

EXHIBIT "A"

FIELDNOTE DESCRIPTION

30.000 Acre Tract

John Sheridan Survey, A-80
Houston County, Texas

Job No. 428444, Map No. H-8444BNDRY1-A, February 18, 2022

Page 1 of 1

FIELDNOTES to all that certain tract or parcel of land being 30.000 acres, located in the John Sheridan Survey, A-80 in Houston County, Texas, and being out of and a part of the residue of the called 110 acre tract described in a Gift Deed from J. R. Duhon to Wayne Duhon and Leigh Ann Duhon, dated June 7, 2001 and recorded in Document No. 12263 of the Image Records of Houston County, Texas (IRHCT). Said 30.000 acre tract being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found at a fence corner for the northwest corner of the herein described tract, same being the northwest corner of said residue of called 110 acre tract, same being the lower northeast corner of a called 84.401 acre tract described in a Warranty Deed With Vendor's Lien from John W. Kennedy, Jr. and Joanne Kennedy to John A. Sanders and Sandra L. Sanders, dated February 28, 2003 and recorded in Document No. 030696 IRHCT, same being located in a south line of a called 94.791 acre tract described in a General Warranty Deed from Jerry G. McLeod and Betty S. McLeod to Michael L. McLeod and Sabrina C. McLeod, dated February 28, 2020 and recorded in Document No. 2000873 of the Official Public Records of Houston County, Texas (OPRHCT);

THENCE South 81°58'31" East a distance of **497.38 feet** along the common line of said residue of called 110 acre tract and said called 94.791 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set for the northeast corner of the herein described tract, from which a 1/2-inch bolt found at a fence corner for the upper northeast corner of said residue of called 110 acre tract bears South 81°58'31" East a distance of 394.48 feet;

THENCE South 02°26'13" East a distance of **2603.48 feet** across said residue of called 110 acre tract to a mag nail set in the centerline of F.M. Highway 227 (80' Wide ROW) for the southeast corner of the herein described tract;

THENCE South 75°09'29" West a distance of **500.68 feet** along the south line of said residue of called 110 acre tract and along said centerline of F.M. Highway 227 to a mag nail set for the southwest corner of the herein described tract, same being the southwest corner of said residue of called 110 acre tract and the southeast corner of said called 84.401 acre tract;

THENCE North 02°03'50" West a distance of **1615.05 feet** along a common line of said residue of called 110 acre tract and said called 84.401 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set at a fence break for an angle corner of the herein described tract;

THENCE North 02°57'02" West a distance of **1186.38 feet** along a common line of said residue of called 110 acre tract and said called 84.401 acre tract to the **POINT OF BEGINNING** and containing a **total of 30.000 acres** of which 0.460 of an acre lies within F.M. Highway 227.

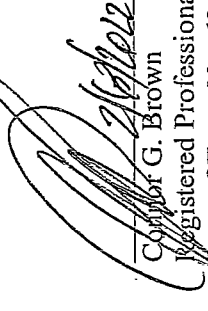
Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas Central Zone (4203) NAD83 (2011) as derived from GPS observations.

A plat accompanies these field notes.

Iron rods described herein as set are 1/2-inch iron rods with yellow plastic cap stamped "ELS Surveying".

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during February 2022.

GIVEN UNDER MY HAND AND SEAL, this the 18th day of February, 2022.


Connor G. Brown
Registered Professional Land Surveyor
State of Texas No. 6366

ELS SURVEYING & MAPPING, INC.

21072 F.M. 2493, Bullard, Texas
(903) 581-7759 / www.elsurveying.com
TBPELS Firm No. 100327-00

