

EXHIBIT A

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Tract #1 – Pamela Saul-Maulding

A 23.41 AC. TRACT OF LAND, SITUATED IN THE DAVID HAMILTON LEAGUE, ABSTRACT NO. 26, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.256 AC. TRACT OF LAND CONVEYED FROM WILLIAM D. MORRISON, ETUX TO CHARLIE SAUL, ETUX IN DEED DATED MAY 15, 1973, RECORDED IN VOLUME 434, PAGE 277, OF THE WHARTON COUNTY DEED RECORDS; SAID 23.41 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at an old ¼ Inch Iron rod called & found at the base of a 12 inch concrete corner post in the West line of a called 65.98 Ac. tract of land conveyed to Gene & Kathy Austin Trust (Vol. 1162, Pg. 737; O.R.) for the Northeast corner of a called 29.793 Ac. tract of land conveyed to George P. Koclan, etux (Vol. 786, Pg. 114; D.R.), same being the Southeast corner of said 70.256 Ac. tract, and the Southeast corner of Tract #3, this day surveyed;

THENCE North 72 Deg. 42 Min. 37 Sec. West (called North 70 Deg. 00 Min. West), with the common line between said 29.793 Ac. tract and said 70.256 Ac. tract, at 279.65 ft. pass a ½ Inch iron rod capped #5319, set for the common Southern corner of Tracts #2 & 3, this day surveyed, and in all, 549.47 ft. to a ½ Inch Iron rod capped #5319, set for the Southwest corner of said Tract #2, same being the Southeast and BEGINNING corner hereof;

THENCE North 72 Deg. 42 Min. 37 Sec. West (called North 70 Deg. 00 Min. West), continuing with the South line of said 29.793 Ac. tract, 269.82 ft. to a point for the true upper Southeast corner of a called 10.00 Ac. tract of land conveyed to Rose Nyambali & Victor J. Andrade (Vol. 954, Pg. 431; O.R.), same being the Southwest corner of said 70.256 Ac. tract, and the Southwest corner hereof;

THENCE North 17 Deg. 15 Min. 28 Sec. East (called North 19 Deg. 58 Min. East), at 1.95 ft. pass a capped iron rod found, at 3741.52 ft. pass a ½ Inch iron rod capped #5319, set in the South margin of COUNTY ROAD NO. 159 (meas. 50 ft. wide), and in all, 3778.87 ft. (called 3780.9 ft.) to a ½ Inch Iron rod capped #5319, set in COUNTY ROAD NO. 159, for the Northeast corner of a called 6.315 Ac. tract of land conveyed to the Zula Group LLC (Vol. 1202, Pg. 822; O.R.), same being the Northwest corner of said 70.256 Ac. tract and the Northwest corner hereof;

THENCE South 72 Deg. 40 Min. 51 Sec. East (called South 70 Deg. 00 Min. East), with the North line of said 70.256 Ac. tract, same being with COUNTY ROAD NO. 159, 269.82 ft. to the Northwest corner of said Tract #2, same being the Northeast corner hereof;

THENCE South 17 Deg. 15 Min. 28 Sec. West, at 38.30 ft. pass a ½ Inch Iron rod capped #5319, set in the South margin of COUNTY ROAD NO. 159, at 3251.23 ft. pass a ½ Inch Iron rod capped #5319, set on line, and in all, 3778.73 ft. to the PLACE OF BEGINNING and containing 23.41 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone. Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

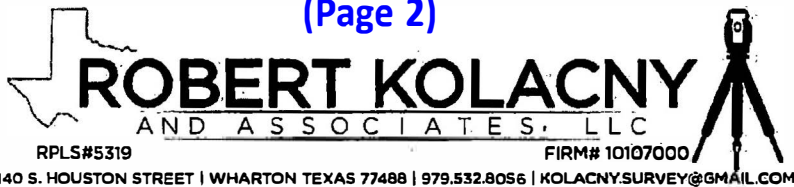
I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, July 12, 2023.

Robert W. Kolacny, RPLS No. 5319



EXHIBIT A

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Tract #2 – Charles J. Saul

A 23.41 AC. TRACT OF LAND, SITUATED IN THE DAVID HAMILTON LEAGUE, ABSTRACT NO. 26, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.256 AC. TRACT OF LAND CONVEYED FROM WILLIAM D. MORRISON, ETUX TO CHARLIE SAUL, ETUX IN DEED DATED MAY 15, 1973, RECORDED IN VOLUME 434, PAGE 277, OF THE WHARTON COUNTY DEED RECORDS; SAID 23.41 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at an old ¼ Inch Iron rod called & found at the base of a 12 inch concrete corner post in the West line of a called 65.98 Ac. tract of land conveyed to Gene & Kathy Austin Trust (Vol. 1162, Pg. 737; O.R.) for the Northeast corner of a called 29.793 Ac. tract of land conveyed to George P. Koclan, etux (Vol. 786, Pg. 114; D.R.), same being the Southeast corner of said 70.256 Ac. tract, and the Southeast corner of Tract #3, this day surveyed;

THENCE North 72 Deg. 42 Min. 37 Sec. West (called North 70 Deg. 00 Min. West), with the common line between said 29.793 Ac. tract and said 70.256 Ac. tract, 279.65 ft. to a ½ Inch Iron rod capped #5319, set for the Southwest corner of said Tract #3, same being the Southeast and BEGINNING corner hereof;

THENCE North 72 Deg. 42 Min. 37 Sec. West (called North 70 Deg. 00 Min. West), continuing with the common line between said 29.793 Ac. tract and said 70.256 Ac. tract, 269.82 ft. to a ½ Inch Iron rod capped #5319, set for the Southeast corner of Tract #1, this day surveyed, same being the Southwest corner hereof;

THENCE North 17 Deg. 15 Min. 28 Sec. East, at 527.50 ft. pass a ½ Inch iron rod capped #5319, set on line, at 3740.43 ft. pass a ½ Inch Iron rod capped #5319, set in the South margin of COUNTY ROAD NO. 159 (meas. 50 ft. wide), and in all, 3778.73 ft. to a point in the North line of said 70.256 Ac. tract, same being in COUNTY ROAD NO. 159, for the Northeast corner of said Tract #1, same being the Northwest corner hereof;

THENCE South 72 Deg. 40 Min. 51 Sec. East (called South 70 Deg. 00 Min. East), with the North line of said 70.256 Ac. tract, same being with the North line of COUNTY ROAD NO. 159, 269.82 ft. to the Northwest corner of said Tract #3, same being the Northeast corner hereof;

THENCE South 17 Deg. 15 Min. 28 Sec. West, at 38.30 ft. pass a ½ inch iron rod capped #5319, set in the South margin of COUNTY ROAD NO. 159, at 3371.83 ft. pass a ½ inch Iron rod capped #5319, set on line, and in all, 3778.59 ft. to the PLACE OF BEGINNING and containing 23.41 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone. Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, July 12, 2023.

Robert W. Kolacny, RPLS No. 5319

