract of land that is described in a Deed from T. D. Cooksey, et ux, to James M. Cooksey, dated January 15, 1964, and recorded in Volume 126, Page 262, said Deed Records and at the Southwest corner of said 347.75 acre tract, for the Southwest corner of this tract;

THENCE, N 00 degrees 02' 54" W 1038.08 feet to an iron rod, for the Northwest corner of this tract;

THENCE, S 89 degrees 51' 41" E 3666.92 feet to an iron rod in a fence on the West line of a county road, for the Northeast corner of this tract;

THENCE, with a fence and said road as follows:
S 00 degrees 22' 33" W 386.92 feet, an iron rod and
S 00 degrees 29' 13" W 651.17 feet to an iron rod on the North line of said former 97 acre tract, for the Southeast corner of this tract;

THENCE, N 89 degrees 51' 41" W 3657.97 feet, with the North line of said 97 acre tract, to the point of beginning and containing 87.286 acres of land.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct to the best of my knowledge and belief.

Roy Pfingsten
ROY PFINGSTEN
Registered Public Surveyor
No. 4405 of Texas
101 Indian Creek Drive
Comanche, Texas 76442
915-356-2267

