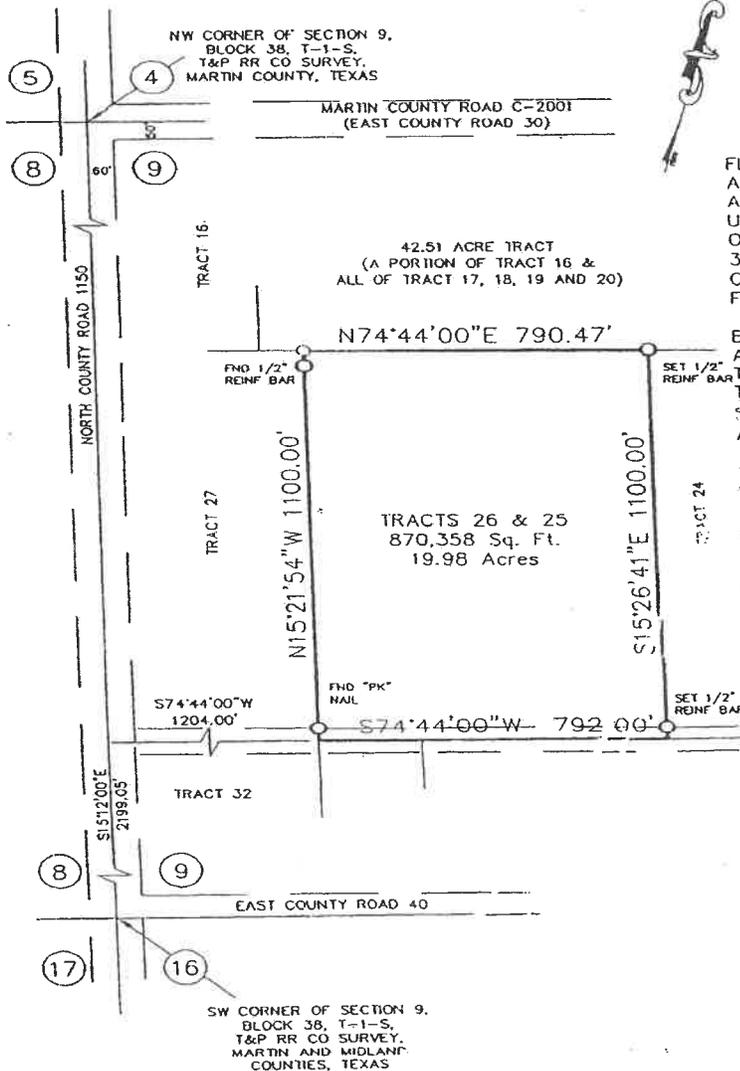


Exhibit A

ACCEPTED
BY ORDER OF THE
DATE:



FIELD NOTE DESCRIPTION OF THE SURVEY OF A 19.98 ACRE TRACT OF LAND, ALSO KNOWN AS TRACTS 26 AND 25 OUT OF THE UNRECORDED BLUE HERON RANCH ESTATES, OUT OF THE WEST HALF OF SECTION 9, BLOCK 38, T-1-S, T&P RR CO SURVEY, MARTIN COUNTY, TEXAS, AND BEING DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF A 70 FOOT ROADWAY FOR THE SE CORNER OF TRACT 27, AND THE SW CORNER OF THIS TRACT, FROM WHICH THE SW CORNER OF SAID SECTION 9 BEARS S.74°44'00"W. 1204.00 FEET AND S.15°12'00"E. 2199.05 FEET;

THENCE N.15°21'54"W., AT 35.00 FEET PASS A "PK" NAIL FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID 70 FOOT ROADWAY, IN ALL A TOTAL DISTANCE OF 1100.00 FEET TO A POINT FOUND IN THE SOUTH LINE OF A 42.51 ACRE TRACT (ALSO KNOWN AS A PORTION OF TRACT 16 AND ALL OF TRACTS 17, 18, 19 AND 20) FOR THE NE CORNER OF TRACT 27 AND THE NW CORNER OF THIS TRACT;

THENCE N.74°44'00"E. 790.47 FEET ALONG THE SOUTH LINE OF SAID 42.51 ACRE TRACT TO A 1/2" REINF BAR SET FOR THE NW CORNER OF TRACT 24, SAME BEING THE NE CORNER OF THIS TRACT;

THENCE S.15°26'41"E., 1065.00 FEET PASS 1/2" REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID 70 FOOT ROADWAY, IN ALL A TOTAL DISTANCE OF 1100.00 FEET TO A POINT IN THE CENTERLINE OF SAID 70 FOOT ROADWAY FOR THE SW CORNER OF TRACT 24, SAME BEING THE SE CORNER OF THIS TRACT;

THENCE S.74°44'00"W. 792.00 FEET ALONG THE CENTERLINE OF SAID 70 FOOT ROADWAY TO THE PLACE OF BEGINNING.

NOTE: THE SOUTH 35 FEET OF THIS TRACT IS RESERVED FOR A 70 FOOT ROADWAY.

FOR FLOOD INSURANCE RATING PURPOSES: THIS PROPERTY LIES WITHIN FLOOD INSURANCE ZONE DESIGNATION "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48-29-C0039C, MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS EFFECTIVE DATE, SEPTEMBER 27, 1991. AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). CENSUS TRACT NO. 101.10

TO THE LIENHOLDERS, DANIEL MAGALLANES & TERESA MAGALLANES

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE IMPROVEMENTS, ENCROACHMENTS, OVERLAPPING OF EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATED THIS 22ND DAY OF NOVEMBER, 1999

Max A. Schumann, Jr.
MAX A. SCHUMANN, JR.
RPLS 137
CORRECTED OWNER'S NAME-03/13/00



SURVEY PLAT

A 19.98 ACRE TRACT OF LAND,
ALSO KNOWN AS TRACTS 26 AND 25
OF THE UNRECORDED
BLUE HERON RANCH ESTATES
OUT OF THE WEST HALF OF
SECTION 9, BLOCK 38, T-1-S.
T&P RR CO SURVEY,
MARTIN COUNTY, TEXAS

SCHUMANN ENGINEERING CO., INC.

REGISTERED PROFESSIONAL LAND SURVEYORS LICENSED STATE LAND SURVEYORS REGISTERED PROFESSIONAL CIVIL ENGINEERS TEXAS and NEW MEXICO

Civil Engineering ~ Land Surveying

408 N. PECOS STREET - P. O. BOX 504
MIDLAND, TEXAS 79702-0504

Office (915) 684-5548
Fax (915) 684-6973

PROJECT: 65389TCT
JOB NO.: 65,389
SCALE: 1" = 400'

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: February 15, 2022

GF No. _____

Name of Affiant(s): TBO CATTLE CO,

Address of Affiant: 2023 PRIVATE RD C2240, MIDLAND, TX 79705

Description of Property: 19.98 ACRES, TRACT 25 & 26 OF BLUE HERON RANCH ESTATES OF SEC 9 BLOCK 38-T-1-S
County MARTIN, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): I AM THE OWNER OF THE PROPERTY.

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

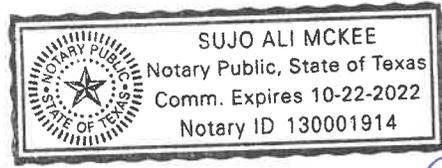
4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): OUTBUILDINGS, FENCES AND PENS WERE BUILT ON THE PROPERTY

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Brett Bracken
TBO CATTLE CO



SWORN AND SUBSCRIBED this 15th day of February, 2022
Sujo Ali McKee
Notary Public