

"Exhibit A"

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DocuSigned by:

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SEARCHERS
LAND SURVEYING, LLC

MASON | FREDERICKSBURG

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LEGAL DESCRIPTION: Being 1028.457 acres of land, approximately 51.162 acres out of the R. Uecker Survey No. 1077, Abstract No. 1156, approximately 17.276 acres out of the H.E. & W.T. RR. Co. Survey No. 267, Abstract No. 723, approximately 75.234 acres out of the E. Givens Survey No. 98, Abstract No. 647, approximately 38.487 acres out of the H. & O.B. RR. Co. Survey No. 65, Abstract No. 987, approximately 394.968 acres out of the Charles S. Taylor Survey No. 1085, Abstract No. 1251, approximately 151.808 acres out of the Robert Uecker Survey No. 282, Abstract No. 1158, and approximately 245.622 acres out of the R. Uecker Survey No. 106, Abstract No. 1159 in Kendall County, Texas and approximately 53.900 acres out of the R. Uecker Survey No. 106, Abstract No. 1609 in Blanco County, Texas and being all of that certain 1027.88 acre tract recorded in Volume 1560, Page 932 of the Official Public Records of Kendall County, Texas and further described in Volume 1195, Page 675 of said Official Public Records of Kendall County, Texas, Volume 1195, Page 689 of said Official Public Records of Kendall County, Texas, Volume 1195, Page 703 of said Official Public Records of Kendall County, Texas, in Volume 1195, Page 717 of said Official Public Records of Kendall County, Texas and said Volume 687, Page 391 of the Deed Records of Kendall County, Texas; Said 1028.457 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in April 2019:

BEGINNING at a 1/2 inch iron rod found for a corner of that certain 533.1 acre tract described in Volume 737, Page 977 of said Official Public Records of Kendall County, Texas, the northwest corner of that certain 1393.8 acre tract described in Volume 1674, Page 1092 of said Official Public Records of Kendall County, Texas and further described in Instrument No. 190342 of the Official Public Records of Blanco County, Texas, and the northeast corner hereof;

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THENCE South $00^{\circ}04'31''$ East a distance of 3216.88 feet along the west line of said 1393.8 acre tract to a $3/4$ inch iron pipe found in the north line of that certain Lot 96 of the Headwaters Ranch Acres, Unit Two as shown on plat recorded in Volume 1, Page 118 of the Plat Records of Kendall County, Texas for the southwest corner of said 1393.8 acre tract and a southeast corner hereof, and from which a $1/2$ inch iron rod found for the north corner of said Lot 96 bears South $88^{\circ}49'06''$ West a distance of 70.41 feet and a cotton spindle found bears North $31^{\circ}34'06''$ West a distance of 4.13 feet;

THENCE South $65^{\circ}06'23''$ West a distance of 3391.31 feet crossing said Lot 96 to a $1/2$ inch iron rod found for the northwest corner of that certain Lot 84 of said Headwaters Ranch Acres, Unit Two, the northwest corner of said Headwaters Ranch Acres, Unit Two, and a corner hereof;

THENCE along the west line of said Headwaters Ranch Acres, Unit Two, the following 3 courses:

1. South $02^{\circ}00'34''$ East a distance of 518.17 feet along the west line of said Lot 84 to a $3/8$ inch iron rod found for the southwest corner of said Lot 84, the northwest corner of that certain Lot 63 of said Headwaters Ranch Acres, Unit Two, and a corner hereof;
2. South $02^{\circ}26'05''$ East a distance of 436.14 feet along the west line of said Lot 63 to a $3/8$ inch iron rod found for the southwest corner of said Lot 63, the northwest corner of that certain Lot 49 of said Headwaters Ranch Acres, Unit Two, and a corner hereof;
3. South $02^{\circ}26'00''$ East a distance of 345.79 feet along the west line of said Lot 49 to a $1/2$ inch iron rod found for the northeast corner of that certain 507.315 acre tract described in Volume 519, Page 420 of said Official Public Records of Kendall County, Texas and the southeast corner hereof;

THENCE North $89^{\circ}43'57''$ West a distance of 4907.69 feet along the north line of said 507.315 acre tract to an 8 inch cedar fence corner post found for a southeast corner of

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that certain 22.83 acre tract described in Volume 1372, Page 244 of said Official Public Records of Kendall County, Texas and the southwest corner hereof;

THENCE North 00°51'19" East a distance of 1330.83 feet along the east line of said 22.83 acre tract to a 10 inch cedar fence corner post found for the northeast corner of said 22.83 acre tract and a corner hereof;

THENCE North 60°50'32" West a distance of 180.35 feet along the north line of said 22.83 acre tract to an 8 inch cedar fence corner post found in the east line of that certain 144 acre tract, First Tract, described in Volume 60, Page 133 of the Deed Records of Kendall County, Texas;

