

Exhibit "A"
Property Description

BEING A 1.060 ACRE TRACT OF LAND SITUATED IN THE REASON W. BOYCE SURVEY, ABSTRACT NUMBER 24, CITY OF GODLEY, JOHNSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CARLA CONRAD EDWARDS, RECORDED IN VOLUME 1860, PAGE 79, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "LONESTAR" AT THE NORTHERNMOST CORNER OF SAID EDWARDS TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.244 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOHNNY HORTON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-428, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLARA F. DELAUNE AND GINA G. DELAUNE, RECORDED IN VOLUME 3423, PAGE 59, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 49 DEGREES 49 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 0.244 ACRE TRACT, A DISTANCE OF 101.91 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "LONESTAR" AT THE UPPER NORTHEAST CORNER OF SAID EDWARDS TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.244 ACRE TRACT, AND BEING ON THE NORTHWEST LINE OF A CALLED 0.53 ACRE TRACT OF LAND DESCRIBED BY DEED TO GEMELOS PROPERTIES, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-31590, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "POGUE" AT THE EASTERNMOST CORNER OF SAID CALLED 0.244 ACRE TRACT BEARS NORTH 40 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 94.92 FEET;

THENCE SOUTH 40 DEGREES 44 MINUTES 44 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 0.53 ACRE TRACT, A DISTANCE OF 72.93 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "POGUE" AT AN ELL CORNER IN SAID NORTHEAST LINE, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.53 ACRE TRACT;

THENCE SOUTH 59 DEGREES 18 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 54.38 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN SAID NORTHEAST LINE, SAME BEING THE LOWER NORTH CORNER OF A CALLED 4.57 ACRE TRACT OF LAND DESCRIBED BY DEED TO ALL STATE PROPERTIES, INC., RECORDED IN VOLUME 4534, PAGE 797, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 26 DEGREES 29 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 4.57 ACRE TRACT, A DISTANCE OF 266.12 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID EDWARDS TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.63 ACRE TRACT OF LAND DESCRIBED BY DEED TO GINA DELAUNE, RECORDED IN VOLUME 1765, PAGE 191, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 68 DEGREES 06 MINUTES 33 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE NORTHEAST LINE OF SAID CALLED 1.63 ACRE TRACT, A DISTANCE OF 143.43 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID EDWARDS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 1.63 ACRE TRACT, AND BEING ON THE SOUTHEAST LINE OF SAID DELAUNE TRACT (3423-59), FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.63 ACRE TRACT BEARS SOUTH 28 DEGREES 05 MINUTES 11 SECONDS WEST, A DISTANCE OF 473.87 FEET;

THENCE NORTH 27 DEGREES 39 MINUTES 26 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID EDWARDS TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID DELAUNE TRACT (3423-59), A DISTANCE OF 376.49 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.060 ACRES OR 46,172 SQUARE FEET OF LAND, MORE OR LESS.

15' ACCESS EASEMENT

BEING A 0.183 ACRE TRACT OF LAND SITUATED IN THE REASON W. BOYCE SURVEY, ABSTRACT NUMBER 24, CITY OF GODLEY, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLARA F. DELAUNE AND GINA G. DELAUNE, RECORDED IN VOLUME 3423, PAGE 59, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.416 ACRE TRACT OF LAND DESCRIBED BY DEED TO, GODLEY WILDCAT PROPERTIES, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-26101, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "LONESTAR" AT THE NORTHERNMOST CORNER OF SAID EDWARDS TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.244 ACRE TRACT OF LAND DESCRIBED BY DEED TO JOHNNY HORTON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-428, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLARA F. DELAUNE AND GINA G. DELAUNE, RECORDED IN VOLUME 3423, PAGE 59, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 27 DEGREES 39 MINUTES 26 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF A CERTAIN TRACT OF LAND, DESCRIBED BY DEED TO CARLA CONRAD EDWARDS, RECORDED IN VOLUME 1860, PAGE

79, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 15.00 FEET, TO A POINT FOR CORNER;

THENCE NORTH 57 DEGREES 26 MINUTES 39 SECONDS WEST, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 30.52 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 32 DEGREES 30 MINUTES 12 SECONDS WEST, CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, AND THEN PASSING THE NORTHWEST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 5.416 ACRE TRACT, AND OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT A DISTANCE OF 77.68 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 24 DEGREES 29 MINUTES 25 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, AND THEN PASSING SAID COMMON LINE BETWEEN SAID DELAUNE TRACT, AND SAID CALLED 5.416 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 272.11 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 62 DEGREES 20 MINUTES 34 SECONDS EAST, CONTINUING OVER AND ACROSS AID DELAUNE TRACT, A DISTANCE OF 21.94 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 27 DEGREES 39 MINUTES 26 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID EDWARDS TRACT, A DISTANCE OF 15.00 FEET, TO A 1/2" IRON ROD FOUND, BEING THE WEST CORNER OF SAID EDWARDS TRACT, AND BEING THE NORTH CORNER OF A SAID CALLED 1.63 ACRE TRACT, DESCRIBED BY DEED TO GINA DELAUNE, RECORDED IN VOLUME 1765, PAGE 191, DEED RECORDS, JOHNSON COUNTY, TEXAS; FROM WHICH A 1/2" IRON ROD FOUND BEING THE SOUTH CORNER OF SAID CALLED EDWARDS TRACT, BEARS SOUTH 68 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 143.43 FEET;

THENCE NORTH 62 DEGREES 20 MINUTES 34 SECONDS WEST, OVER AND ACROSS SAID DELAUNE TRACT, AND PASSING THE NORTHWEST LINE OF SAID DELAUNE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 5.416 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, A DISTANCE OF 36.14 FEET, TO A POINT FOR CORNER;

THENCE NORTH 24 DEGREES 29 MINUTES 25 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, A DISTANCE OF 287.35 FEET, TO A POINT FOR CORNER;

THENCE NORTH 32 DEGREES 30 MINUTES 12 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, A DISTANCE OF 95.38 FEET, TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 29 MINUTES 51 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 5.416 ACRE TRACT, AND PASSING THE SOUTHEAST LINE OF SAID CALLED 5.416 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID DELAUNE TRACT, AND CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 98.99 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 50 DEGREES 07 MINUTES 44 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID DELAUNE TRACT, A DISTANCE OF 15.07 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING THE NORTH CORNER OF A SAID CALLED 0.244 ACRE TRACT;

THENCE SOUTH 45 DEGREES 29 MINUTES 51 SECONDS WEST, OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 98.76 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 57 DEGREES 26 MINUTES 39 SECONDS EAST, CONTINUING OVER AND ACROSS SAID DELAUNE TRACT, A DISTANCE OF 29.26 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.183 ACRES OR 7,971 SQUARE FEET OF LAND, MORE OR LESS.