

EXHIBIT "A"

BEING A 4.104 ACRE TRACT OF LAND OUT OF A 4.686 ACRE TRACT OF LAND RECORDED IN VOLUME 457, PAGE 712, OFFICIAL PUBLIC RECORDS, CALWELL COUNTY (OPRCC, TX), TEXAS, AND LYING IN THE ELBERT HINES SURVEY, ABSTRACT 123, CALDWELL COUNTY, TEXAS, SAID 4.104 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod for the southeast corner of the herein described tract, being also the southeast corner of said 4.686 acre tract, and lying at the intersection of the North right-of-way (ROW) of Farm-to-Market Highway 02720 (FM 2720) (variable width ROW) with the southwest ROW line of Sundance Court (Sundance Ct) (variable width ROW), from which the West corner of said Elbert Hines Survey bears S 62°24'22" W a distance of 14,284.00 feet;

THENCE with South boundary line of said 4.686 acre tract and the North ROW line of FM 2720 along a curve to the left (Radius = 1203.18 ft, Chord Bearing = N 78°47'25" W, Chord Distance = 738.51 ft) a distance of 750.63 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract, being also the East corner of a 0.623 acre tract of land recorded in Document No. 2022-008590, OPRCC, TX;

THENCE N 40°39'53" W over and across said 4.686 acre tract, and with the northeast boundary line of said 0.623 acre tract a distance of 167.39 feet to a 1/2 inch iron rod for the most westerly corner of the herein described tract, being also the North corner of said 0.623 acre tract, and lying in the southeast boundary line of a remainder of a 4 acre tract of land recorded in Volume 190, Page 550, Deed Records, Caldwell County, Texas, lying also in the northwest boundary line of said 4.686 acre tract;

THENCE N 49°57'31" E with the southeast boundary line of said 4 acre tract and the northwest boundary line of said 4.686 acre tract a distance of 455.66 feet to a 2 inch pipe post for the North corner of the herein described tract, being also the most southerly northwest corner of a 1.26 acre tract of land recorded in Volume 457, Page 712, OPRCC, TX;

THENCE S 40°41'21" E with the northeast boundary line of said 4.686 acre tract and the most westerly southwest line of said 1.26 acre tract, at 87.39 feet pass a 2 inch pipe post for the most westerly southwest corner of said 1.26 acre tract, being also the north west corner of said Sundance Ct, and continuing with the West ROW line of Sundance Ct a total distance of 743.39 feet to the **PLACE OF BEGINNING** and containing 4.104 acre of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, South Central Zone.


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