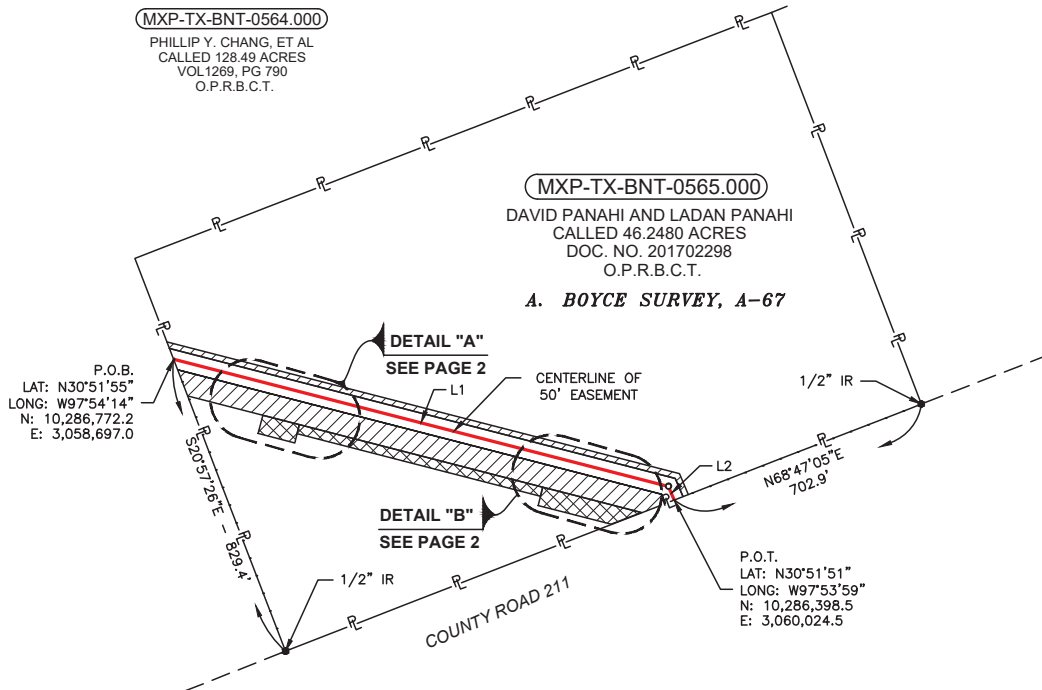


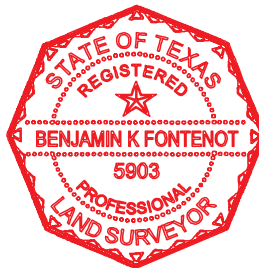
EXHIBIT A

EXHIBIT "A"

EASEMENT CENTERLINE LENGTH
1,394.2 FEET = 84.50 RODS
PERMANENT EASEMENT = 1.60 AC.
TEMPORARY WORKSPACE = 2.29 AC.
ADDITIONAL TEMPORARY WORKSPACE = 0.77 AC.



LINE TABLE		
NUMBER	BEARING	LENGTH
L1	S75°34'42"E	1,354.9'
L2	S22°55'32"E	39.3'



(MXP-TX-BNT-0567.000)
DAVID PANAH AND LADAN PANAH
CALLED 70 ACRES
DOC. NO. 201608041
O.P.R.B.C.T.

NOTES:

- OWNERSHIP AND TRACT INFORMATION SHOWN HEREON IS BASED ON ABSTRACTING SERVICES PROVIDED BY NORFLEET. THIS PLAT WAS PREPARED WITHOUT A COMMITMENT FOR TITLE INSURANCE. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE THIS DAY IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.
- COMPANION DRAWING IS FILED IN THE OFFICE OF TABLEROCK SURVEY, LLC AND FURTHER DESCRIBES THE RECONSTRUCTION OF THIS SURVEY.

Ben K. Fontenot
BENJAMIN K. FONTENOT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5903

09/09/2022

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS
VOL, PG VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER

PERMANENT EASEMENT (P.E.)
TEMPORARY WORKSPACE (T.W.S.)
ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)

LEGEND

0' 200' 400'
GRAPHIC SCALE IN FEET

POINT OF BEGINNING P.O.B.
POINT OF TERMINATION P.O.T.
POINT OF REFERENCE P.O.R.
POINT OF EXIT P.O.E.
POINT OF RE-ENTRY P.O.R.E.
RIGHT OF WAY R.O.W.
FOUND MONUMENT
POINT OF INTERSECTION

