

Exhibit A

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

41.18 ACRES

All that certain lot, tract or parcel of land located within the James Robeson Survey, Abstract No. 100 and the Amos Green Survey, Abstract No. 41 of Liberty County, Texas and being a portion of a called 274.37 acre tract as described in a deed from Milam Family Ranch, LLC and Novia Marie Milam as Trustee of the David and Marie Milam Revocable Trust, dated August 2, 2006, and any amendments thereto to Legacy Land Group, Ltd., dated October 1, 2021 and recorded in Document No. 2021041539 of the Deed Records of Liberty County, Texas, and this 41.18 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to a 1/2" Iron Rod Set) for corner in the South line of County Road 2098, from which a 6" Steel fence corner Found at the Northwest corner of a called 1.00 acre tract as described in a deed from Burl E. Johnson and wife, Delores R. Johnson to Isidro S. Borrego and wife, Armandina Z. Borrego, dated March 30, 1993 and recorded in Volume 1459, Page 421, bears North 86 deg. 13 min. 39 sec. East, a distance of 89.25 feet;

THENCE across said 274.37 acre tract, the following four (4) courses and distances:

South 17 deg. 32 min. 16 sec. West, a distance of 1,186.24 feet to a 1/2" Iron Rod Set for corner;

South 03 deg. 46 min. 14 sec. East, a distance of 566.53 feet to a 1/2" Iron Rod Set for corner;

North 87 deg. 31 min. 50 sec. East, a distance of 576.50 feet to a 1/2" Iron Rod Set for corner;

South 02 deg. 28 min. 10 sec. East, a distance of 2,873.99 feet to a 1" Iron Pipe Found at an angle point in the North line of a called 149.27 acre tract as described in a deed from Martha Hightower Compton to Laura Ann Kidder, dated December 1, 1994 and recorded in Volume 1562, Page 172, from which a 5/8" Iron Rod Found at an angle point in same and being at the West corner of a called 1.720 acre tract as described in a deed from Chad Jacob Sims and wife, Stacy Sims to Cody Lee Black, dated April 20, 2021 and recorded in Document No. 2021015774 bears North 88 deg. 58 min. 19 sec. East, a distance of 349.95 feet;

THENCE South 86 deg. 13 min. 46 sec. West, with the common line of said 274.37 acre tract and said 149.27 acre tract, a distance of 561.10 feet to a 1/2" Iron Rod Set for corner;

THENCE North 03 deg. 46 min. 14 sec. West, across said 274.37 acre tract, a distance of 3,452.86 feet to a Cotton Spindle Set for corner;

THENCE North 17 deg. 32 min. 16 sec. East, continuing across said 274.37 acre tract, a distance of 1,186.24 feet to a 1/2" Iron Rod Set for corner in the South line of said County Road No. 2098;

41.18 ACRES

Page 2 of 2

THENCE North 86 deg. 13 min. 39 sec. East, with the South line of said County Road No. 2098, a distance of 50.00 feet to the POINT OF BEGINNING AND CONTAINING 41.18 ACRES OF LAND, MORE OR LESS. See Map No. 2597 – Tract B prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of September, 2021.

GIVEN UNDER MY HAND & SEAL, this the 9th day of December, 2021.



Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763



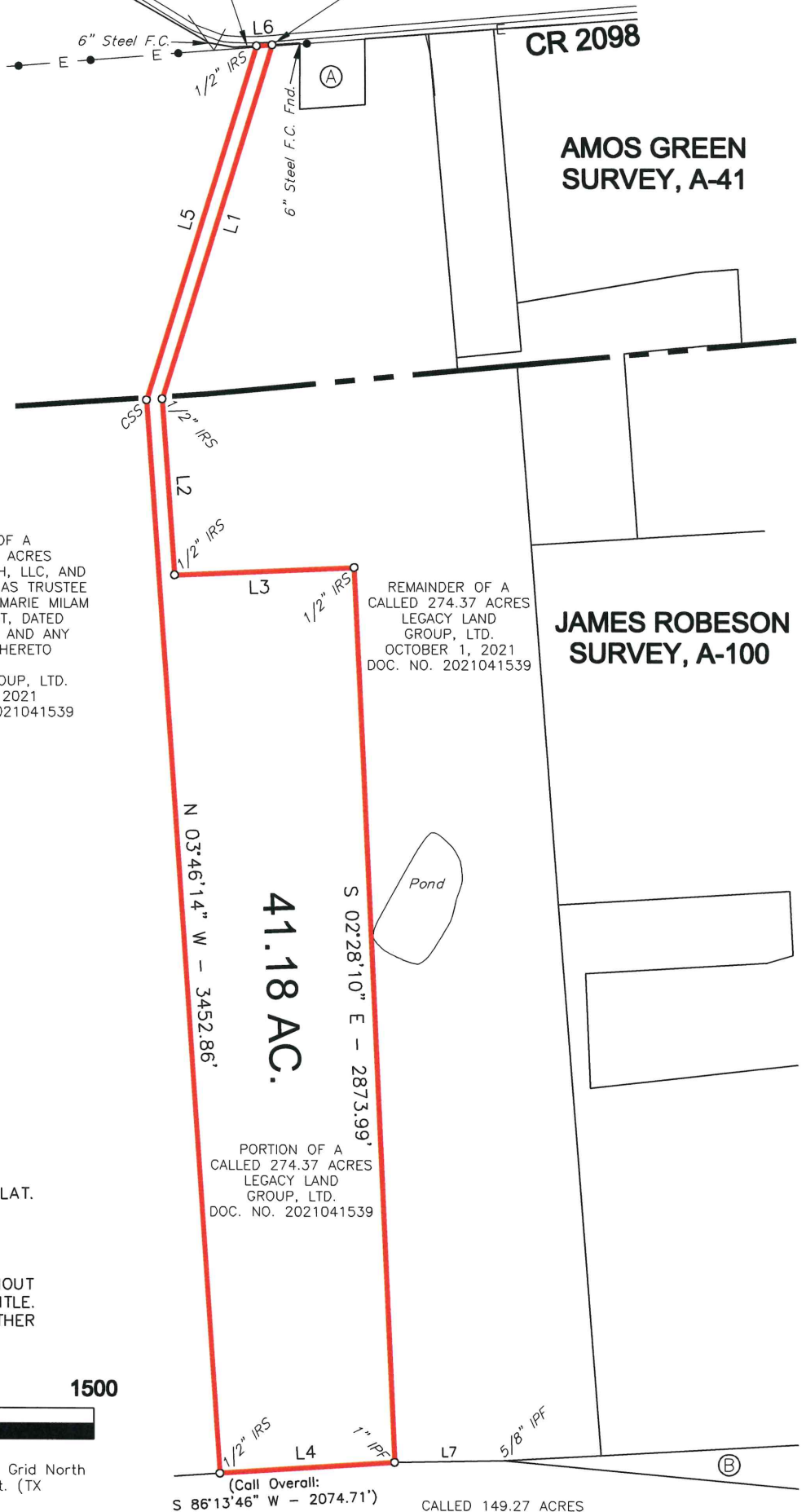
PLAT OF SURVEY

P.O.B.: 1/2" IR Set
6" Steel F.C. Fnd. bears:
N 86°13'39" E - 89.25'

(Call Overall:
N 86°13'39" E
212.08')



SCALE: 1" = 500'



REMAINDER OF A
CALLED 274.37 ACRES
MILAM FAMILY RANCH, LLC, AND
NOVIA MARIE MILAM AS TRUSTEE
OF THE DAVID AND MARIE MILAM
REVOCABLE TRUST, DATED
AUGUST 2, 2006, AND ANY
AMENDMENTS THERETO
TO
LEGACY LAND GROUP, LTD.
OCTOBER 1, 2021
DOCUMENT NO. 2021041539

REMAINDER OF A
CALLED 274.37 ACRES
LEGACY LAND
GROUP, LTD.
OCTOBER 1, 2021
DOC. NO. 2021041539

TRACT LEGEND:

TRACT A: CALLED 1.00 ACRE, BURL E. JOHNSON AND WIFE, DELORES R. JOHNSON TO ISIDRO S. BORREGO AND WIFE, ARMANDINA Z. BORREGO, MARCH 30, 1993, VOLUME 1459, PAGE 421.

TRACT B: CALLED 1.720 ACRES, CHAD JACOB SIMS AND WIFE, STACY SIMS TO CODY LEE BLACK, APRIL 20, 2021, DOCUMENT NO. 2021015774.

LINE	BEARING	DISTANCE
L1	S 17°32'16" W	1186.24'
L2	S 03°46'14" E	566.53'
L3	N 87°31'50" E	576.50'
L4	S 86°13'46" W	561.10'
L5	N 17°32'16" E	1186.24'
L6	N 86°13'39" E	50.00'
L7	N 88°58'19" E	349.95'

41.18 AC.

PORTION OF A
CALLED 274.37 ACRES
LEGACY LAND
GROUP, LTD.
DOC. NO. 2021041539

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of September, 2021.

GIVEN UNDER MY HAND & SEAL, this the 9th day of December, 2021.

Ryan J. Maxfield
RYAN J. MAXFIELD - R.P.L.S. No. 6763



CALLLED 149.27 ACRES
MARTHA HIGHTOWER COMPTON
TO
LAURA ANN KIDDER
DECEMBER 1, 1994
VOLUME 1562, PAGE 172



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND

Barbed Wire Fence	— x —
Powerline	— E —
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
CSS	COTTON SPINDLE SET

PLAT OF SURVEY
41.18 AC. LOCATED IN THE
JAMES ROBESON SURVEY, A-100
AND AMOS GREEN SURVEY, A-41
LIBERTY COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 500'
SURVEYED BY: SM/JY	REF: MILAM 2
DATE: 10-22-2021	JOB NO: 2597
REV: 12-09-2021	FILE NO: TRACT B.DWG