

EXHIBIT "A"

Searchers Surveying

P.O. Box 528 Mason, TX 76856 325-247-7489

P.O. Box 1504 Fredericksburg, TX 78624 830-383-1211

LEGAL DESCRIPTION: Being 19.369 acres of land, approximately 16.389 acres out of the Samuel Craft Survey No. 216, Abstract No. 140 and approximately 2.980 acres out of the Cornelius Santus Survey No. 519, Abstract No. 667 in Llano County, Texas and being a portion of that certain 225.186 acre tract described in Volume 1231, Page 403 of the Official Public Records of Llano County, Texas; Said 19.369 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in May 2021: BEGINNING at a mag nail set with a washer marked "Searchers RPLS 6275" in the centerline of County Road 307 and the south line of that certain 132.56 acre tract described in Volume 1560, Page 4960 of said Official Public Records, for the northeast corner of that certain 20.650 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 225.186 acre tract, and the northwest corner hereof; THENCE crossing said 225.186 acre tract along the centerline of said County Road 307 and the south line of said 132.56 acre tract, the following 2 courses: 1. South 70°00'22" East a distance of 70.97 feet to a mag nail found with a washer marked "Cuplin 5938"; 2. South 75°39'12" East a distance of 540.41 feet to a mag nail set with a washer marked "Searchers RPLS 6275" for the northwest corner of that certain 19.391 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 225.186 acre tract, and the northeast corner hereof; THENCE South 02°22'57" East a distance of 1328.61 feet crossing said County Road 307 and crossing said 225.186 acre tract along the west line of said 19.391 acre tract to a 1/2 inch iron rod set in the north line of that certain 79.326 acre tract described in Volume 1568, Page 672 of said Official Public Records and the south line of said 225.186 acre tract, for the southwest corner of said 19.391 acre tract and the southeast corner hereof, and from which a 1/2 inch iron rod found for a corner of said 225.186 acre tract, a Page 2 of 2 corner of said 79.326 acre tract, and the southeast corner of said 19.391 acre tract bears North 89°26'39" East a distance of 428.91 feet; THENCE South 89°26'39" West a distance of 614.30 feet along the north line of said 79.326 acre tract and the south line of said 225.186 acre tract to a 1/2 inch iron rod set for the southeast corner of said 20.650 acre tract and the southwest corner hereof, and from which a 1/2 inch iron rod found in the east line of that certain 79 acre tract described in Volume 299, Page 894 of the Deed Records of Llano County, Texas for the northwest corner of said 79.326 acre tract, the southwest corner of said 225.186 acre tract, and the southwest corner of that certain 21.279 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 225.186 acre tract, bears South 89°26'39" West a distance of 1500.29 feet; THENCE North 01°11'57" West a distance of 1491.92 feet crossing said 225.186 acre tract and crossing said County Road 307 along the east line of said 20.650 acre tract to the POINT OF BEGINNING containing 19.369 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275". Surveyed by;

Abraham J. Leamons

Registered Professional Land Surveyor #6275 Date: 5-26-2021 Job# 21-5012