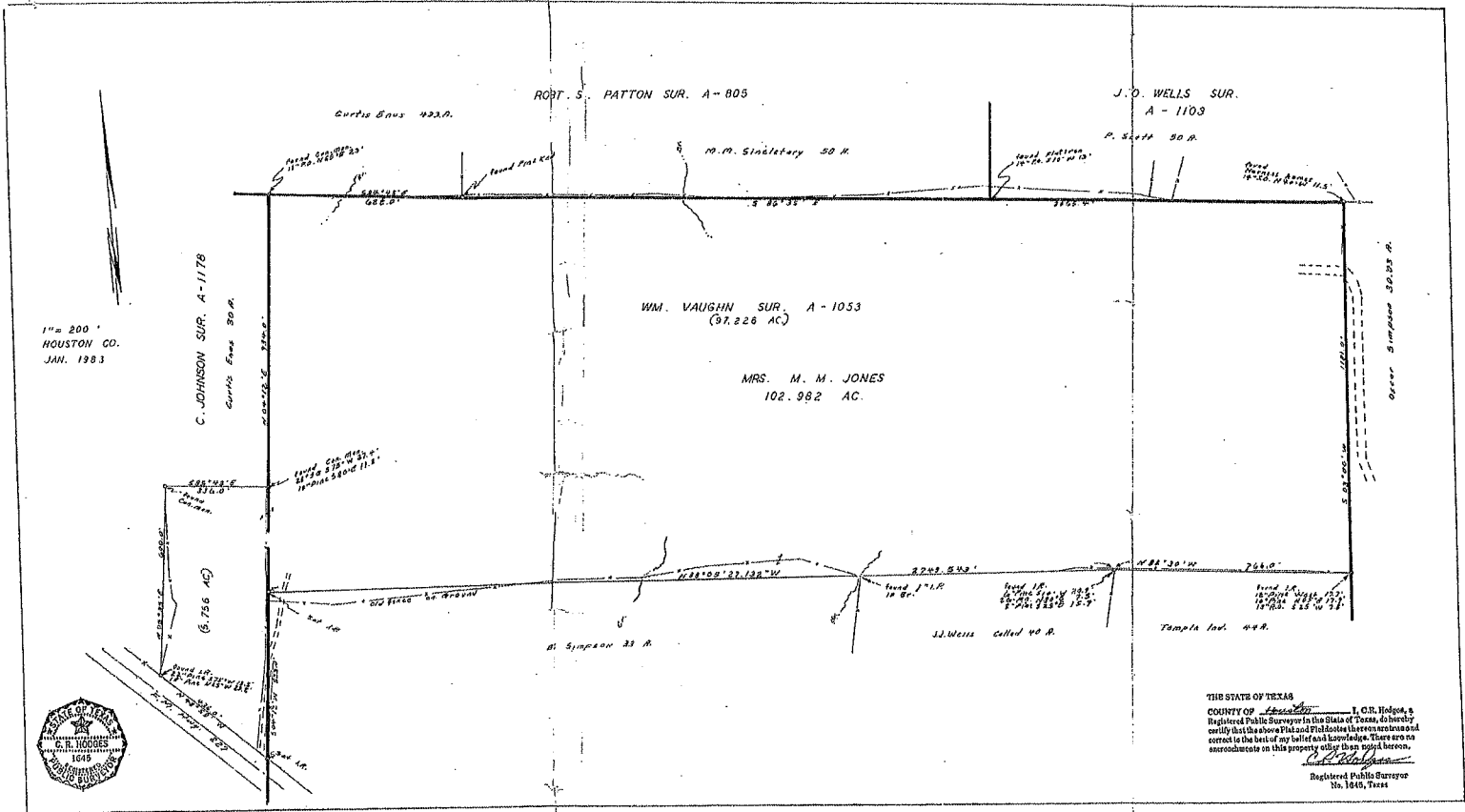


# EXHIBIT "A"



# EXHIBIT "A"

Field Notes for 102.982 Acres  
W. P. VARGEN SURVEY, A-1053  
C. JOHNSON SURVEY, A-1178  
Houston County, Texas

102.982 acres out of and a part of W. V. VARGEN SURVEY, A-1053 and C. JOHNSON SURVEY, A-1178, in Houston County, Texas and also being the same land described in an Oil, Gas and Mineral Lease recorded in Vol. 303, Page 335, of the Houston County Deed Records, which 102.982 acres more particularly described by metes and bounds as follows:

BEGINNING on a found concrete monument for the North West corner of this tract and the North West corner of the K. W. VARGEN SURVEY, A-1053, and the North East corner of the G. JOHNSON SURVEY, A-1178 and also being in the South boundary line of the ROBERT S. PATTON SURVEY, A-805, from which an 18" P.O. brs. N 65° E 23.0 feet:

THENCE S 84° 48' E 622.0 feet to found Pine Knot for corner, same being the South East corner of Curtis Eno's 433.0 acre tract;

THENCE S 86° 35' E at 713 feet passing a flat iron found for the South East corner of the said ROBERT S. PATTON SURVEY, A-805, and a South West corner of the J. O. WELLS SURVEY, A-1103, at a total distance 2865.4 feet to found harness hames for corner from which a 14" S.G. brs. 40° N 11.5 feet and also being the North East corner of the W. P. VARGEN SURVEY;

