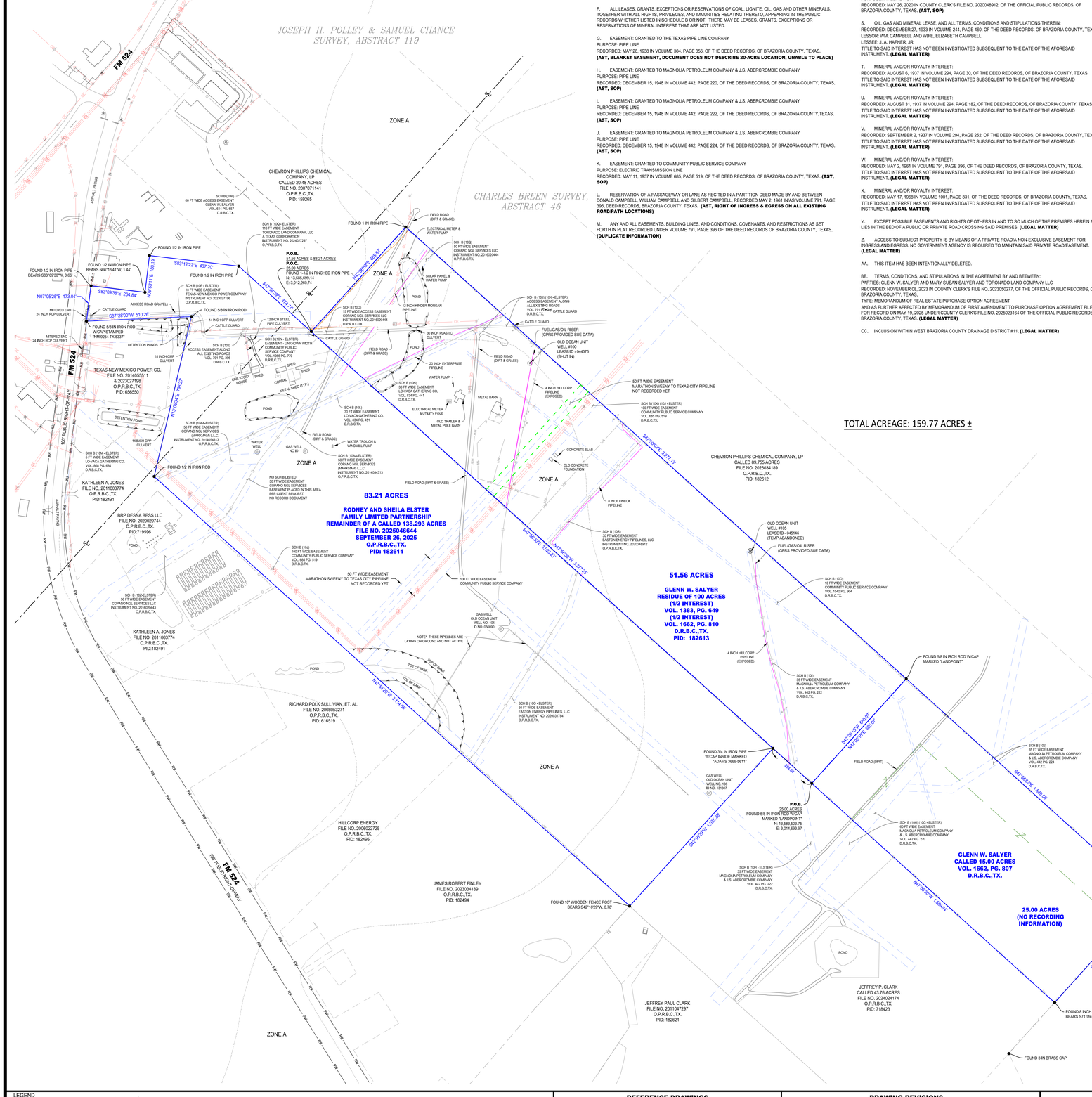
EXHIBIT A

BRAZORIA COUNTY, TEXAS

N
W E
S

0' 100' 200' 400'
1 INCH = 200 FT.

BEARINGS SHOWN HAVE BEEN DERIVED FROM GPS OBSERVATIONS
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
SOUTH CENTRAL ZONE, NAD 1983 (2011), US SURVEY FEET
ALL AREAS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN GRID.



