

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 20200623

Being **300.000 Acres**, more or less, comprised of parts of the Antonio Arocha Survey, Abstract No. 8, the Alfonso Cazenoba Survey, Abstract No. 149 and the Alexander McKeown Survey, Abstract No. 701 and also being comprised of all of a 15.780 Acre tract of land described as Tract 2 in a deed to 1201 River Road, LLC as recorded in Instrument No. 311765 of the Public Records of Coryell County, Texas, and part of a tract of land conveyed as 419.847 Acres and being the residue of a 574.207 Acre tract of land described in a deed to Ricky D. Thompson as recorded in Instrument No. 312157 of said public records;

BEGINNING at a ½ inch capped iron pin, found, at the Easternmost Northeast corner of said 15.780 Acre tract and at the Southernmost corner of a 4.00 Acre tract of land described in a deed to Steve Shimko and Melba Shimko as recorded in Instrument No. 171113 of said public records and also being at the Westernmost corner of a 2.500 Acre tract of land described in a deed to Gary M. Chumley as recorded in Instrument No. 179343 of said public records and at the Northernmost corner of a 2.50 Acre tract of land described in a deed to Diane M. Tesar as recorded in Instrument No. 316159 of said public records;

THENCE, S 17° 30' 17" W, with an East line of said 15.780 Acre tract and the Northwest lines of said Tesar 2.50 Acre tract and a 2.5005 Acre tract of land described in a deed to William Brooks as recorded in Instrument No. 317829 of said public records, **451.30 Feet**, to a ½ inch capped iron pin, found, at an inside corner of said 15.780 Acre tract and at the Westernmost corner of said Brooks 2.5005 Acre tract and also being at the Northernmost corner of a 2.174 Acre tract described in a deed to William Erik Washburn and wife, Lisa Gail Washburn as recorded in Instrument No. 171542 of said public records and the Northernmost corner of a 2.179 Acre tract of land described in a deed to Justin Wise and Lauren Wise as recorded in Instrument No. 280184 of said public records;

THENCE, S 2° 00' 53" W, continuing with an East line of said 15.780 Acre tract and with the West line of said Wise 2.179 Acre tract, at 460.92 Feet, pass a ½ inch capped iron pin, found, at the Southwest corner of said Wise 2.179 Acre tract, on line, and continuing in all **489.21 Feet**, to a concrete nail, set, in pavement, in the center of a 50 Ft. Wide R-O-W, known as River Road, from whence a ½ inch capped iron pin, found, at the Northwest corner of Lot 6, of the Replat of Block No. 5, River Place West, Phase Three according to the plat of record in Cabinet B, Slide 770 of the Plat Records of Coryell County, Texas, and also recorded in Instrument No. 248898 of said public records and at the Northeast corner of a 6.654 Acre tract of land described in a deed to Dan Webster and Paula Webster as recorded in Instrument No. 217823 of said public records, Brs. S 15° 23' 39" E, 27.62 Feet;

THENCE, with the center of said 50 Ft. wide R-O-W, known as River Road, through the interior of said 419.847 Acre tract and with a line 25 Ft. North of and parallel to the North lines of said Webster 6.654 Acre tract, a 5.190 Acre tract of land described as Tract 3 in said deed to 1201 River Road, LLC, a 10.00 Acre tract of land described in a deed to Don Thompson and Billie Thompson as recorded in Instrument No. 136859 of said public records and a 32.075 Acre tract of land described as Tract 1 in said deed to 1201 River Road, LLC, as follows; **N 80° 13' 59" W, 140.23 Feet**, to a concrete nail, set, in pavement; and **N 85° 16' 59" W, 492.12 Feet**, to a concrete nail, set, in pavement; and **N 85° 20' 22" W, 344.68 Feet**, to a concrete nail, set, in pavement; and **N 74° 23' 04" W, 123.75 Feet**, to a concrete nail, set, in pavement; and **N 78° 10' 11" W, 128.32 Feet**, to a concrete nail, set, in pavement; and **N 82° 49' 01" W**,

177.34 Feet, to a concrete nail, set, in pavement; and **N 86° 59' 24" W, 77.01 Feet**, to a concrete nail, set, in pavement; and **S 82° 19' 44" W, 49.90 Feet**, to a concrete nail, set, in pavement; and **S 63° 54' 55" W, 47.14 Feet**, to a concrete nail, set, in pavement; and **S 50° 04' 10" W, 49.00 Feet**, to a concrete nail, set, in pavement; and **S 49° 47' 29" W, 303.31 Feet**, to a ½ inch capped iron pin, set, from whence a ¾ inch capped iron pin, found, at the Northwest corner of said 32.075 Acre tract, Brs. **S 54° 28' 58" W, 217.66 Feet**;