THENCE North 20°03'34" East a distance of 2662.47 feet along the east line of said 144 acre tract to a 3/8 inch iron rod found with a cap marked "RPLS 4542" for the northeast corner of said 144 acre tract, the southeast corner of that certain 200 acre tract described in Volume 38, Page 328 of said Deed Records of Kendall County, Texas, and a corner hereof;

THENCE North 20°04'18" East a distance of 1347.27 feet along the east line of said 200 acre tract to a 1/2 inch iron rod found for the east corner of said 200 acre tract and a corner hereof;

THENCE along the northeast line of said 200 acre tract the following 2 courses:

1. North 49°01'28" West a distance of 445.37 feet to a 2 inch pipe fence corner post found;
2. North 17°48'15" West a distance of 440.47 feet to an 8 inch cedar fence corner post found;

THENCE North 76°22'07" West a distance of 116.05 feet along the north line of said 200 acre tract to an 8 inch cedar fence corner post found for a corner hereof;

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THENCE South 33°18'30" West a distance of 400.95 feet to a 2.5 inch pipe fence corner post found in the north line of said 200 acre tract for a corner hereof;

THENCE along the north line of said 200 acre tract with existing fence, the following 7 courses:

1. North 59°11'25" West a distance of 224.51 feet to an 8 inch cedar fence corner post found;
2. North 41°27'58" West a distance of 40.92 feet to an 8 inch cedar fence corner post found;
3. North 82°53'12" West a distance of 29.41 feet to an 8 inch cedar fence corner post found;
4. South 74°31'36" West a distance of 100.99 feet to an 8 inch cedar fence corner post found;
5. North 78°54'25" West a distance of 125.95 feet to a 2.5 inch pipe fence corner post found;
6. North 78°09'04" West a distance of 106.66 feet to a 2.5 inch pipe fence corner post found;
7. North 71°46'50" West a distance of 58.61 feet to an 8 inch cedar fence corner post found;

THENCE North 14°37'48" East a distance of 208.66 feet along the east line of said 200 acre tract to an 8 inch cedar fence corner post found for a corner of said 200 acre tract and a corner hereof;

THENCE North 72°42'01" West a distance of 330.42 feet along the north line of said 200 acre tract to a 1/2 inch iron rod found in the east line of Crabapple Road for a corner hereof;

THENCE North 13°53'59" East a distance of 2945.96 feet along the east line of said Crabapple Road to a mag nail found in concrete in the south line of that certain 210 acre tract described in Volume 526, Page 559 of said Official Public Records of Kendall County, Texas and further described in Volume 187, Page 121 of the Deed Records of

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Blanco County, Texas and the north line of that certain 0.52 acre access easement described in said Volume 737, Page 977, for the northwest corner hereof;

THENCE South 70°51'23" East a distance of 728.90 feet along the south line of said 210 acre tract and the north line of said 0.52 acre access easement tract to a 1/2 inch iron rod found for the northeast corner of said 0.52 acre access easement tract, a corner of said 533.1 acre tract, and a corner hereof;

THENCE South 20°26'21" West a distance of 1125.38 feet along the west line of said 533.1 acre tract to a 2.5 inch pipe fence corner post found for the southwest corner of said 533.1 acre tract and a corner hereof;

THENCE along the south line of said 533.1 acre tract, the following 13 courses:

1. South 89°13'21" East a distance of 720.68 feet to a 6 inch cedar fence corner post found;
2. South 00°06'20" West a distance of 20.63 feet to a 2.5 inch pipe fence corner post found;
3. South 87°51'37" East a distance of 1164.33 feet to a 10 inch pine fence corner post found;
4. South 14°58'43" East a distance of 300.35 feet to a 2 inch pipe fence corner post found;
5. South 14°33'55" East a distance of 519.60 feet to a 2.5 inch pipe fence corner post found;
6. South 15°33'56" East a distance of 445.83 feet to a 2.5 inch pipe fence corner post found;
7. South 65°17'24" East a distance of 1165.45 feet to a 2.5 inch pipe fence corner post found;
8. South 64°57'28" East a distance of 781.32 feet to a 2 inch pipe fence corner post found;
9. South 65°29'12" East a distance of 274.05 feet to a 2.5 inch pipe fence corner post found;

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10. North $04^{\circ}35'13''$ East a distance of 1059.86 feet to a 2.5 inch pipe fence corner post found;
11. South $79^{\circ}31'54''$ East a distance of 1592.85 feet to a 2.5 inch pipe fence corner post found;
12. South $80^{\circ}30'12''$ East a distance of 403.27 feet to a 2 inch pipe fence corner post found;
13. South $80^{\circ}04'36''$ East a distance of 1123.76 feet to the POINT OF BEGINNING containing 1028.457 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: May 1, 2019
Job# 19-3067

