

## EXHIBIT 'A'

### Metes and Bounds Description 22.38 Acre Tract

All that certain tract or parcel of land situated in the Miguel Cortinas League, Abstract 5, Henderson County, Texas, and being all of that certain called 13.000 acre Tract One, described in a Warranty Deed with Vendor's Lien from Haley Fairway Farms, Inc. to Glenn A. Wyant and Martha M. Wyant, dated August 11, 2017, recorded in C.F.N. 2017-00012717, of the Official Records of Henderson County, Texas, same being out of and a part of that certain called 22.50 acre tract, described in a Warranty Deed with Vendor's Lien from Haley Fairway Farms, Inc. to Glenn A. Wyant and Martha M. Wyant, dated August 5, 2016, recorded in C.F.N. 2016-00011395, of the Official Records of Henderson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southerly southeast corner of said 22.50 acre tract, same being in the northeast right-of-way line of F.M. Road 3506;

THENCE, with said northeast right-of-way line of F.M. Road 3506, the following seven (7) courses;

North 44°18'13" West, a distance of 166.05 feet to a Type II R.O.W. monument found for the southwest corner of said 22.50 acre tract, same being the southeast corner of said 13.000 acre tract;

North 27°35'28" West, a distance of 68.31 feet to a Type II R.O.W. monument found for a corner;

North 35°48'23" West, a distance of 66.71 feet to a 1/2" iron rod found for a corner;

North 44°17'38" West, a distance of 65.45 feet to a 1/2" iron rod found for a corner;

North 53°12'40" West, a distance of 66.30 feet to a 1/2" iron rod found for a corner;

North 61°23'53" West, a distance of 68.55 feet to a Type II R.O.W. monument found for a corner;

North 44°26'52" West, a distance of 164.83 feet to a 1/2" iron rod found for the southwest corner of said 13.000 acre tract;

THENCE, North 27°50'47" East (the adjoining tract being described in a deed recorded in C.F.N. 2021-00011613, O.R.H.C., for reference), a distance of 959.27 feet to a t-iron found for the northwest corner of said 13.000 acre tract, same being in the take line of Lake Palestine;

THENCE, with said take line of Lake Palestine, the following nine (9) courses;

South 03°43'39" East, a distance of 165.90 feet to a t-iron found for a corner;

North 89°50'15" East, a distance of 99.35 feet to a t-iron found for a corner;

North 34°17'38" East, a distance of 200.52 feet to a t-iron found for a corner;

North 32°48'15" East, a distance of 229.99 feet to a t-iron found for a corner;

North 89°29'32" East, a distance of 121.12 feet to a t-iron found for a corner;

South 78°50'13" East, a distance of 152.72 feet to a t-iron found for the northeast corner of said 13.000 acre tract, same being the northwest corner of said 22.50 acre tract;

South 51°26'57" East, a distance of 154.68 feet to a t-iron found for a corner;

South 84°32'13" East, a distance of 144.63 feet to a t-iron found for a corner;

South 40°53'18" East, a distance of 81.88 feet to a 1/2" iron rod set with a plastic cap marked BMS TYLER for the northeast corner of the herein described tract, same being in the north line of said 22.50 acre tract, from which a t-iron found for an angle corner of same bears South 40°53'18" East, a distance of 81.01 feet, for reference;

THENCE, South 35°14'52" West, across said 22.50 acre tract, a distance of 511.26 feet to a 1/2" iron rod found for an interior corner of same, same being the northwest corner of a called 6.120 acre Tract Two, described in said deed recorded in C.F.N. 2017-00012717, of said Official Records;

THENCE, South 35°14'52" West, with the southerly east line of said 22.50 acre tract, a distance of 218.79 feet to a 1/2" iron rod found for the southwest corner of said 6.120 acre Tract Two;

THENCE, South 35°05'48" West (the adjoining tract being described in a deed recorded in C.F.N. 2016-00003827, O.R.H.C., for reference), continuing with said southerly east line of said 22.50 acre tract, a distance of 874.66 feet to the POINT OF BEGINNING and containing 22.38 acres of land.

I hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the Months of March and April 2023. GIVEN UNDER MY HAND AND SEAL this date, 27 April 2023.

(Reference is hereby made to the plat of survey, Job No. 23-074. Bearings are based on the Texas Coordinate System, North Central Zone, NAD83 Map Datum.)

Jordan Vulgamott  
Registered Professional Land Surveyor  
Texas Registration No. 6613

