

Exhibit A

HOCKLEY COUNTY, TEXAS

BEING a 186.8 acre tract consisting of all of Labor 2, League 707 save and except a 1 acre tract outside of highway right of way (Highway easement recorded in Volume 65, Page 60 of the Hockley County Deed Records), said 1 acre tract recorded in Document 202500000315 of the Official Public Records of Hockley County, Texas, said 186.8 acres being further described as follows:

BEGINNING at a 1/2 inch iron pipe found in West FM 597 for the Southwest corner of said Labor 2;  
THENCE N.2°22'12"E. 2947.22 feet to a 1/2 inch iron rod with cap - "C.E.C. 10194378" set for the Northwest corner of said Labor 2;  
THENCE S.87°21'45"E. 2780.41 feet to a mag nail with washer set in U.S. Highway 385 for the Northeast corner of said Labor 2;  
THENCE S.2°21'25"W. 1620.56 feet to a point in the West line of said Labor 2;  
THENCE N.87°33'01"W., at 60 feet pass a 1/2 inch rod with cap - "C.E.C. 10194378" set for the Northeast corner of said 1 acre tract, in all, 277.29 feet to a found 1/2 inch iron rod with cap - "Douglas" for the Northwest corner of said 1 acre tract;  
THENCE S.2°24'52"W. 200.35 feet to a 1/2 inch rod with cap - "C.E.C. 10194378" set for the Southwest corner of said 1 acre tract;  
THENCE S.87°38'35"E., at 217.8 feet pass a 1/2 inch rod found for the Southeast corner of said 1 acre tract, in all, 277.49 feet to a point in the West line of said Labor 2;  
THENCE S.2°21'25"W. 1124.82 feet mag nail with washer set in U.S. Highway 385 for the Southeast corner of said Labor 2;  
THENCE N.87°24'08"W. 2781.08 feet to the Point of Beginning and containing 186.8 acres including part of U.S. Highway 385 on the West and part of West F.M. 597 on the South.

Certificate

I do here by certify to **Hockley County Abstract** that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **3rd day of July, 2025**; that no visible above ground encroachments exist other than shown.



Gene Burgess, RPLS 5408

7/3/2025



LEGEND

- - Set 1/2" Iron Rod With Cap - "C.E.C. 10194378"
- - Found 1/2" Iron Rod Bent
- - Found 1/2" Iron Rod With Cap - "Douglas"
- ⊙ - Set Nail With Washer
- - Property Line
- - - - Lot Line
- — — Edge of Asphalt
- - - Overhead Electrical/Utility
- ( ) - Called Bearing & Distance
- IPL/OPL - Inside/Outside Property Line

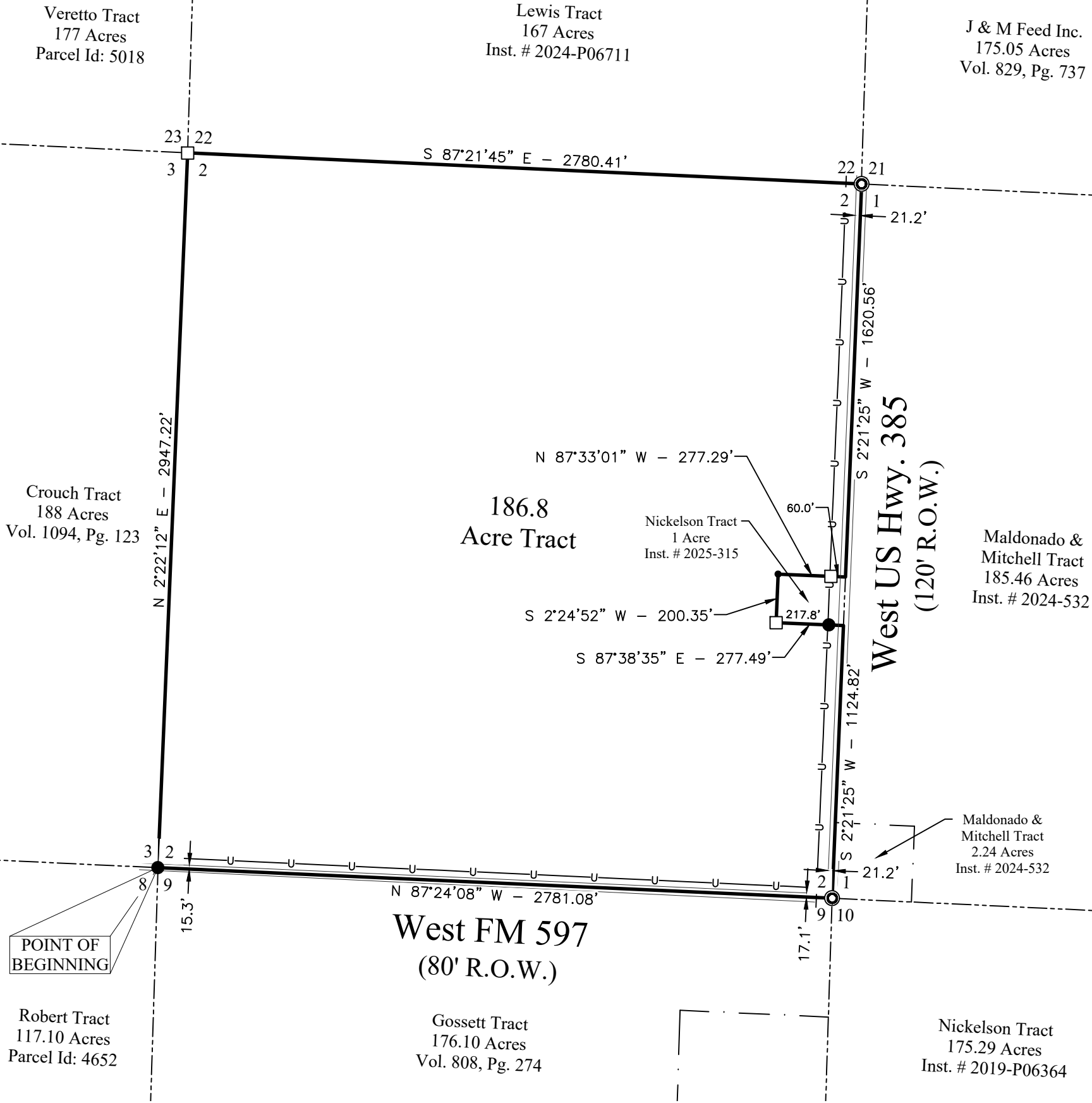
PLAT OF SURVEY

Hockley County Title  
GF: 25-295  
Legal 707, Lab 2  
Whitharal, Hockley County, Texas

 **CENTERLINE**

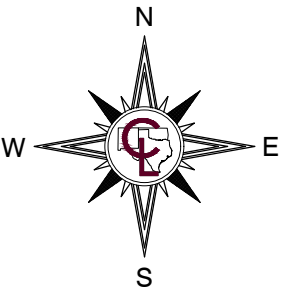
CENTERLINE  
8312 Upland Avenue, Lubbock, Texas 79424  
(806) 470-8686  
TBPE Reg. No. F-16713, TBPLS Reg. No. 10194378  
OKLAHOMA CA NO. 8646

Drawn by: KH Checked by: MY 25-06-1541 - LS



Notes:

- Survey Performed Without Title Commitment
- Bearings Based on GPS Observations; Texas State Plane Coordinate System, North Central Zone, NAD 83 Datum



SCALE: 1" = 500'

