

Exhibit A

METES AND BOUNDS DESCRIPTION OF 108.94 ACRE TRACT PARCEL I

DocuSigned by:

*Raul Garza*ED295FEB5D5745C...
December 3, 2023 | 7:26 PM CST

Being 108.94 acres of land, more or less, being same and all of said Parcel I, 108.94 acre tract, recorded in Volume 102, Page 606, Official Public Records of Jim Hogg County, Texas and being out of Share "D: of that certain agreed Partition recorded in Volume 9, Pages 375-392, Deed Records of Jim Hogg County, Texas and being out of the A. Fuller Survey No. 577, Abstract No. 109, Jim Hogg County, Texas and this 108.94 acre tract being more particularly described by metes and bounds as follows:

Beginning at a found ½-inch iron rod with a blue plastic cap for the southwest corner of this tract and said Share "D", said corner have a State Plane Grid Coordinate of N 16,954,820.56', E 850,274.86', NAD'83, Texas South Zone in U.S. feet and said corner being at the intersection of the north right of way line of AA Martinez Road with the west right of way line of AA Martinez Road;

Thence N 00-18-40 W with the west boundary of this Parcel I and said Share "D", 3787.29 feet, to a found ½-inch iron rod for the northwest corner of this Parcel I, said corner bearing S 00-18-40 E, 102.63 feet, from a found ½-inch iron rod with a blue cap;

Thence S 89-39-23 E with the north boundary of this Parcel I and said Share "D", 1259.08 feet, to a found ½-inch iron rod for the northeast corner of this Parcel I, the same being the northwest corner of Parcel II out of partition of Share "D";

Thence S 00-07-31 E and entering said Share "D" and with the east boundary of this Partition I, the same being the west boundary of said Partition II, 3787.48 feet, to a found ½-inch iron rod for the southeast corner of this Parcel I, the same being the southwest corner of said Parcel II and said corner being on the south boundary line of said Share "D", the same being the north right of way line of AA Martinez Road;

Thence N 89-38-32 W with the south boundary of this Parcel I and said Share "D", the same being the north right of way line of AA Martinez Road, 1246.79 feet, to the point of beginning and containing 108.94 acres of land, more or less.

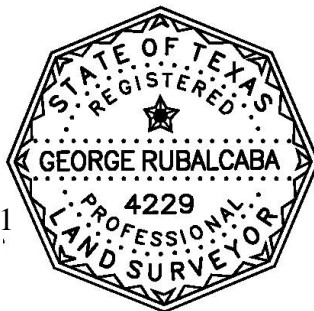
Notes:

1. Bearings are State Plane Grid.
2. Drawing and Surveyor's Report accompany this metes and bounds description.

George Rubalcaba

George Rubalcaba, RPLS, LSLS

2-22-2021



**SURVEYOR'S REPORT
ON
COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT
GF NO. 220821-DGS
SCHEDULE B EXCEPTIONS
FOR PARCEL I**

OVERVIEW

Parcel I is a 108.94 acre tract consisting of grazing land with an oil well with caliche pad, a piping manifold and two 12 foot diameter processed water tanks. In addition, there is a 4-inch pipeline running from manifold at caliche pad in a north easterly direction and an Enterprise pipeline running northwest and southeast at the southwest portion of the Parcel. Approximately 50 head of cattle roam the site.

FINDINGS

Documentation pertaining to the tract was reviewed before the field survey was conducted. All corners called for in the recorded deed for Parcel I were found. After reviewing Schedule B exceptions of the above title commitment which has an effective date of January 19, 2021 and an issued date of February 10, 2021, the following are my findings and opinions:

OPINIONS ON EXCEPTIONS

Exceptions 10a. No opinion on rights of parties in possession.

Exception 10b. The Enterprise pipeline crossing the property has an apparent easement but none found in the exceptions. In addition caliche roadway going to the Oil Well Pad probably has an apparent easement.

Exceptions 10c thru 10d. No opinion on oil, gas or minerals matters.

Exception 10e. Rights of way to Rio Grande Valley Gas Company recorded Volume 7, Pages 76-77, Deed Records Jim Hogg County, Texas. Does not affect our Parcel, falls north of our Parcel.

Exceptions 10f thru 10p. Do not affect our Parcel. Fall north of our Parcel and in different Abstract Number.

Exceptions 10q thru 10qq. No opinion on oil, gas or mineral matters.

Exceptions 10rr, 10ss. Do not affect our Parcel. Fall east of our Parcel.

Exception 10tt. Unit Designation of F. Perez "D" No. 2 well affects this Parcel.

Exception 10uu. Unit Designation of F. Perez "D" No. 2 well affects this Parcel.

Exception 10vv. Non-Exclusive Pipeline Right of Way to Burlington Resources Oil and Gas Company recorded Volume 30, Pages 482-489, O.R.J.H.C.T. affects this Parcel and shown on survey drawing. Line labeled in the field as Houston Exploration.

Exception 10ww. Non-Exclusive Pipeline Right of Way to The Houston Exploration Company recorded in Volume 42, Pages 273-283, O.R.J.H.C.T. affects this Parcel and shown on survey drawing. Same as Exception 9tt.

Exception 10xx. Does not affect this Parcel. Falls east of this Parcel.

Exception 10yy. Does not affect this Parcel. Falls in Share E.

Exception 10zz. Exceptions and reservations in Volume 126, Pages 714-716 affect this Parcel in that parcel is part of conveyed property.

Exception 10aaa. Retained Acreage Unit Designations recorded in Volume 126, Pages 721-731, O.R.J.H.C.T. affect this Parcel.

