

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 546.23 TRACT OUT LOCATED IN THE J LICK SURVEY, ABSTRACT 652, J WALLING SURVEY, ABSTRACT 1069 AND J WALLING SURVEY, ABSTRACT 1068, CASS COUNTY, TEXAS BEING OUT OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO 11-J CORPORATION, DEED DATED JANUARY 10, 1978, RECORDED IN VOLUME 605, PAGE 476, DEED RECORDS OF CASS COUNTY, TEXAS, SAID 546.23 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A REINF BAR FOUND (N:7120784.19, E:3247947.92) FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LISSE DEANNE MCBRIDE, DEED DATED DECEMBER 16, 2016, RECORDED IN DEED NUMBER 2017001845, DEED RECORDS OF CASS COUNTY, TEXAS AND A CORNER OF THIS TRACT;

THENCE NORTH 00°08'31" EAST 50.09 FEET [L1] TO A REINF BAR FOUND FOR THE NORTHEAST CORNER OF SAID MCBRIDE TRACT AND A CORNER OF THIS TRACT;

THENCE SOUTH 87°10'45" WEST 729.89 FEET TO A REINF BAR FOUND FOR THE NORTHWEST CORNER OF SAID MCBRIDE TRACT AND A CORNER OF THIS TRACT;

THENCE NORTH 02°29'05" WEST 350.60 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°31'37" WEST 1,483.43 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 01°55'19" EAST 1,735.61 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°03'24" WEST 1,479.58 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 04°23'46" WEST 57.00 FEET [L2] TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 87°59'23" WEST 1,559.94 FEET TO AN IRON PIPE FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 03°22'33" WEST 2,056.62 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°27'27" WEST 401.00 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°25'33" WEST 1,102.50 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 87°58'47" WEST 2,785.02 FEET TO A FLAT IRON FOUND (N:7122399.85, E:3239403.69) FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°25'44" WEST 1,846.02 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 02°29'26" WEST 57.78 FEET [L3] TO A FENCE CORNER POST FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°21'59" EAST 1,105.54 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 86°14'05" EAST 1,181.32 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 02°20'22" EAST 618.35 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 87°24'19" EAST 1,679.86 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 02°05'34" EAST AT 584.32 PASS A IRON PIPE ON THE NORTH BANK OF BEE CREEK, CONTINUING FOR A TOTAL DISTANCE OF 593.45 FEET TO A CORNER OF THIS TRACT IN THE CREEK;

THENCE WITH THE MEANDERS OF SAID CREEK AS FOLLOWS;

SOUTH 68°24'27" EAST 11.66 FEET [L4];

SOUTH 83°07'03" EAST 47.84 FEET [L5];

SOUTH 58°26'58" EAST 53.85 FEET [L6];

SOUTH 20°17'40" EAST 48.98 FEET [L7];

SOUTH 63°10'42" EAST 27.38 FEET [L8];

SOUTH 52°12'26" EAST 86.48 FEET [L9];

SOUTH 86°25'41" EAST 34.02 FEET [L10];

NORTH 36°14'03" EAST 67.00 FEET [L11];

NORTH 49°36'53" EAST 67.93 FEET [L12];

NORTH 59°43'10" EAST 32.28 FEET [L13];

NORTH 29°21'48" EAST 55.08 FEET [L14];

NORTH 61°50'01" EAST 51.92 FEET [L15];

SOUTH 79°57'34" EAST 40.53 FEET [L16];

SOUTH 38°51'25" EAST 31.33 FEET [L17];

NORTH 70°02'40" EAST 30.85 FEET [L18];

