

EXHIBIT "A"

FIELD NOTES

JOB NO. 210840

DATE: MAY 25, 2021

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Field notes to accompany exhibit.

55.08 ACRES – Tract 1

Being 55.08 acres of land, more or less, out of the Vincent Rebout Survey, Abstract No. 85, Burnet County, Texas, being a portion of that tract called 101.40 acres, by instrument recorded in Volume 274, Page 778, Deed Records, Burnet County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on May 21st, 2021, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of West FM 243, marking the northeast corner of Bertram Crest Estates, said plat recorded in Cabinet 2, Slide 12-C, Plat Records, Burnet County, Texas, for the northwest corner fo said 101.40 acre tract and this tract;

THENCE: **14.87 feet** along a curve to the right, (**r= 1869.92, lc= N 67°21'16" E, 14.87 feet**) with the south line of said West FM 243 and the north line of said 101.40 acre tract to a concrete monument found, for an angle point of said 101.40 acre tract and this tract;

THENCE: **N 68°45'42" E**, with the north line of said West FM 243 and the north line of said 101.40 acre tract at 1021.00 feet passing a concrete monument found, continuing in all **1390.33 feet** to a 1/2 inch iron rod found, marking the northwest corner of a tract conveyed to Patricia D. Huckestein, by deed recorded in Volume 438, Page 177, of said Deed Records, for the northeast corner of said 101.40 acre tract and this tract;

THENCE: **S 20°34'56" E, 991.62 feet** with the west line of said Huckestein tract and the east line of said 101.40 acre tract to a 1/2 inch iron rod with orange cap stamped "Diamond" found in the north line of a tract conveyed to Ronald Joe Allen, by deed recorded in Document No. 201904832, Official Public Records, Burnet County, Texas, marking the southwest corner of said Huckestein tract, for an angle point of said 101.40 acre tract and this tract, from which a 1/2 inch iron rod found, marking an angle point of said Huckestein tract, also marking the northeast corner of said Ronald Allen tract, bears N 66°54'19" E, 25.00 feet;

THENCE: **S 65°34'43" W, 712.72 feet** with the north line of said Ronald Allen tract and the east-west running east line of said 101.40 acre tract to a fence corner post found, for an angle point of said 101.40 acre tract and this tract;

THENCE: **S 15°03'01" W, 30.42 feet** into and across said Ronald Allen tract and with the east line of said 101.40 acre tract to a fence corner post found in the west line of said Ronald Allen tract, for an angle point of said 101.40 acre tract and this tract;

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THENCE: **S 21°17'32" E**, with the west line of said Ronald Allen tract and the east line of said 101.40 acre tract at 729.11 feet passing a 1/2 inch iron rod with yellow cap stamped "Walker 5283" found, marking the southwest corner of said Ronald Allen tract, also marking the northwest corner of a tract conveyed to Phillip Gene Allen, by deed recorded in Document No. 201904833, of said Official Public Records, continuing with the west line of said Philip Allen tract and the east line of said 101.40 acres in all **839.14 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of said 101.40 acre tract and this tract;


THENCE: **S 21°20'21" E, 590.50 feet** with the west line of said Phillip Allen tract and the east line of said 101.40 acre tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the southeast corner of this tract, from which a 1/2 inch iron rod with illegible yellow cap found, marking the southwest corner of said Phillip Allen tract, also marking the northwest corner of a tract conveyed to Genevieve J. Johnson, by deed recorded in Volume 969, Page 48, of said Official Public Records, bears S 21°20'21" E, 44.35 feet;

THENCE: **S 69°09'38" W, 669.97 feet** into and across said 101.40 acre tract to a 1/2 inch iron rod found in the west line of said 101.40 acre tract, marking the northeast corner of a tract conveyed to Tacia Martha Beaurline, by deed recorded in Document No. 201405652, of said Official Public Records, also marking the southeast corner of a tract conveyed to James Virgil Silvers, et ux, by deed recorded in Document No. 201604243, of said Official Public Records, for the southwest corner of this tract, from which a 1/2 inch iron rod found, marking the northwest corner of said Beaurline tract, also marking the southwest corner of said Silvers tract, bears S 69°00'01" W, 764.54 feet;

THENCE: **N 21°08'12" W, 572.68 feet** with the east line of said Silvers tract and the west line of said 101.40 acre tract to a 1/2 inch iron rod found, marking the northeast corner of said Silvers tract, also marking the southeast corner of said Bertram Crest Estates, for an angle point of this tract, from which a 1/2 inch iron rod with illegible red cap found, marking the northwest corner of said Silvers tract, also marking the southwest corner of said Bertram Crest Estates, bears S 68°49'17" W, 760.95 feet;

THENCE: **N 21°09'06" W, 1907.58 feet** with the east line of said Bertram Crest Estates and the west line of said 101.40 acre tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

 5-25-21
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17.55 ACRES – Tract 2

Being 17.55 acres of land, more or less, out of the Vincent Rebout Survey, Abstract No. 85, Burnet County, Texas, being a portion of that tract called 101.40 acres, by instrument recorded in Volume 274, Page 778, Deed Records, Burnet County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on May 21st, 2021, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the apparent north line of County Road 321 and the west line of said 101.40 acre tract, marking the northeast corner of a tract conveyed to Roscoe D. Guenter, by deed recorded in Document No. 201209883, Official Public Records, Burnet County, Texas, also marking the southeast corner of a tract conveyed to Tacia Martha Beaurline, by deed recorded in Document No. 201405652, of said Official Public Records, for the southwest corner of this tract, from which a railroad spike found, marking the southwest corner of said Beaurline tract, bears N 76°19'23" W, 589.59 feet;