P.O.B.
P.O.T.
P.O.R.
P.O.E.
P.O.R.E.
R.O.W.
EXISTING PIPELINE
FLY TIE
IRON ROD IR
IRON PIPE IP

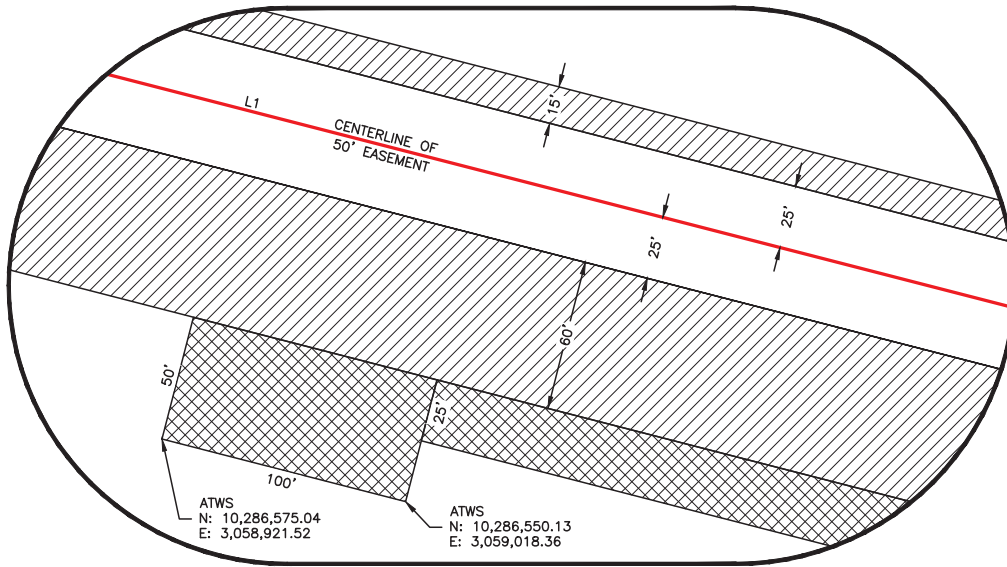
TABLEROCK
SURVEY, LLC
2204 TIMBERLOCH PL., STE. 180
THE WOODLANDS, TX 77380
OFFICE: 832-415-3869
TBPELS FIRM NO. 10194261

MATTERHORN
EXPRESS

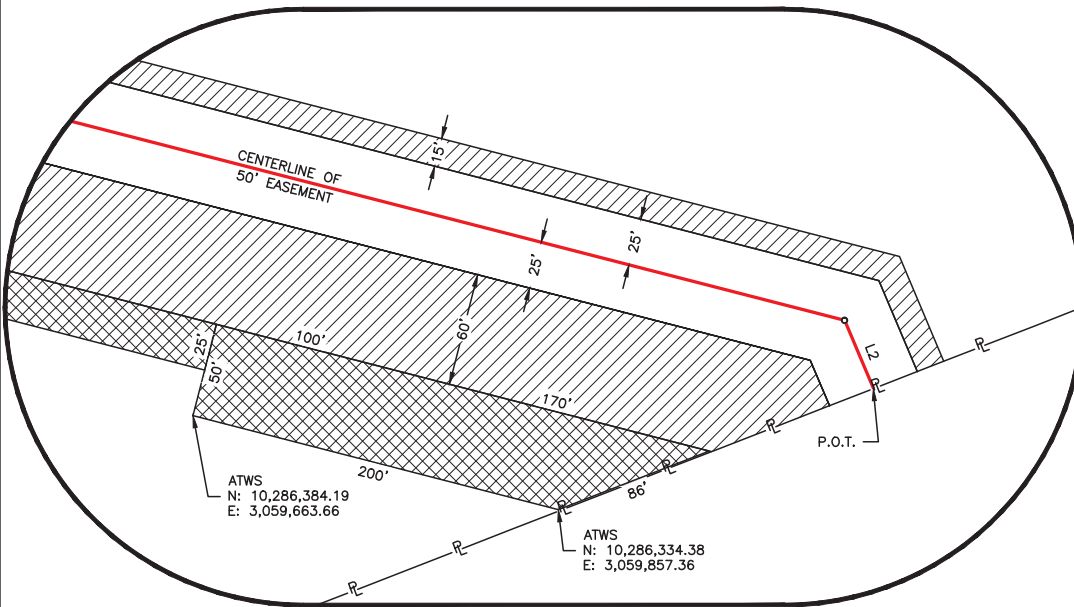
PROJECT: MATTERHORN EXPRESS
OWN. BY: D. McDONALD DATE: 7/28/2022
CHK. BY: DATE:
PAGE: 1 OF 3 REV: 1

MXP-TX-BNT-0565.000
50' WIDE PERMANENT EASEMENT
DAVID PANAH AND LADAN PANAH
BURNET COUNTY, TEXAS

EXHIBIT "A"



