

EXHIBIT A

Being 85.19 Acres, more or less, comprised of 77.30 Acres, more or less, of the A. E. Harrelson Survey, Abst. No. 1725, also known as the West ¼ of the G. H. & H. Ry. Co. Survey No. 2, and 4.56 Acres, more or less, of the R. F. Jones Survey, Abst. No. 1736, also known as the Northeast ¼ of the G. H. & H. Ry. Co. Survey No. 2, and 3.33 Acres, more or less, of the A. E. Harrelson Survey, also known as the Southeast ¼ of the G. H. & H. Ry. Co. Survey No. 2, Abst. No. 1735, and being a part of a 807.079 Acre tract described as Tract Two, in a deed from Mary Juanita Brooks, to Keith Brooks, as recorded in Volume 299, Page 521, of the Deed Records of Coryell County, Texas;

COMMENCING; at a narrow gauge R.R. Rail, in concrete, being the Northwest corner of said 807.079 Acre tract;

THENCE, S 17° 35' 38" W, with fence line, 2107.41 Feet, to a pipe post, set in concrete, for the PLACE OF BEGINNING;

THENCE, S 74° 52' 18" E, 1327.29 Feet, to a ½ inch iron pin, set with RPLS 1960 cap,

THENCE, S 14° 23' 08" E, 574.83 Feet, to a ½ inch iron pin, set with RPLS 1960 cap,

THENCE, S 58° 45' 14" E, 204.22 Feet, to a ½ inch iron pin, set with RPLS 1960 cap,

THENCE, S 81° 07' 06" E, 987.15 Feet, to a ½ inch iron pin, set with RPLS 1960 cap,

THENCE, N 74° 06' 05" E, 13.83 Feet, to a ½ inch iron pin, set with RPLS 1960 cap,

THENCE, S 75° 39' 56" E, 755.37 Feet, to a pipe post, in concrete;

THENCE, S 22° 48' 16" E, with fence line, 362.51 Feet, to a pipe post, in concrete;

THENCE, S 5° 07' 30" E, with fence line, 18.07 Feet, to a pipe post, in concrete;

THENCE, N 85° 00' 05" W, with fence line, 1216.75 Feet, to a pipe post, in concrete;

THENCE, S 60° 05' 07" W, with fence line, 753.45 Feet, to a pipe post, in concrete;

THENCE, N 77° 33' 55" W, with fence line, 2118.11 Feet, to a pipe post, in concrete;

THENCE, N 17° 21' 45" E, with fence line, 1982.71 Feet, to the PLACE OF BEGINNING. Survey on the ground completed September 21,, 2010. Basis of Bearings, as determined by G.P.S. Also reference accompanying Plat of the Tract described hereon. Signed September 29, 2010.

STATE OF TEXAS  
 COUNTY OF CORYELL  
 The above and foregoing is a true and correct copy as  
 the same appears on file and recorded in the appropriate  
 records of Coryell County, Texas. Thereby certify, on

FILED  
 AT 11:00 O'CLOCK A.M

FEB 22 2024

FEB 22 2024

Jennifer T. Denton  
 County Clerk  
 Coryell County, Texas



Jennifer T. Denton  
 COUNTY CLERK, CORYELL CO., TEXAS

371228

Exhibit "A"

FIELD NOTES for a 129.89-Acre tract of land in Coryell County, Texas in the A.E. Harrelson Survey, Abstract No. 1725, also known as G.H.&H.Ry. Co. West ½ Survey # 2, and the R.F. Jones Survey, A- 1736, also known as the G.H.&H.Ry. Co NE ½ Survey # 2, and the G.H.&H.Ry. Co. Survey No. 1, A-430, and being a part of a called 807.079-Acre tract of land described as Tract Two in a Deed from Mary Juanità Brooks to Keith Brooks, as recorded in Volume 299, Page 521, of the Deed Records of Coryell County, Texas.