THENCE: N 21°08'35" W, 904.99 feet with the east line of said Beaurline tract and the west line of said 101.40 acre tract to a 1/2 inch iron rod found, marking the northeast corner of said Beaurline tract, also marking the southeast corner of a tract conveyed to James Virgil Silvers, et ux, by deed recorded in Document No. 201604243, of said Official Public Records, for the northwest corner of this tract, from which a 1/2 inch iron rod found, marking the northwest corner of said Beaurline tract, also marking the southwest corner of said Silvers tract, bears S 69°00'01" W, 764.54 feet;

THENCE: N 69°09'38" E, 669.97 feet into and across said 101.40 acre tract to a 1/2 inch iron rod with pink cap stamped "TLS" set in the west line of a tract conveyed to Phillip Gene Allen, by deed recorded in Document No. 201904833, of said Official Public Records, and in the east line of said 101.40 acre tract, for the northeast corner of this tract, from which a 1/2 inch iron rod with pink cap stamped "TLS" set, marking an angle point of said 101.40 acre tract, bears N 21°20'21" W, 590.50 feet;

THENCE: S 21°20'21" E, 44.35 feet with the west line of said Allen tract and the east line of said 101.40 acre tract to a 1/2 inch iron rod with illegible yellow cap found, marking the southwest corner of said Allen tract, also marking the northwest corner of a tract conveyed to Genevieve J. Johnson, by deed recorded in Volume 969, Page 48, of said Official Public Records, for an angle point of this tract;

THENCE: S 21°36'45" E, 1269.91 feet with the west line of said Johnson tract and the east line of said 101.40 acre tract to a 1 inch pipe found in the apparent north line of said County Road 321, marking the southwest corner of said Johnson tract, for the southeast corner of this tract, from which a 1 inch pipe found, marking the southeast corner of said Johnson tract, bears N 79°35'42" E, 841.02 feet;

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THENCE: **S 79°35'42" W, 36.47 feet** into and across said 101.40 acre tract and with the north margin of said County Road 321 to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of this tract;

THENCE: **168.14 feet** along a curve to the right, (**r= 400.04, lc= N 88°21'51" W, 166.91 feet**) into and across said 101.40 acre tract and with the north margin of said County Road 321 to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of this tract;

THENCE: **N 76°19'23" W, 597.84 feet** into and across said 101.40 acre tract and with the north margin of said County Road 321 to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

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27.84 ACRES – Tract 3

Being 27.84 acres of land, more or less, out of the Vincent Rebout Survey, Abstract No. 85, Burnet County, Texas, being a portion of that tract called 101.40 acres, by instrument recorded in Volume 274, Page 778, Deed Records, Burnet County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on May 21st, 2021, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the apparent south line of County Road 321 and the east line of a tract conveyed to Rocio D. Guenter, by deed recorded in Document No. 201209883, Official Public Records, Burnet County, Texas and the west line of said 101.40 acre tract, for the northwest corner of this tract;

THENCE: S 76°19'23" E, 597.37 feet into and across said 101.40 acre tract and the south margin of said County Road 321 to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of this tract;

THENCE: 168.14 feet along a curve to the left, ($r= 400.04$, $lc= S 88°21'51" E, 166.91 feet$) into and across said 101.40 acre tract and the south margin of said County Road 321 to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of this tract;

THENCE: N 79°35'42" E, 33.12 feet into and across said 101.40 acre tract and the south margin of said County Road 321 to a fence corner post found in the east line of said 101.40 acre tract, marking the northwest corner of a tract conveyed to Heather A. Spangler, et vir, by deed recorded in Document No. 201908358, of said Official Public Records, for the northeast corner of this tract;

THENCE: S 21°13'35" E, 1058.06 feet with the west line of said Spangler tract and the east line of said 101.40 acre tract to a 1/2 inch iron rod set, for an angle point of said 101.40 acre tract and this tract;

THENCE: S 17°47'20" E, 558.29 feet with the east line of said 101.40 acre tract to a 1/2 inch iron rod with yellow cap stamped "KC Eng." found in the north line of a tract conveyed to Jeffrey L. Banks, et ux, by deed recorded in Document No. 202008716, of said Official Public Records, marking the southwest corner of said Spangler tract, for the southeast corner of said 101.40 acre tract and this tract;

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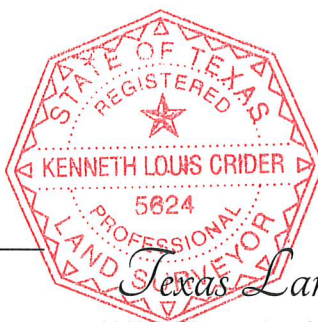
THENCE: **S 67°56'28" W, 645.71 feet** with the north line of said Banks tract and the south line of said 101.40 acre tract to a 1/2 inch iron rod found, marking the southeast corner of said Guenter tract, for the southwest corner of said 101.40 acre tract and this tract;

THENCE: **N 21°08'43" W, 2037.59 feet** with the east line of said Guenter tract and the west line of said 101.40 acre tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

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