

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

October 8, 2020
Sheet 2 of 4

Field notes of a 13.48 acre tract as shown on sheet 1 of 4 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 13.48 acre tract being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=1151847.94, Y=17236821.30) at 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.), the Northeast corner of said 75.492 acre tract, and the Northeast corner of this 13.48 acre tract;

THENCE South 00°20'45" East, along the West line of said 6.41 acre tract, and the East line of said 75.492 acre tract, a distance of 1,234.08 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.), the East line of said 75.492 acre tract, for the Southeast corner of this 13.48 acre tract;

THENCE South 89°39'05" West, a distance of 284.45 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Southwest corner of this 13.48 acre tract;

THENCE North 25°52'40" West, a distance of 486.04 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for an angle corner on the West line of this 13.48 acre tract;

THENCE North 03°40'22" East, 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 West line of this 13.48 acre tract;

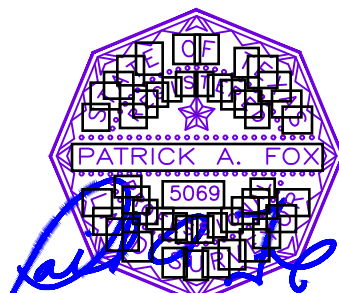
THENCE North 31°48'05" West, a distance of 430.27 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the South right-of-way line of West F.M. 738, the North line of said 75.492 acre tract, for the Northwest corner of this 13.48 acre tract;

THENCE North 89°40'27" East, along the South right-of-way line of West F.M. 738, and the North line of said 75.492 acre tract, a distance of 688.35 feet to the POINT OF BEGINNING containing 13.48 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

EXHIBIT "A"
JIM WELLS COUNTY, TEXAS
30 FOOT WIDE EASEMENT DESCRIPTION

October 8, 2020
Sheet 3 of 4

a 30 foot wide easement as shown on sheet 1 of 4 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 30 foot wide easement being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=1151847.94, Y=17236821.30) at 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.), the Northeast corner of said 75.492 acre tract, and the Northeast corner of this easement;

THENCE South 00°20'45" East, along the West line of said 6.41 acre tract, and the East line of said 75.492 acre tract, a distance of 929.27 feet to a point for the Southeast corner of this easement;

THENCE South 89°39'05" West, a distance of 30.00 feet;

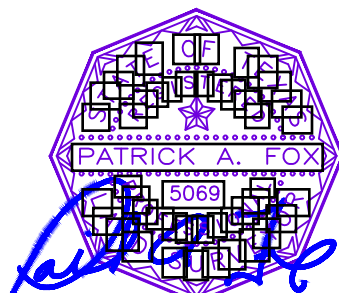
THENCE North 00°20'45" West, a distance of 929.28 feet to a point on the South right-of-way line of West F.M. 738, the North line of said 75.492 acre tract, for the Northwest corner of this easement;

THENCE North 89°40'27" East, along the South right-of-way line of West F.M. 738, the North line of said 75.492 acre tract, a distance of 30.00 feet to the POINT OF BEGINNING containing 0.64 acre.

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.

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

EXHIBIT "A"
JIM WELLS COUNTY, TEXAS
2.50 ACRE SITE DESCRIPTION

October 8, 2020
Sheet 4 of 4

a 2.50 acre site as shown on sheet 1 of 4 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 2.50 acre site being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=1151853.55, Y=17235892.05) at a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the East line of said 75.492 acre tract, and the West line 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.), for the Northeast corner of this site, 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 said 6.41 acre tract and the Northeast corner of said 75.492 acre tract, bears: North 00°20'45" West, a distance of 952.04 feet;

THENCE South 00°20'45" East, along the West line of said 6.41 acre tract, and the East line of said 75.492 acre tract, a distance of 304.81 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.C.T.), the East line of said 75.492 acre tract, for the Southeast corner of this site;

THENCE South 89°39'05" West, a distance of 284.45 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Southwest corner of this site;

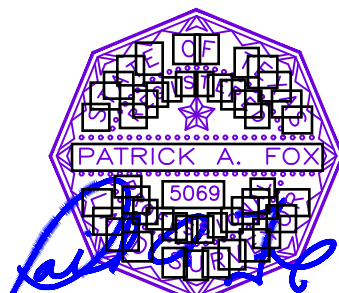
THENCE North 25°52'40" West, a distance of 337.79 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Northwest corner of this site;

THENCE North 89°39'05" East, a distance of 430.04 feet to the POINT OF BEGINNING containing 2.50 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.

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