

EXHIBIT "B"

Mineral exception as contained in Deed from Leta Old et al to Heart O' Texas Savings Association of record in Volume 866, Page 470, Real Property Records of Brown County, Texas, as follows:

"There is excepted from this conveyance and reservation unto the Grantors herein an undivided one-half (1/2) interest in and to all the oil, gas, coal and other hydrocarbons and other minerals in, upon or under the property made the subject matter of this conveyance for a term of fifteen (15) years from the date hereof. At the expiration of said fifteen (15) year period, if there is no production of oil, gas, coal, other hydrocarbons or any other minerals, this reservation shall terminate and the title to such oil, gas coal, other hydrocarbons and other minerals shall revert to the owner of the surface made the subject matter of this sale, in fee simple forever, but provided further, at the expiration of said fifteen (15) year period, if there should be production of oil, gas, coal, other hydrocarbons or any other minerals then this reservation shall not terminate but shall continue so long as there is production of oil, gas, coal, other hydrocarbons or any other minerals, Grantee, its successors and assigns during said fifteen (15) year period shall have the exclusive right to lease such property for oil, gas, coal and hydrocarbons and other minerals without the joinder of any of the grantors herein, their heirs, executors, administrators, successors or assigns, provided, however, said lease shall reserve at least a one-eighth (1/8) royalty. Grantee, its successors and assigns shall be entitled to receive all future bonuses and delay rentals arising out of such oil, gas, coal and other hydrocarbons and other mineral leases. This to the end, that this reservation shall be a non-participating one-half (1/2) interest in and to all oil, gas, coal and other hydrocarbons and other minerals."