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS
VOL, PG VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER

PERMANENT EASEMENT (P.E.)
 TEMPORARY WORKSPACE (T.W.S.)
 ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)

LEGEND

POINT OF BEGINNING P.O.B.
 POINT OF TERMINATION P.O.T.
 POINT OF REFERENCE P.O.R.
 POINT OF EXIT P.O.E.
 POINT OF RE-ENTRY P.O.R.E.
 RIGHT OF WAY R.O.W.
 FOUND MONUMENT
 POINT OF INTERSECTION

CENTERLINE
 PROPERTY LINE
 SURVEY LINE
 ADJOINER PROPERTY
 EXISTING PIPELINE
 FLY TIE
 IRON ROD IR
 IRON PIPE IP

TABLEROCK
SURVEY, LLC
2204 TIMBERLOCH PL., STE. 180
THE WOODLANDS, TX 77380
OFFICE: 832-415-3869
TBPCLS FIRM NO. 10194261

MATTERHORN
EXPRESS

PROJECT: MATTERHORN EXPRESS
OWN: BY: D.MCDONALD DATE: 7/28/2022
CHK: BY: DATE:
PAGE: 2 OF 3 REV: 1

MXP-TX-BNT-0565.000
50' WIDE PERMANENT EASEMENT
DAVID PANAH AND LADAN PANAH
BURNET COUNTY, TEXAS

Matterhorn Express
MXP-TX-BNT-0565.000
Revision 1
Burnet County, Texas

EXHIBIT "A"
DAVID PANAHİ AND LADAN PANAHİ

CENTERLINE DESCRIPTION OF A FIFTY-(50)-FOOT-WIDE PERMANENT EASEMENT, SITUATED IN THE A. BOYCE SURVEY, A-67, IN BURNET COUNTY, TEXAS, AND BEING OVER AND ACROSS 46.2480-ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID PANAHİ AND LADAN PANAHİ AND RECORDED IN DOCUMENT NUMBER 201702298 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), SAID FIFTY-(50)-FOOT-WIDE PERMANENT EASEMENT BEING SITUATED TWENTY-FIVE (25) FEET ON EACH SIDE OF THE HEREIN DESCRIBED CENTERLINE, THE SIDELINES OF SAID PERMANENT EASEMENT BEING LENGTHENED OR SHORTENED TO INTERSECT THE BOUNDARIES OF THE ABOVE REFERENCED TRACT OF LAND, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the west line of said 46.2480-acre tract [N: 10,286,772.17, E: 3,058,696.98], same being a west line a called 128.49-acre tract described in Volume 1269 Page 790, (O.P.R.B.C.T)., for the **POINT OF BEGINNING** of said herein described centerline, from which a ½-inch-diameter iron rod found for the most southerly southwest corner bears South 20°57'26" East, 829.4;

THENCE across said 46.2480-acre tract the following bearings and distances:

South 75°34'42" East, 1,354.9 feet;

THENCE South 22°55'32" East, 39.3 feet to a point on the south line of said 46.2480-acre tract thereof [N: 10,286,398.54, E: 3,060,024.52], same being a north right of way line of County Road 211, for the **POINT OF TERMINATION**, from which a ½-inch-diameter iron rod found for a southeast corner of said 46.2480-acre tract bears North 68°47'05" East, 702.9 feet;

Said Centerline having a total length of 1,394.2 feet (84.50 rods) and said Permanent Easement containing 1.60 acres of land.

TEMPORARY WORKSPACE

BEING a sixty-(60)-foot-wide strip of land and a fifteen-(15)-foot-wide strips of land, parallel and coincident with and adjoining the sides of the above described fifty-(50)-foot-wide Permanent Easement. Said strips of land shall extend the entire length of the fifty-(50)-foot-wide Permanent Easement as shown on the attached plat, containing 2.29 acres of land.

ADDITIONAL TEMPORARY WORKSPACE

BEING an additional temporary workspace as shown on the attached plat containing 0.77 of an acre of land.

NOTES

- 1) Ownership and tract information shown herein is based on abstracting services provided by Norfleet. This description was prepared without a commitment for title insurance. Easements of record may exist and are not indicated herein. This description does not represent a boundary survey.
- 2) All coordinates, bearings, distances and areas are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), Central Zone (4203), U.S. survey feet, based on GPS observations made by Tablerock Survey, LLC.
- 3) Refer to the attached plat of this document, a plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.



Tablerock Survey, LLC
2204 Timberloch Place, Suite 180
The Woodlands, TX 77380
Phone: 832-415-3869
TBPELS Firm License No. 10194261

Ben K. Fontenot 09/09/2022
Benjamin K Fontenot Date
Registered Professional Land Surveyor
State of Texas License No. 5903