NORTH 86°16'25" EAST 42.89 FEET [L19];  
SOUTH 51°03'24" EAST 54.49 FEET [L20];  
NORTH 61°01'57" EAST 43.51 FEET [L21];  
SOUTH 85°04'57" EAST 36.51 FEET [L22];  
SOUTH 62°08'49" EAST 26.80 FEET [L23];  
NORTH 76°39'43" EAST 31.51 FEET [L24];  
SOUTH 83°32'04" EAST 65.81 FEET [L25];  
NORTH 74°09'12" EAST 40.24 FEET [L26];  
NORTH 84°04'21" EAST 41.64 FEET [L27];  
SOUTH 65°55'41" EAST 32.82 FEET [L28];  
NORTH 76°41'04" EAST 52.35 FEET [L29];  
SOUTH 86°40'06" EAST 132.65 FEET [L30];  
SOUTH 67°20'45" EAST 27.90 FEET [L31];  
NORTH 44°22'52" EAST 13.95 FEET [L32];  
NORTH 41°05'55" EAST 27.85 FEET [L33];  
NORTH 41°05'55" EAST 27.85 FEET [L33];  
SOUTH 85°42'08" EAST 42.60 FEET [L34];  
NORTH 71°21'54" EAST 27.58 FEET [L35];  
SOUTH 75°24'08" EAST 101.12 FEET [L36];  
SOUTH 03°34'42" EAST 34.59 FEET [L37];  
SOUTH 67°13'25" EAST 17.25 FEET [L38];  
NORTH 56°23'58" EAST 51.72 FEET [L39];  
NORTH 77°52'58" EAST 45.25 FEET [L40];  
SOUTH 86°16'13" EAST 70.19 FEET [L41];  
NORTH 82°23'00" EAST 69.63 FEET [L42];  
NORTH 25°38'29" EAST 29.13 FEET [L43];  
NORTH 84°05'14" EAST 35.82 FEET [L44];  
SOUTH 80°49'14" EAST 53.25 FEET [L45];  
SOUTH 45°22'26" EAST 33.76 FEET [L46];  
SOUTH 75°45'51" EAST 38.86 FEET [L47];  
SOUTH 57°40'05" EAST 55.84 FEET [L48];  
NORTH 88°20'21" EAST 76.24 FEET [L49];  
NORTH 71°14'43" EAST 62.05 FEET [L50];  
SOUTH 84°47'01" EAST 34.17 FEET [L51];  
SOUTH 41°09'40" EAST 78.27 FEET [L52];  
SOUTH 53°58'57" EAST 124.24 FEET [L53];  
SOUTH 34°47'26" EAST 17.71 FEET [L54];  
NORTH 85°33'14" EAST 32.47 FEET [L55];  
SOUTH 77°35'44" EAST 56.54 FEET [L56];  
NORTH 63°38'16" EAST 22.40 FEET [L57];  
NORTH 75°10'57" EAST 62.80 FEET [L58];  
NORTH 21°42'52" EAST 52.02 FEET [L59];  
NORTH 22°40'35" EAST 42.03 FEET [L60];  
NORTH 56°40'13" EAST 56.68 FEET [L61];  
NORTH 47°21'13" EAST 37.12 FEET [L62];  
NORTH 69°09'06" EAST 115.48 FEET [L63];  
SOUTH 37°47'35" EAST 32.57 FEET [L64];  
NORTH 82°27'31" EAST 53.28 FEET [L65];  
SOUTH 57°17'21" EAST 54.51 FEET [L66];  
SOUTH 07°47'27" EAST 26.48 FEET [L67];  
SOUTH 65°40'23" EAST 50.94 FEET [L68];  
SOUTH 57°58'59" EAST 38.86 FEET [L69];  
SOUTH 87°59'36" EAST 21.25 FEET [L70];

