

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 15 OUT OF 639.820, BEING ALL OF SECTION 4, BLOCK A25 OF THE PUBLIC SCHOOL LAND SURVEY, ABS NO. 952 IN GAINES COUNTY, TEXAS, BEING DESCRIBED AS FOLLOWS:

BEING 10.100 ACRES OF LAND OUT OF SECTION 4, BLOCK A-25 OF THE PUBLIC SCHOOL LAND SURVEY, ABSTRACT NO. 952 IN GAINES COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 639.820 ACRE TRACT DESCRIBED IN DOC. #2024-01576 OF THE OFFICIAL PUBLIC RECORDS OF SAID GAINES COUNTY, TEXAS; SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN MARCH 2024:

BEGINNING AT A CALCULATED POINT IN THE COMMON LINE OF SECTION 7 OF SAID BLOCK A25 AND SAID SECTION 4 AND THE SOUTH LINE OF SAID 639.820 ACRE TRACT FOR THE SOUTHEAST CORNER OF TRACT 14 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A 1/2 IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID SECTION 4 BEARS SOUTH 76°18'09" WEST A DISTANCE OF 2939.97 FEET;

THENCE CROSSING SAID SECTION 4 AND SAID 639.820 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 12°55'07" WEST, AT A DISTANCE OF 89.31 FEET PASS A 1/2" IRON ROD WITH CAP SET IN THE NORTH LINE OF COUNTY ROAD 320, IN ALL A DISTANCE OF 1631.94 FEET ALONG THE EAST LINE OF SAID TRACT 14 TO A 1/2" IRON ROD WITH CAP SET IN THE SOUTH LINE OF TRACT 21 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC FOR THE NORTHEAST CORNER OF SAID TRACT 14 AND THE NORTHWEST CORNER HEREOF;

2. NORTH 76°18'09" EAST A DISTANCE OF 269.59 FEET ALONG THE SOUTH LINE OF SAID TRACT 21 TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF TRACT 16 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHEAST CORNER HEREOF;

3. SOUTH 12°55'07" EAST, AT A DISTANCE OF 1543.70 FEET PASS A 1/2" IRON ROD WITH CAP SET IN THE NORTH LINE OF COUNTY ROAD 320, IN ALL A TOTAL DISTANCE OF 1631.94 FEET ALONG THE WEST LINE OF SAID TRACT 16 TO A CALCULATED POINT IN THE COMMON LINE OF SAID SECTION 7 OF SAID BLOCK A25 AND SAID SECTION 4 AND THE SOUTH LINE OF SAID 639.820 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID TRACT 16 AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 4 AND SOUTHWEST CORNER OF SAID 639.820 ACRE TRACT BEARS NORTH 76°18'09" EAST A DISTANCE OF 2070.71 FEET;

THENCE SOUTH 76°18'09" WEST A DISTANCE OF 269.59 FEET ALONG THE COMMON LINE OF SAID SECTION 7 AND SAID SECTION 4 AND THE SOUTH LINE OF SAID 639.820 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 10.100 ACRES MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.