

Exhibit I

MINERAL RIGHTS

39850 & 40454 FM 3159, Canyon Lake, TX

Purchaser acknowledges that Seller has provided Purchaser with a copy of that certain Oil and Gas Real Property Report prepared by Michael Cies dated November 25, 2024 (the "Report"). Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Report and is providing the Report solely as an accommodation to Purchaser. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE REPORT OR THE MINERAL RIGHTS FOR THE PROPERTY.