NORTH 82°07'07" EAST 47.35 FEET [L71];  
SOUTH 75°32'52" EAST 38.43 FEET [L72];  
NORTH 60°21'05" EAST 49.82 FEET [L73];  
SOUTH 70°40'43" EAST 54.16 FEET [L74];  
SOUTH 61°45'01" EAST 30.57 FEET [L75];  
SOUTH 81°54'43" EAST 35.70 FEET [L76];  
SOUTH 47°18'18" EAST 118.79 FEET [L77];  
NORTH 79°34'47" EAST 46.90 FEET [L78];  
NORTH 53°03'58" EAST 88.81 FEET [L79];  
NORTH 85°40'07" EAST 56.59 FEET [L80];  
NORTH 66°09'42" EAST 86.93 FEET [L81];  
NORTH 49°36'33" EAST 52.46 FEET [L82];  
SOUTH 81°45'44" EAST 33.75 FEET [L83];  
NORTH 45°22'42" EAST 75.83 FEET [L84];  
NORTH 71°10'50" EAST 34.94 FEET [L85];  
SOUTH 20°02'21" EAST 32.35 FEET [L86];  
SOUTH 76°58'01" EAST 75.45 FEET [L87];  
SOUTH 61°02'04" EAST 30.35 FEET [L88];  
NORTH 54°03'22" EAST 53.28 FEET [L89];  
SOUTH 75°48'19" EAST 136.09 FEET [L90];  
SOUTH 61°49'20" EAST 106.00 FEET [L91];  
SOUTH 79°39'30" EAST 30.82 FEET [L92];  
NORTH 42°52'39" EAST 27.30 FEET [L93];  
NORTH 79°08'19" EAST 87.99 FEET [L94];  
NORTH 31°53'43" EAST 41.34 FEET [L95];  
NORTH 79°43'52" EAST 33.59 FEET [L96];  
NORTH 50°32'08" EAST 58.85 FEET [L97];  
SOUTH 52°20'14" EAST 119.11 FEET [L98];  
SOUTH 19°32'14" EAST 93.63 FEET [L99];  
SOUTH 53°59'35" EAST 89.24 FEET [L100];  
NORTH 78°46'47" EAST 22.40 FEET [L101];  
NORTH 33°28'03" EAST 47.66 FEET [L102];  
NORTH 64°45'50" EAST 36.39 FEET [L103];  
SOUTH 77°21'59" EAST 46.96 FEET [L104];  
SOUTH 30°38'12" EAST 117.21 FEET [L105];  
NORTH 81°50'29" WEST 70.66 FEET [L106];  
SOUTH 71°23'43" WEST 3.54 FEET [L107];  
SOUTH 32°28'56" EAST 61.77 FEET [L108];  
SOUTH 73°50'48" EAST 28.55 FEET [L109];  
SOUTH 65°24'11" EAST 77.32 FEET [L110];  
SOUTH 47°26'53" EAST 153.27 FEET [L111];  
SOUTH 32°20'48" WEST 41.44 FEET [L112];  
SOUTH 30°07'43" EAST 6.41 FEET [L113];  
SOUTH 57°36'56" EAST 35.42 FEET [L114];  
SOUTH 33°36'45" EAST 53.78 FEET [L115];  
SOUTH 52°27'12" EAST 33.58 FEET [L116];  
NORTH 72°39'33" EAST 18.68 FEET [L117];  
SOUTH 73°23'56" EAST 147.05 FEET [L118];  
SOUTH 40°42'17" EAST 43.33 FEET [L119];  
NORTH 70°18'46" EAST 159.66 FEET [L120];  
NORTH 79°17'24" EAST 46.68 FEET [L121];  
NORTH 87°29'54" EAST 58.60 FEET [L122];  
SOUTH 87°39'09" EAST 87.45 FEET [L123];

SOUTH 37°02'09" EAST 67.13 FEET [L124];  
SOUTH 42°20'14" EAST 18.57 FEET [L125];  
NORTH 59°37'40" EAST 49.73 FEET [L126];  
SOUTH 81°31'31" EAST 30.52 FEET [L127];  
SOUTH 05°17'56" WEST 102.16 FEET [L128];  
SOUTH 88°54'38" EAST 48.81 FEET [L129];  
SOUTH 08°07'50" EAST 16.56 FEET [L130];  
SOUTH 88°40'42" EAST 18.42 FEET [L131];  
SOUTH 03°27'55" WEST 23.83 FEET [L132];  
SOUTH 00°14'59" EAST 11.15 FEET [L133];

THENCE SOUTH 36°27'16" EAST AT 7.64 PASS THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 3217,  
CONTINUING FOR A TOTAL DISTANCE OF 13.64 FEET [L134] TO A CORNER OF THIS TRACT THE CENTERLINE  
OF SAID COUNTY ROAD 3217;

THENCE WITH THE CENTERLINE OF SAID COUNTY ROAD 3217 AS FOLLOWS;

SOUTH 50°13'20" WEST 137.08 FEET;  
SOUTH 58°21'11" WEST 189.55 FEET;  
SOUTH 54°21'46" WEST 180.09 FEET;  
SOUTH 47°40'03" WEST 125.43 FEET;  
SOUTH 42°29'43" WEST 161.51 FEET;  
SOUTH 33°44'09" WEST 113.38 FEET;  
SOUTH 25°54'03" WEST 103.45 FEET;  
SOUTH 22°12'21" WEST 118.98 FEET;  
SOUTH 16°28'18" WEST 121.14 FEET;  
SOUTH 09°33'11" WEST 103.48 FEET;  
SOUTH 12°13'26" WEST 149.46 FEET;  
SOUTH 01°40'05" WEST 95.73 FEET;  
SOUTH 01°01'20" EAST 167.89 FEET;  
SOUTH 02°16'00" EAST 89.12 FEET;  
SOUTH 00°12'05" EAST 191.13 FEET;

THENCE SOUTH 87°14'37" WEST AT 6.01 FEET PASS THE WEST RIGHT OF WAY LINE SAID COUNTY ROAD 3217,  
CONTINUING FOR A TOTAL 18.90 FEET [L135] TO THE PLACE OF BEGINNING.