TOTAL ACREAGE: 159.77 ACRES ±

SCHEDULE B ITEMS FROM TITLE COMMITMENT: NCS-1194513-HOU1
GLENN W. SALYER

SOP = (SHOWN ON PLAT)
AST = (AFFECTS SUBJECT TRACT)
DNAST = (DOES NOT AFFECT SUBJECT TRACT)

ITEMS 1-9 NOT SURVEY RELATED.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

A. ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.

B. RIGHTS OF PARTIES IN POSSESSION.

C. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.

D. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)
(LEGAL MATTER)

E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS.

F. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT . THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

G. EASEMENT: GRANTED TO THE TEXAS PIPE LINE COMPANY
PURPOSE: PIPE LINE
RECORDED: MAY 28, 1938 IN VOLUME 304, PAGE 356, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
(AST, BLANKET EASEMENT, DOCUMENT DOES NOT DESCRIBE 20-ACRE LOCATION, UNABLE TO PLACE)

H. EASEMENT: GRANTED TO MAGNOLIA PETROLEUM COMPANY & J.S. ABERCROMBIE COMPANY
PURPOSE: PIPE LINE
RECORDED: DECEMBER 15, 1948 IN VOLUME 442, PAGE 220, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
(AST, SOP)

I. EASEMENT: GRANTED TO MAGNOLIA PETROLEUM COMPANY & J.S. ABERCROMBIE COMPANY
PURPOSE: PIPE LINE
RECORDED: DECEMBER 15, 1948 IN VOLUME 442, PAGE 222, OF THE DEED RECORDS, OF BRAZORIA COUNTY,TEXAS.
(AST, SOP)

J. EASEMENT: GRANTED TO MAGNOLIA PETROLEUM COMPANY & J.S. ABERCROMBIE COMPANY
PURPOSE: PIPE LINE
RECORDED: DECEMBER 15, 1948 IN VOLUME 442, PAGE 224, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
(AST, SOP)

K. EASEMENT: GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY
PURPOSE: ELECTRIC TRANSMISSION LINE
RECORDED: MAY 11, 1957 IN VOLUME 685, PAGE 519, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

L. RESERVATION OF A PASSAGEWAY OR LANE AS RECITED IN A PARTITION DEED MADE BY AND BETWEEN DONALD CAMPBELL, WILLIAM CAMPBELL AND GILBERT CAMPBELL, RECORDED MAY 2, 1961 INAS VOLUME 791, PAGE 396, DEED RECORDS, BRAZORIA COUNTY, TEXAS. **(AST, RIGHT OF INGRESS & EGRESS ON ALL EXISTING ROAD/PATH LOCATIONS)**

M. ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER VOLUME 791, PAGE 396 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. **(DUPLICATE INFORMATION)**

N. EASEMENT: GRANTED TO LO-VACA GATHERING CO., A TEXAS CORPORATION
PURPOSE: PIPE LINE
RECORDED: NOVEMBER 9, 1962 IN VOLUME 834, PAGE 441, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
(AST, SOP)

O. EASEMENT: GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY
PURPOSE: ELECTRIC TRANSMISSION LINE
RECORDED: NOVEMBER 13, 1980 IN VOLUME 1540, PAGE 904, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

P. EASEMENT: GRANTED TO GLENN W. SALYER
PURPOSE: INGRESS AND EGRESS
RECORDED: NOVEMBER 15, 1988 IN VOLUME 614, PAGE 657, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

Q. EASEMENT: GRANTED TO COPANO NGL SERVICES LLC
PURPOSE: PIPE LINE
RECORDED: MAY 4, 2016 IN COUNTY CLERK'S FILE NO. 2016020444, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

R. EASEMENT: GRANTED TO EASTON ENERGY PIPELINES LLC
PURPOSE: PIPELINE ROW
RECORDED: MAY 26, 2020 IN COUNTY CLERK'S FILE NO. 2020048912, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

S. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN:
RECORDED: DECEMBER 27, 1933 IN VOLUME 244, PAGE 460, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
LESSOR: WM. CAMPBELL AND WIFE, ELIZABETH CAMPBELL
LESSEE: J. A. HAFNER, JR.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

T. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: AUGUST 6, 1937 IN VOLUME 294, PAGE 30, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

U. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: AUGUST 31, 1937 IN VOLUME 294, PAGE 182, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

V. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: SEPTEMBER 2, 1937 IN VOLUME 294, PAGE 252, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

W. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: MAY 2, 1961 IN VOLUME 791, PAGE 396, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

X. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: MAY 17, 1968 IN VOLUME 1001, PAGE 831, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

Y. EXCEPT POSSIBLE EASEMENTS AND RIGHTS OF OTHERS IN AND TO SO MUCH OF THE PREMISES HEREIN AS LIES IN THE BED OF A PUBLIC PERMANENT ROAD CROSSING SAID PREMISES. **(LEGAL MATTER)**

Z. ACCESS TO SUBJECT PROPERTY IS BY MEANS OF A PRIVATE ROAD/A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS. NO GOVERNMENT AGENCY IS REQUIRED TO MAINTAIN SAID PRIVATE ROAD/EASEMENT. **(LEGAL MATTER)**

AA. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

BB. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: GLENN W. SALYER AND MARY SUSAN SALYER AND TORONADO LAND COMPANY LLC
RECORDED: NOVEMBER 08, 2023 IN COUNTY CLERK'S FILE NO. 2023050227, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS.
TYPE: MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT
AND AS FURTHER AFFECTED BY MEMORANDUM OF FIRST AMENDMENT TO PURCHASE OPTION AGREEMENT FILED FOR RECORD ON MAY 19, 2025 UNDER COUNTY CLERK'S FILE NO. 2025023164 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. **(LEGAL MATTER)**

CC. INCLUSION WITHIN WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11. **(LEGAL MATTER)**

SCHEDULE B ITEMS FROM TITLE COMMITMENT: NCS-1194513A-HOU1
RODNEY AND SHEILA ELSTER FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

SOP = (SHOWN ON PLAT)
AST = (AFFECTS SUBJECT TRACT)
DNAST = (DOES NOT AFFECT SUBJECT TRACT)

ITEMS 1-9 NOT SURVEY RELATED.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

A. RIGHTS OF PARTIES IN POSSESSION.

B. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.

C. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCES OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

D. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

E. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
(LEGAL MATTER)

F. EASEMENT: GRANTED TO TEXAS PIPE LINE COMPANY, A CORPORATION OF TEXAS
PURPOSE: PIPE LINE
RECORDED: MAY 28, 1938 IN VOLUME 304, PAGE 356, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, BLANKET EASEMENT, UNABLE TO PLACE)**

G. EASEMENT: GRANTED TO MAGNOLIA PETROLEUM COMPANY & J.S. ABERCROMBIE COMPANY
PURPOSE: PIPE LINE
RECORDED: DECEMBER 15, 1948 IN VOLUME 442, PAGE 220, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(DNAST, SOP)**

H. EASEMENT: GRANTED TO MAGNOLIA PETROLEUM COMPANY & J.S. ABERCROMBIE COMPANY
PURPOSE: PIPE LINE
RECORDED: DECEMBER 15, 1948 IN VOLUME 442, PAGE 222, OF THE DEED RECORDS, OF BRAZORIA COUNTY,TEXAS. **(DNAST, SOP)**

I. EASEMENT: GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY
PURPOSE: ELECTRIC TRANSMISSION
RECORDED: JANUARY 26, 1953 IN VOLUME 653, PAGE 70, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
(MAY AFFECT THE SUBJECT TRACT - CANNOT PLACE EASEMENT WITH THE INFORMATION PROVIDED)

J. EASEMENT: GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY
PURPOSE: ELECTRIC TRANSMISSION LINE
RECORDED: MAY 11, 1957 IN VOLUME 685, PAGE 519, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

K. EASEMENT: FOR INGRESS/EGRESS
RECORDED: MAY 2, 1961 INAS VOLUME 791, PAGE 396, DEED RECORDS, BRAZORIA COUNTY, TEXAS.
(AST, RIGHT OF INGRESS & EGRESS ON ALL EXISTING ROAD/PATH LOCATIONS)