Exception 10bbb. No opinion on oil, gas or mineral matters.

Exception 10ccc. No opinion on oil, gas and mineral matters.

Exception 10ddd. No opinion on personal property on subject lands insurance.

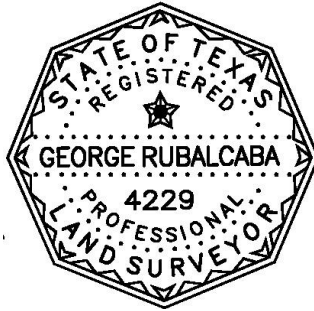
Exception 10eee. Existing fences, roads, well location, gas sign and tanks still on property and shown on survey drawing.

Respectfully submitted,



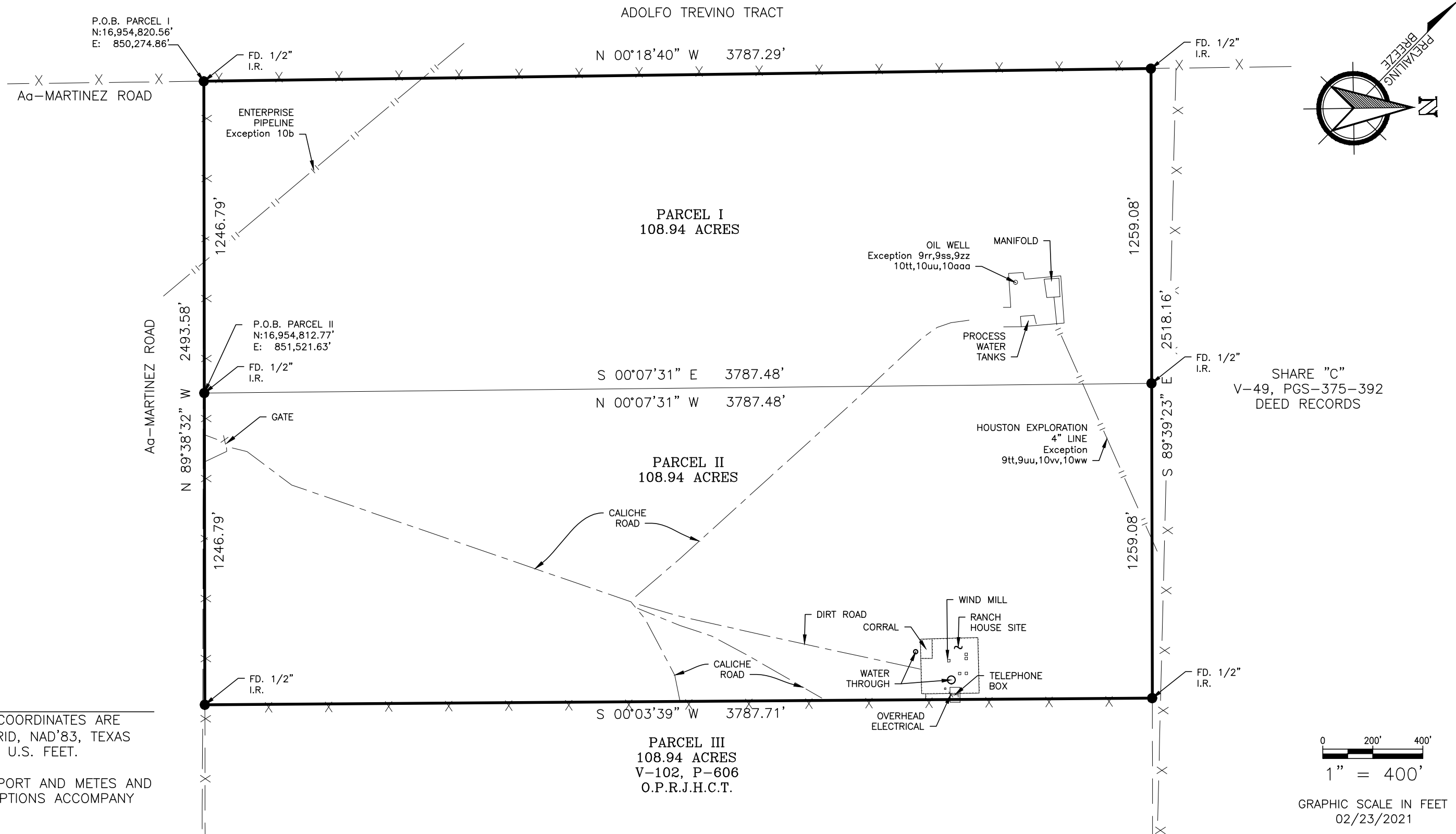
George Rubalcaba, RPLS, LSLS
10302 Hercules Drive
Corpus Christi, Texas 78410
(361)876-0498

02/23/2021



Notes:

1. Drawing and metes and bounds descriptions accompany this report.



SURVEY OF
PARCELS 1 & 2
RECORDED VOLUME 102, PAGE 606,
OFFICIAL PUBLIC RECORDS JIM HOGG COUNTY TEXAS
AND OUT OF SHARE "D"
OF THAT CERTAIN AGREED PARTITION BETWEEN ELMIRO PEREZ ET.AL.,
VOLUME-49, PG-375 - 392,
DEED RECORDS OF JIM HOGG COUNTY, TEXAS

I, GEORGE RUBALCABA, A REGISTERED PROFESSIONAL
LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.
10302 HERCULES DRIVE
CORPUS CHRISTI, TX. 78410
(361)876-0498

George Rubalcaba
GEORGE RUBALCABA
4229
02/23/2021

