



Exhibit A

Tract 1:

SURFACE ESTATE ONLY TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 310.28 ACRES OF LAND, SAID *TRACT* LOCATED IN SECTION 11, BLOCK Y, G C. & S.F. RR.CO. SURVEY, ABSTRACT NO. 189, ALL IN UPTON COUNTY, TEXAS SAID 310.28 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD, CAPPED AND MARKED "WEST CO MIDLAND" FOUND AT THE NORTHWEST CORNER OF SAID 310.28 ACRE TRACT, BEINGS 75°28'03" WA DISTANCE OF 5215.58 FEET FROM THE NORTHWEST CORNER OF SECTION 12, BEING A FOUND 2" IRON PIPE;

THENCE N 75°28'03" E. ALONG THE NORTH LINE OF SAID 310.28 ACRE TRACT A DISTANCE OF 5301.55 FEET TO A 1/2" IRON ROD, CAPPED AND MARKED "WEST CO MIDLAND", SET THE NORTHEAST CORNER OF SAID 310.28 ACRE TRACT;

THENCE S 14°59'58" E, ALONG THE EAST LINE OF SAID 310.28 ACRE TRACT A DISTANCE OF 2549.63 FEET TO A 1/2" IRON ROD. CAPPED AND MARKED "WEST CO MIDLAND", SET THE SOUTHEAST CORNER OF SAID 310.28 ACRE TRACT;

THENCE S 75°28'12" W, ALONG THE SOUTH LINE OF SAID 310.28 ACRE TRACT A DISTANCE OF 530.55 FEET TO A POINT, SET THE SOUTHWEST CORNER ON THE SAID 310.28 ACRE TRACT;

THENCE: N 14°59'58" W, ALONG THE WEST LINE OF SAID 310.28 ACRE TRACT A DISTANCE OF 2549.39 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, IN ALL CONTAINING 310.28 ACRES MORE OR LESS.

Tract 2:

Non-Exclusive Access Road Easement Agreement by and between Priest Family First, LP and Ethos Royalty,

Seller _____

Seller _____

Buyer _____

Buyer _____