L. EASEMENT: GRANTED TO LO-VACA GATHERING CO., A TEXAS CORPORATION
PURPOSE: PIPE LINE
RECORDED: NOVEMBER 9, 1962 IN VOLUME 834, PAGE 451, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

M. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: GOLBERT CAMPBELL AND WIFE, DORIS CAMPBELL AND LO-VACA GATHERING COMPANY
RECORDED: JANUARY 07, 1964 IN VOLUME 868, PAGE 684, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(DNAST, SOP)**

N. EASEMENT: GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY
PURPOSE: ELECTRIC TRANSMISSION
RECORDED: AUGUST 13, 1970 IN VOLUME 1066, PAGE 770, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

O. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: LOVELEEE ELLA HORAK, AS TRUSTEE OF THE HORAK TRUST AND SHEILA H. ELSTER AND DALE J. HORACK, AS CO-TRUSTEES OF THE HORACK FAMILY TRUST AND EASTON ENERGY PIPELINES LLC, A DELAWRE LIMITED LIABILITY COMPANY
RECORDED: JUNE 18, 2020 IN COUNTY CLERK'S FILE NO. 2020031784, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

P. EASEMENT: GRANTED TO TEXAS-NEW MEXICO POWER COMPANY, A TEXAS CORPORATION
PURPOSE: ELECTRIC DISTRIBUTION LINES AND COMMUNICATION LINES
RECORDED: JUNE 20, 2023 IN COUNTY CLERK'S FILE NO. 2023027196, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

Q. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: SHEILA H. ELSTER AND TORONADO LAND COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: JUNE 24, 2024 IN COUNTY CLERK'S FILE NO. 2024027297, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS.
TYPE: NON-EXCLUSIVE SINGLE USE EASEMENT **(AST, SOP)**

R. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN:
RECORDED: DECEMBER 28, 1933 IN VOLUME 244, PAGE 460, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.
(LEGAL MATTER)

S. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: MAY 11, 1957 IN VOLUME 791, PAGE 519, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

T. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: MAY 02, 1961 IN VOLUME 791, PAGE 396, OF THE DEED RECORDS, OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

U. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: NOVEMBER 09, 1962 IN VOLUME 834, PAGE 451, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

V. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: DECEMBER 14, 1965 IN VOLUME 927, PAGE 739, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

W. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: JUNE 20, 1967 IN VOLUME 972, PAGE 468, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

X. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: OCTOBER 31, 2022 IN COUNTY CLERK'S FILE NO. 2022061026, OF THE OFFICIAL PUBLIC RECORDS, RECORDS OF BRAZORIA COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **(LEGAL MATTER)**

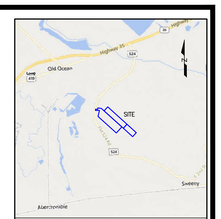
Y. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: RODNEY AND SHEILA ELSTER FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP AND TORONADO LAND COMPANY LLC
RECORDED: OCTOBER 21, 202 IN COUNTY CLERK'S FILE NO. 2025050094, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS.
TYPE: MEMORANDUM OF REAL ESTATE PURCHASE OPTION **(LEGAL MATTER)**

Z. EASEMENT: GRANTED TO COPANO NGL SERVICES (MARKHAM) L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: PIPELINE
RECORDED: DECEMBER 17, 2024 IN INSTRUMENT NO. 2014054312, OF THE OFFICIAL PUBLIC RECORDS, OF BRAZORIA COUNTY, TEXAS. **(NOT SHOWN - WAS AMENDED BY INST. NO. 2016020443)**
AS AFFECTED BY THAT CERTAIN EASEMENT AMENDMENT, RECORDED MAY 04, 2016, AS INSTRUMENT NO. 2016020443, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS. **(DNAST, SOP)**

AA. EASEMENT: GRANTED TO COPANO NGL SERVICES (MARKHAM) L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: PIPELINE
RECORDED: DECEMBER 17, 2024 IN 2014054313, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. **(AST, SOP)**

BB. INCLUSION WITHIN WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11. **(LEGAL MATTER)**

CC. SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD. HIGHWAY OR FREEWAY, THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY ON CONNECTION THEREWITH. **(LEGAL MATTER)**



VICINITY MAP
(NOT TO SCALE)

