

EXHIBIT "A"

TRACT ONE:

A certain 200.831 acres tract of land located in the John Nall Survey, A-796 in Cass County Texas, this tract being previously described as Tract 2 and Tract 3 in Volume 1046, Page 501 and being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat #1771, dated April 14, 2022. North is based on UTM Zone 15 as determined by G.P.S. observations on the monumented East line of the John Nall Survey, A-796. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Cass County, Texas.

Commencing at a 4" Iron Pipe found for the Northeast corner of the John Nall Survey, A-796;

THENCE: S 00°09' W 2205.6 feet along the East line of the said John Nall Survey, A-796 and the West line of the William Crabtree Survey, A-180 to a ½" Iron Rod with Cap #4164 found for the Southeast corner of the tract described in Document #2021003647 and the Northeast corner of this tract, the Point of Beginning;

THENCE: S 01°18' W 3582.6 feet along the common line between the said John Nall Survey, A-796 and the William Crabtree Survey, A-180 to a ¾" Iron Rod found for the Northeast corner of a tract described in Volume F-6, Page 119 and the Southeast corner of this tract from which bears a found ½" Iron Rod with Cap #5153, S 01°47' W 1837.3 feet;

THENCE: N 89°45' W 2425.0 feet along the common line between the tract described in Volume F-6, Page 119 and this tract to a ½" Iron Rod with Cap #5154 set for the Southeast corner of the tract described in Volume 653, Page 604, the Northwest corner of the tract described in Volume F-6, Page 119 and the Southwest corner of this tract, from which bears a found ½" Iron Rod, S 09°27' W 65.4 feet;

THENCE: N 01°00' E 1797.2 feet along the common line between this tract and the tract described in Volume 653, Page 604 to a 5/8" Iron Rod found for the Northeast corner of the tract described in Volume 653, Page 604, the Southeast corner of a tract described in Volume 934, Page 15 and an Angle corner of this tract;

THENCE: N 00°34' E 1799.1 feet along the common line between the tract described in Volume 934, Page 15 and this tract to a 5/8" Iron Rod found on the South line of a tract described in Volume B-5, Page 44 for the Northeast corner of the tract described in Volume 934, Page 15 and the Northwest corner of this tract;

THENCE: S 89°22' E 1000.5 along the common line between the tract described in Volume B-5, Page 44 and this tract to a 4" Iron Pipe found for the Southeast corner of the tract described in Volume B-5, Page 44, the Southwest corner of a tract described in Document #2021003647 and an Angle corner of this tract;

THENCE: S 89°27' E 1456.9 feet along the common line between the tract described in Document #2021003647 and this tract to the Point of Beginning, this tract being subject to all easements of record.

TRACT TWO:

A certain 81.094 acres tract of land located in the John Nall Survey, A-796 in Cass County Texas, this tract being previously described as Tract 1 in Volume 1046, Page 501 and being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat # 1770, dated April 14, 2022. North is based on UTM Zone 15 as determined by G.P.S. observations on the monumented North line of the John Nall Survey, A-796. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Cass County, Texas. Commencing at a 3/8" Iron Pipe found for the most Northerly Northwest corner of the John Nall Survey, A-796;

THENCE: S 89°56' E 2100.1 feet along the North line of the said John Nall Survey, A-796 and the South line of the Dickson Dyer Survey, A-256 to a ½" Iron Rod with Cap #5154 (typical) set for the Northeast corner of the tract described in Document #2017000221 and the Northwest corner of this tract, the Point of Beginning, from which bears a found 5/8" Iron Rod S 30°16' E 29.3 feet;

THENCE: S 89°56' E 907 .5 feet along the common line between the said John Nall Survey, A-796 and the Dickson

Dyer Survey, A-256 to a ½" Iron Rod (typical) set for the Northwest corner of a called 8.6625 acres tract described in Document #2013001351 and the most Northerly Northeast corner of this tract;

THENCE: S 28°10' W along a common line between the said 8.6625 acres tract and this tract, at 23.4 feet pass over a found Iron Rod, continue for a total distance of 574.6 feet to a ½" Iron Rod with Cap CDS MUERY - S.A. Texas, found for the Southwest corner of the said 8.6625 acres tract and an Ell corner of this tract;

THENCE: S 89°16' E along a common line between this tract and the said 8.6625 acres tract, at 879.1 feet pass over a ¾" Iron Rod found for reference, continue for a total distance of 893.6 feet to a ½" Iron Rod (typical) set on the West line of a Partition Deed described in Volume 240, Page 50 for the Southeast corner of the said 8.6625 acres tract and the most Easterly Northeast corner of this tract;

THENCE: S 00°45' W 2019.9 feet along the common line between this tract and the following two tracts, the tract described in Volume 240, Page 50 and the tract described in Document #2017000221 for the Southeast corner of this tract and the Southwest corner of the tract described in Document #2017000221;

THENCE: S 89°03' W along a common line between the tract described in Document #2017000221 and this tract, at 1472.2 feet pass over a found 1" Square Iron Rod, continue for a total distance of 1543.7 feet to a ½" Iron Rod (typical) set for the Southeast corner of a called 2.005 acres tract described in Volume 1117, Page 430 and Southwest corner of this tract;

THENCE: N 00°54' E 2564.8 feet along the common line between this tract and the following five tracts, the tract described in Volume 1117, Page 430, the tract described in Volume 1117, Page 427, the tract described in Volume 1117, Page 421, the tract described in Volume 1117, Page 424 and the tract described in Document #2017000221 to the Point of Beginning, this tract being subject to all easements of record.