

Exhibit "A"

STATE OF TEXAS
COUNTY OF BANDERA

FIELD NOTES TO DESCRIBE

A 21.54 Acre Tract of land being situated about 4.9 miles N 76° E of Bandera in Bandera County, Texas, out of Survey No. 254.1, Abstract No. 275, F. McCarthy, original grantee, being out of a 21.75 Acre Tract conveyed from Jeffery Nelson Hinds, et al to Marcos Place, LLC by deed dated September 18, 2020 and recorded in Volume 1191, Page 1 of the Official Public Records of Bandera County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set under fence in the South line of State Highway 16 (variable width) and the North line of said 21.75 Acre Tract for the Northeast corner of a 0.23 Acre Tract (this day surveyed) and the Northwest corner of this tract from which a point found in a rock pillar for the Northwest corner of said 21.75 Acre Tract and said 0.23 Acre Tract bears N 76° 14' 06" W 19.15 feet;
- THENCE: S 76° 14' 06" E 875.31 feet along a fence with the South line of said highway and the North line of said 21.75 Acre Tract to a concrete highway marker found for the Northwest corner of a 5.465 Acre Tract (Volume 817, Page 842, Official Public Records) and the Northeast corner of said 21.75 Acre Tract and of this tract from which a found concrete highway marker bears S 71° 22' 24" E 118.62 feet;
- THENCE: S 18° 54' 56" W 1133.94 feet along a fence with the West line of Survey No. 254 1/3, said 5.465 Acre Tract, and Tracts H-2-B and a 5.00 Acre Tract in Cypress Park (Volume 6, Page 59, Plat Records) and the East line of Survey No. 254.1 to a 1/2" iron pin found by 4" cedar post for an interior corner of Survey No. 254 1/3 and said 5.00 Acre Tract and the Southeast corner of Survey No. 254.1, said 21.75 Acre Tract, and of this tract;
- THENCE: Along a fence with the North line of Survey Nos. 254 1/3 and 508 and said 5.00 Acre Tract, and a 275.47 Acre Tract (Volume 1221, Page 583, Official Public Records) and the South line of Survey No. 254.1, said 21.75 Acre Tract, and of this tract as follows:
- N 70° 58' 10" W 183.20 feet to a 6" cedar post found for the an angle point of said 5.00 Acre Tract, the Northeast corner of said 275.47 Acre Tract, and an angle point of this tract;
- N 70° 32' 06" W 663.25 feet to a 1/2" iron pin found for the Southeast corner of a 2.88 Acre Tract (this day surveyed), the South corner of said 0.23 Acre Tract, and the Southwest corner of this tract;
- THENCE: N 17° 31' 50" E 1048.94 feet crossing said 21.75 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 1st day of February 2022.

Keith Howard

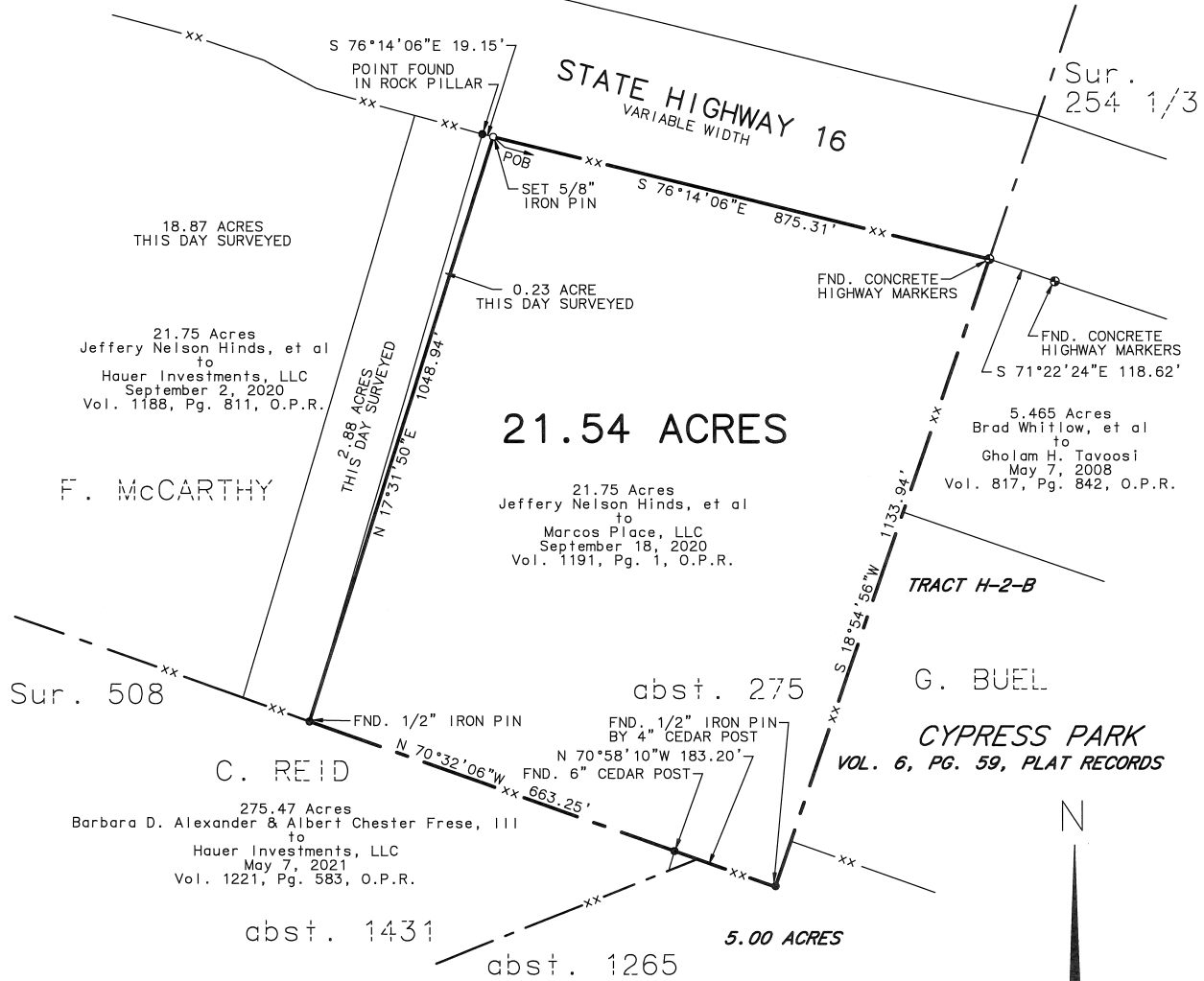
Keith Howard, R.P.L.S. No. 5949
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TBPELS Firm No. 10125700
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Hondo, Texas 78861
(830) 426-4776



BANDERA COUNTY, TEXAS

Sur. 254.1

Sur. 254 1/3



21.54 ACRES

SURVEYED ON THE GROUND: JANUARY 25, 2022

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND:

- xx — FENCE LINE
- — ORIGINAL SURVEY LINE
- POB POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS BANDERA COUNTY, TEXAS

SCALE 1" = 200'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

A Plat of a 21.54 Acre Tract of land situated about 4.9 miles N 76° E of Bandera in Bandera County, Texas.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 1ST DAY OF FEBRUARY 2022.

Keith Howard
 KEITH HOWARD, R.F.L.S. NO. 5949
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