GLENN W. SAYLER
DESCRIPTION FOR 76.56 ACRES
CHARLES BREEN SURVEY, ABSTRACT NO. 46
BRAZORIA COUNTY, TEXAS

Being a description for combined 76.56 acres solar lease, consisting of a 51.56-acre parcel and a 25.00-acre parcel, located in the Charles Breen Survey, Abstract No. 46, Both parcels being comprised of the residue of a called 100-acre tract of land conveyed to Glenn W. Salyer by deed recorded in Volume 1383, Page 649 (1/2 interest) and in Volume 1662, Page 810 (1/2 interest) of the Deed Records of Brazoria County, Texas (D.R.B.C.,TX). Said tract being more particularly described by metes and bounds as follows, with all bearings and coordinates based on the Texas Coordinate System of 1983, South Central Zone, as determined by GPS observations, area, distances, and coordinates are grid values:

51.56 ACRES:

BEGINNING at a 1-1/2-inch pinched iron pipe, found (N: 13,585,699.14; E: 3,012,260.74) on the northwest corner of said residue of 100-acre tract and the southwest corner of that called 20.48 acres tract of land conveyed to Chevron Phillips Chemical Company, LP by deed recorded in File No. 2007071141 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.,TX.);

THENCE, North 42°06'53" East, along the north line of said residue of 100-acre tract , a distance of 685.52 feet to a 1-inch iron pipe, found on the northeast corner of said residue of 100-acre tract and in the west line of that called 89.755 acres tract of land conveyed to Chevron Phillips Chemical Company, LP by deed recorded in File No. 2023034189 of the O.P.R.B.C.,TX.;

THENCE, South 47°56'02" East, along the east line of said residue of 100-acre tract, a distance of 3,277.13 feet to a at a 5/8-inch iron rod with cap marked "LANDPOINT", found on the northeast corner of a 25.00 acre tract and southeast corner of herein described tract;

THENCE, South 42°06'15" West, over and across said residue of 100-acre tract , a distance of 685.07 feet to a 5/8-inch iron rod with cap marked "LANDPOINT", found on the northwest corner of a 25.00 acre tract, the southwest corner of herein described tract and in the east line of that certain tract of land conveyed to Jeffery P Clark by deed recorded in File No. 2024024174 of the O.P.R.B.C.,TX.;

THENCE, North 47°56'30" West, along the west line of said residue of 100-acre tract, passing at a distance of 254.04, a 3/4-inch iron pipe found marking the northeast corner of said Clark tract, for a total distance of 3,277.25 feet returning to the **POINT OF BEGINNING** and containing a calculated area of 51.56 acres of land.

25.00 ACRES:

COMMENCING at a 1-1/2-inch pinched iron pipe, found (N: 13,585,699.14; E: 3,012,260.74) on the northwest corner of said residue of 100-acre tract and the southwest corner of that said 20.48 acres tract,

THENCE, South 47°56'30" East, along the west line of said residue of 100-acre tract, a distance of 3,277.25 feet to a 5/8-inch iron rod with cap marked "LANDPOINT", found for the **POINT OF BEGINNING** (N: 13,583,503.75; E: 3,014,693.97) of herein described tract;

THENCE, North 42°06'15" East, over and across said residue of 100-acre tract, a distance of 685.07 feet to a 5/8-inch iron rod with cap marked "LANDPOINT", found on the east line of said residue of 100-acre tract, in the west line of said 89.755 acres tract and the northeast corner of herein described tract;

THENCE, South 47°56'02" East, along the east line of said residue of 100-acre tract, a distance of 1,589.68 feet to a 1-inch iron pipe, found on the southeast corner of said residue of 100-acre tract and herein described tract, and in the north line of a called 67.263 acres tract of land conveyed to Sweeny Economic Development Park by deed recorded in File No. 2024009862 of the O.P.R.B.C.,TX.;

THENCE, South 42°04'55" West, along the south line of said residue of 100-acre tract, a distance of 684.86 feet to a calculated point for the southwest corner of said residue of 100-acre tract and herein described tract, from which a 8-inch wood post bears South 71°09'49" West, a distance of 0.21 feet;

THENCE, North 47°56'30" West, along the west line of said residue of 100-acre tract, a distance of 1,589.94 feet returning to the **POINT OF BEGINNING** and containing a calculated area of 25.00 acres of land.