THENCE S 03° 06' W 1181.0 feet to found iron rod for corner, same being the North East corner of Temple Industries 44 acre tract and also being in the East boundary line of the said W. P. VARGEN SURVEY, A-1053, from which a 12" Pine brs. West 17.7 feet, a 10" Pine brs. N 05° E 17.9 feet, and a 13" K.O. brs. S 25° W 7.8 feet;

THENCE N 83° 30' W 766.0 feet to found iron rod for corner, same being the North West corner of said Temple Industries tract and the North East corner of J. J. Wells called 40 acre tract, from which a 6" Pine brs. S 10° W 20.9 feet, 26" P.O. brs. N 80° E 7.5 feet and a 8" Pine brs. S 25° E 15.9 feet;

THENCE N 88° 05' 27.132" W at 819.0 feet passing a found 1" iron pipe in the branch, for the North West corner of the said J. J. Wells tract, at a total distance 2749.543 feet, set iron rod for corner, in the West boundary line of the K. W. VARGEN SURVEY and the East boundary line of C. JOHNSON SURVEY;

THENCE S 04° 12' W 523.0 feet to iron rod set for corner in the North East P.O. N. line of F. W. Hwy. 227 and the West boundary line of the said W. P. VARGEN SURVEY;

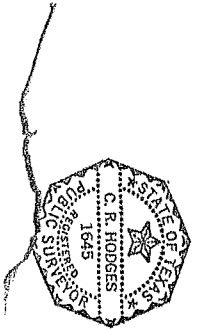
THENCE N 48° 58' W 436.0 feet with the North East P.O. N. of the said F. W. Hwy., to found iron rod, in corner, in same, from which a 22" Pine brs. S 75° W 15.5 feet and a 16" Pine brs. N 65° W 23.2 feet;

THENCE N 05° 35' E 600.0 feet to concrete monument found for corner from which a 26" P.O. brs. N 85° E 18.8 feet and a 24" Pine brs. South 46.3 feet;

THENCE S 85° 43' E 336.0 feet to found concrete monument for corner, from which a 28" S.G. brs. S 75° W 27.4 feet and a 10" Pine brs. S 90° 00' E 11.2 feet;

THENCE N 04° 12' E 934.0 feet to the place of beginning and contains 102.982 acre of land more or less and containing 97.225 acre in the W. P. VARGEN SURVEY, A-1053 and containing 5.756 acres in the C. JOHNSON SURVEY, A-1178

Surveyed January 1983.



I, C. P. Hodges, a Registered Public Surveyor in the State of Texas, do hereby certify that the property covered by the above field notes thereon are true and correct and was surveyed on the ground by me or under my supervision. There are no encroachments, overlaps or visible easements except as shown.

Registered Public Surveyor, No. 1645, Texas

**PLAT OF SURVEY**  
 SHOWING  
**5.741 ACRES**  
 BEING PART OF THE  
**CHARLES JOHNSON SURVEY, ABSTRACT 1178**  
 HOUSTON COUNTY, TEXAS

CHARLES JOHNSON SURVEY  
 A-1178

Called 78.382 Acres  
 Pine Neches LLC  
 Instrument No. 1702692

Called 100.2 Acres  
 M.M. Jones  
 Volume 272, Page 382

Called 78.382 Acres  
 Pine Neches LLC  
 Instrument No. 1702692

**Surveyed 5.741 Acres**  
 Called 5 Acres  
 Calvin Daniels  
 Volume 273, Page 582

WILLIAM VAUGHAN SURVEY  
 A-1053

Called 29.40 Acres  
 Laura Starke  
 Instrument No. 1205806

Called 38.44 Acres  
 Marla Kay Sapaugh  
 Instrument No. 1002294

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

A. A. Davis Title, LLC  
 CF No. 24491FNT

(NOTE: Easement research was limited to data provided by above referenced Title Company.)

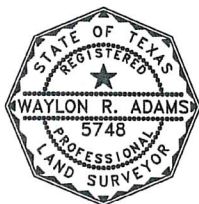
Schedule "B"

10) Right of Way: Volume 18, Page 263 - Does affect.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on June 6, 2024, and is being submitted along with a legal description of the tract(s) shown hereon.

*Waylon R. Adams*

Waylon R. Adams  
 Registered Professional Land Surveyor  
 State of Texas No. 5748



DRAWN BY: K.M.H.  
 JOB No.: 241972  
 DATE: 6/13/2024  
 FB/PG: 138/4

REVISIONS

EAST TO WEST SURVEYING, INC.  
 215 WINCHESTER DRIVE, SUITE 100  
 TYLER, TEXAS 75701  
 PH: (903) 405-3464, FAX: (903) 405-3474  
 TBPELS FIRM REGISTRATION No. 10194274



PLAT OF SURVEY  
 G&E LAND DEVELOPMENT, LLC  
 TBD F.M. 227, KENNARD  
 HOUSTON COUNTY, TEXAS

LEGEND  
 ☐ TELEPHONE PEDESTAL  
 ● BURIED CABLE MARKER  
 -X- BARBED WIRE FENCE  
 EXCEPT AS SHOWN