BEGINNING at a ½-inch iron rod set for the Northeast corner of this tract at the Southeast corner of a tract of land described in Deed to Jack and Cynthia Wall as recorded in Volume 453, Page 865, Deed Records of Coryell County, on the West line of F.M. Highway No. 183;

THENCE, S 19° 12' 17" W, 1522.77 Feet along the West line of F.M. Highway No. 183 to a ½-inch iron rod set for a point of curvature;

THENCE, With and along the arc of a curve to the left for the West line of F.M. Highway No. 183, with a radius of 1005.00 Feet, a length of 415.34, and a long chord which bears S 5° 38' 57" W, 412.39 Feet to a ½-inch iron rod set;

THENCE, N 71° 23' 31" W, 36.20 Feet to a fence post found;

THENCE, S 62° 22' 09" W, 682.73 Feet to a fence post found;

THENCE, N 85° 10' 18" W, 30.52 Feet to a fence post found;

THENCE, S 5° 32' 43" W, 57.52 Feet to a fence post found;

THENCE, N 71° 19' 20" W, 71.51 Feet to a fence post found;

THENCE, N 83° 39' 55" W, 12.43 Feet to a fence post found;

THENCE, N 17° 00' 55" W, 49.52 Feet to a fence post found;

THENCE, N 01° 20' 26" W, 9.92 Feet to a fence post found;

THENCE, N 87° 48' 12" W, 13.07 Feet to a fence post found;

THENCE, N 1° 50' 31" E, 115.91 Feet to a fence post found;

THENCE, N 87° 37' 28" W, 82.04 Feet to a fence post found;

THENCE, S 0° 23' 37" E, 20.43 Feet to a fence post found;

THENCE, N 79° 42' 58" W, 375.53 Feet to a fence post found;

THENCE, N 54° 56' 58" W, 12.71 Feet to a fence post found;

THENCE, N 20° 50' 06" W, 427.04 Feet to a fence post found;

THENCE, N 56° 39' 05" W, 362.95 Feet to a fence post found;

THENCE, N 56° 44' 29" W, 973.26 Feet to a Railroad Rail found for corner;

THENCE, N 18° 25' 08" E, 1822.15 Feet to a ½-inch iron rod set for corner on the South line of said Wall Tract;

THENCE, S 70° 56' 56" E, 2608.92 Feet along the South line of said Wall tract to the Place of Beginning.

EXHIBIT A

Being 147.18 Acres, more or less, comprised of 134.40 Acres, more or less, of the A. E. Harrelson Survey, Abst. No. 1725, also known as the West ¼ of the G. H. & H. Ry. Co. Survey No. 2, and 7.57 Acres, more or less, of the R. F. Jones Survey, Abst. No. 1736, also known as the Northeast ¼ of the G. H. & H. Ry. Co. Survey No. 2, and 5.21 Acres, more or less, of the G. H. & H. Ry. Co. Survey No. 1, and being a part of a 807.079 Acre tract described as Tract Two, in a deed from Mary Juanita Brooks, to Keith Brooks, as recorded in Volume 299, Page 521, of the Deed Records of Coryell County, Texas; BEGINNING at a narrow gauge R.R. Rail, in concrete, being the Northwest corner of said 807.079 Acre tract;

THENCE, S 17° 35' 38" W, with fence line, 2107.41 Feet, to a pipe post, set in concrete;

THENCE, S 74° 52' 18" E, 1327.29 Feet, to a ¼ inch iron pin, set with RPLS 1960 cap,

THENCE, S 14° 23' 08" E, 574.23 Feet, to a ¼ inch iron pin, set with RPLS 1960 cap,

THENCE, S 58° 45' 14" E, 204.22 Feet, to a ¼ inch iron pin, set with RPLS 1960 cap,

THENCE, S 81° 07' 06" E, 987.15 Feet, to a ¼ inch iron pin, set with RPLS 1960 cap,

THENCE, N 74° 06' 05" E, 13.83 Feet, to a ½ inch iron pin, set with RPLS 1960 cap,

THENCE, S 75° 39' 56" E, 755.37 Feet, to a pipe post, in concrete;

THENCE, N 15° 47' 32" E, with fence line, 295.86 Feet, to a pipe post, in concrete;

THENCE, N 1° 43' 57" W, with fence line, 11.91 Feet, to a pipe post, in concrete;

THENCE, N 31° 31' 54" E, with fence line, 24.33 Feet, to a pipe post, in concrete;

THENCE, N 58° 45' 08" W, with fence line, 972.65 Feet, to a narrow gauge RR Rail, in concrete;

THENCE, N 17° 12' 32" E, with fence line, 1837.85 Feet, to a ¼ inch iron pin, found with RPLS 1960 cap;

THENCE, N 72° 37' 07" W, with fence line, 319.92 Feet, to a pipe post, in concrete;

THENCE, N 72° 40' 36" W, with fence line, 2285.62 Feet, to the PLACE OF BEGINNING. Survey on the ground completed September 21, 2010. Basis of Bearings, as determined by G.P.S. Also reference accompanying Plat of the Tract described hereon. Signed September 29, 2010.

STATE OF TEXAS  
 COUNTY OF CORYELL  
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