RODNEY AND SHEILA ELSTER
FAMILY LIMITED PARTNERSHIP
DESCRIPTION FOR 83.21 ACRES
CHARLES BREEN SURVEY, ABSTRACT NO. 46, AND
JOSEPH H. POLLEY & SAMUEL CHANCE SURVEY, ABSTRACT NO. 119
BRAZORIA COUNTY, TEXAS

Being a description for an 83.21 acre parcel, located in the Charles Breen Survey, Abstract No. 46, and the Joseph H. Polley & Samuel Chance Survey, Abstract No. 119, Brazoria County, Texas, and being out of that certain 138.21 acre tract of land conveyed to Rodney and Sheila Elster Family Limited Partnership by deed recorded in File No. 2025046644 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.,TX). Said tract being more particularly described by metes and bounds as follows, with all bearings and coordinates based on the Texas Coordinate System of 1983, South Central Zone, as determined by GPS observations, area, distances, and coordinates are grid values:

83.21 ACRES:

BEGINNING at a 1-1/2-inch pinched iron pipe, found (N: 13,585,699.14; E: 3,012,260.74) at a corner on the northeast line of said Elster tract of land, also being the northwest corner of a residue of a 100-acre tract of land conveyed to Glenn W. Salyer by deeds recorded in Volume 1383, Page 649, and Volume 1662, Page 810 of the Deed Records of Brazoria County, Texas (D.R.B.C.,TX) and the southwest corner of that called 20.48 acres tract of land conveyed to Chevron Phillips Chemical Company, LP by deed recorded in File No. 2007071141 of the O.P.R.B.C.,TX.;

THENCE, South 47°56'30" East, along the northeast line of said Elster tract, a distance of 3,023.21 feet to a 3/4-inch iron pipe with cap inside marked "ADAMS 3666-5611", found on the southerly corner of said residue of 100-acre tract and the east corner of said Elster tract;

THENCE, South 42°16'29" West, along the east line of said Elster tract, a distance of 1,035.28 feet to a point for corner of the herein described tract from which a found 10 inch wooden fence post bears South 42°16'29" West, a distance of 0.78 feet, being the east corner of that certain tract of land described in deed to James Robert Finley, recorded in File No. 2023034189, O.P.R.B.C.,TX, and the north corner of that certain tract of land described in deed to Jeffrey Paul Clark, recorded in File No. 2011047297, O.P.R.B.C.,TX;

THENCE, North 47°56'26" West, along the southwest line of said Elster tract, a distance of 3,114.68 feet to a 1/2 iron rod found, also being the east corner of that certain tract of land conveyed to Kathleen A. Jones, by deed recorded in File No. 2011003774 of the O.P.R.B.C.,TX., and the south corner of that certain tract of land conveyed to Texas-New Mexico Power Co., by deed recorded in File Nos. 2014055511 and 2023027198 of the O.P.R.B.C.,TX.;

THENCE, North 13°06'34" East, along the west line of said Elster tract and the east line of said Texas-New Mexico Power Co. tract, a distance of 798.27 feet to a 5/8 inch iron rod found on the west line of the herein described tract and the northeast corner of said Texas-New Mexico Power Co. tract;

THENCE, South 87°28'00" West, along the westerly line of said Elster tract and the north line of said Texas-New Mexico Power Co. tract, a distance of 510.26 feet to a 5/8 inch iron rod found on the east right-of-way line of FM 524, a public right-of-way;

THENCE, North 07°05'25" East, along the east right-of-way line of said FM 524 and the west line of the herein described tract, a distance of 173.04 feet to a point for corner from which a 1/2 inch iron pipe found bears South 83°09'38" West, 0.66 feet, being on the north line of the herein described tract and being the southwest corner of that certain tract of land conveyed to Chevron Phillips Chemical Company, LP, by deed recorded in File No. 2007071141, O.P.R.B.C.,TX.;

THENCE, departing the said east right-of-way line and along the south line of said Chevron Phillips Chemical Company, LP tract and the north line of the herein described tract the following courses and distances:

South 83°09'38" East, a distance of 264.84 feet to a point for corner from which a 1/2 iron pipe found bears North 66°16'41" West, a distance of 1.44 feet;

North 06°53'