

EXHIBIT "A"
JIM WELLS COUNTY, TEXAS
11.00 ACRE TRACT DESCRIPTION

Field notes of a 11.00 acre tract as shown on sheet 1 of 2 of this Exhibit "A", situated in the S.A. & M.G. RR. Co. Survey, Abstract No. 482, Jim Wells County, Texas, also being out of a called 75.492 acre tract of land, described in deed to Hawthorne Ventures, LP, recorded in Document No. 469538, Official Public Records, Jim Wells County, Texas, (O.P.R.J.W.C.T.), said 11.00 acre tract being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=1151159.60, Y=17236817.39) at point on the South right-of-way line of West. F.M. 738, and the North line of said 75.492 acre tract, for the most Northerly Northeast corner of this tract, from which a 5/8-inch iron rod found in the South right-of-way line of West. F.M. 738, for the Northwest corner of a called 6.41 acre tract of land, described in deed to Feliz Sanchez, recorded in Volume 487, Page 797, Deed Records, Jim Wells County, Texas, (D.R.J.W.C.T.), and the Northeast corner of said 75.492 acre tract, bears: North 89°40'27" East, a distance of 688.35 feet;

THENCE South 31°48'05" East, a distance of 430.27 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for an angle corner on the East line of this 11.00 acre tract;

THENCE South 03°40'22" West, a distance of 429.78 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for an interior angle corner on the East line of this 11.00 acre tract;

THENCE South 25°52'40" East, a distance of 486.04 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for an interior ell corner of this 11.00 acre tract;

THENCE North 89°39'05" East, a distance of 284.45 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the West line of a called 10.00 acre tract of land, described in deed to Rachel Yvonne Buren, recorded in Document No. 462602, Official Public Records, Jim Wells, County, Texas (O.P.R.J.W.C.T.), and the East line of said 75.492 acre tract, for the most Easterly Northeast corner of this 11.00 acre tract;

THENCE South 00°20'45" East, along the West line of said 10.00 acre tract, and the East line of said 75.492 acre tract, a distance of 279.59 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Southeast corner of this 11.00 acre tract;

THENCE North 85°57'05" West, a distance of 415.87 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Southwest corner of this 11.00 acre tract;

THENCE North 22°41'21" West, a distance of 1,54.53 feet, to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the South right-of-way line of West F.M. 738, and the Northwest line of said 75.492 acre tract, for the Northwest corner of this 11.00 acre tract, and the beginning of a curve to the right;

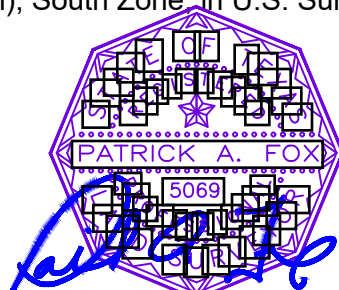
THENCE along the the South right-of-way line of West F.M. 738, and the Northwest line of said 75.492 acre tract, with said curve to the right, having a radius of 532.94 feet, a chord bearing of North 75°35'19" East, and a chord length of 258.21 feet, an arc length of 260.80 feet to a 5/8-inch iron rod found for the end of said curve, an angle corner on the North line of said 75.492 acre tract, and an angle corner on the North line of this 11.00 acre tract;

THENCE North 89°40'27" East, along the the South right-of-way line of West F.M. 738, and the Northwest line of said 75.492 acre tract, a distance of 59.19 feet to the POINT OF BEGINNING containing 11.00 acres.

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), South Zone, in U.S. Survey Feet.

Plat of even date accompanies this field note description.

Topographic Land Surveyors
1400 Everman Parkway
Suite 146
Fort Worth, TX 76140



Patrick A. Fox, R.P.L.S. No. 5069
SURVEYED ON THE GROUND: October 2, 2020