THENCE, departing the center of said 50 Ft. wide R-O-W and said River Road, and continuing through the interior of said 419.847 Acre tract, as follows; **S 59° 28' 01" W, 101.14 Feet**, to a ½ inch capped iron pin, set; and **S 69° 04' 45" W, 535.88 Feet**, to a ½ inch capped iron pin, set; and **S 57° 42' 38" W, 205.84 Feet**, to a ½ inch capped iron pin, set; and **S 62° 25' 13" W, 105.75 Feet**, to a ½ inch capped iron pin, set; and **S 17° 35' 52" W, 1218.92 Feet**, to a ½ inch capped iron pin, set; and **S 54° 51' 39" W**, at 2270.41 Feet, pass a ½ inch capped iron pin, set, for reference, on the bank of the Leon River, on line, and continuing in all **2346.96 Feet**, to the approximate center of said Leon River and property line of said 419.847 Acre tract;

THENCE, with lines of said 419.847 Acre tract and said 15.780 Acre tract, along the approximate center of said river, as follows; **N 33° 54' 22" W, 103.09 Feet**; and **N 76° 57' 24" W, 86.14 Feet**; and **S 49° 33' 33" W, 82.03 Feet**; and **SOUTH, 108.46 Feet**; and **S 49° 26' 04" W, 165.22 Feet**; and **S 73° 56' 35" W, 70.29 Feet**; and **N 78° 27' 20" W, 97.14 Feet**; and **N 32° 00' 37" W, 57.92 Feet**; and **N 88° 29' 34" W, 77.81 Feet**; and **N 58° 31' 41" W, 58.80 Feet**; and **N 23° 12' 09" W, 70.14 Feet**; and **N 45° 30' 56" W, 185.85 Feet**; and **N 67° 14' 20" W, 124.30 Feet**; and **N 31° 45' 52" W, 50.55 Feet**; and **S 63° 48' 15" W, 71.85 Feet**; and **S 72° 30' 08" W, 119.11 Feet**; and **S 47° 19' 37" W, 107.18 Feet**; and **N 59° 02' 28" W, 71.61 Feet**; and **N 33° 41' 42" W, 106.99 Feet**; and **N 5° 11' 44" W, 79.11 Feet**; and **N 13° 47' 11" E, 166.15 Feet**; and **N 1° 45' 46" E, 133.08 Feet**; and **N 8° 25' 43" W, 139.64 Feet**; and **N 16° 07' 28" W, 228.63 Feet**; and **N 12° 37' 18" E, 210.76 Feet**; and **N 20° 29' 26" E, 99.40 Feet**; and **N 19° 34' 05" E, 214.57 Feet**; and **N 65° 29' 04" E, 64.11 Feet**; and **S 77° 52' 52" E, 155.96 Feet**; and **S 21° 38' 05" E, 63.84 Feet**; and **S 84° 52' 22" E, 80.15 Feet**; and **N 45° 00' 20" E, 85.38 Feet**; and **N 9° 35' 05" E, 79.90 Feet**; and **N 40° 41' 22" W, 76.92 Feet**; and **N 50° 56' 34" W, 90.94 Feet**; and **N 37° 52' 49" W, 93.34 Feet**; and **N 26° 34' 10" W, 93.81 Feet**; and **N 2° 07' 17" E, 55.29 Feet**; and **N 7° 12' 09" W, 186.60 Feet**; and **N 12° 26' 00" E, 194.89 Feet**; and **N 16° 28' 59" E, 256.10 Feet**; and **N 38° 09' 08" E, 123.09 Feet**; and **N 52° 16' 20" E, 217.38 Feet**; and **N 43° 32' 12" E, 282.29 Feet**; and **N 6° 59' 05" E, 255.26 Feet**; and **N 20° 29' 33" E, 306.95 Feet**; and **N 45° 29' 13" E, 86.11 Feet**; and **N 9° 36' 45" E, 94.86 Feet**; and **N 48° 17' 41" E, 189.17 Feet**; and **S 75° 36' 09" E, 78.19 Feet**; and **S 39° 16' 35" E, 224.71 Feet**; and **S 71° 04' 43" E, 75.73 Feet**; and **N 75° 01' 48" E, 91.11 Feet**; and **N 45° 19' 45" E, 128.08 Feet**; and **N 35° 26' 13" E, 135.56 Feet**; and **N 49° 52' 12" E, 136.53 Feet**; and **N 64° 33' 10" E, 211.94 Feet**; and **N 73° 18' 14" E, 149.58 Feet**; and **S 54° 31' 16" E, 126.93 Feet**; and **S 20° 05' 08" E, 101.32 Feet**; and **S 2° 19' 08" W, 252.94 Feet**; and **S 2° 37' 59" E, 89.11 Feet**; and **S 43° 30' 40" E, 83.24 Feet**; and **S 87° 23' 53" E, 67.61 Feet**; and **N 68° 26' 45" E, 144.90 Feet**; and **N 55° 24' 46" E, 180.25 Feet**; and **N 61° 25' 27" E, 156.16 Feet**; and **N 44° 00' 31" E, 290.75 Feet**; and **N 52° 29' 43" E, 183.19 Feet**; and **N 73° 10' 17" E, 127.23 Feet**; and **S 82° 54' 12" E, 106.89 Feet**; and **S 75° 15' 33" E, 160.85 Feet**; and **N 89° 24' 56" E, 100.30 Feet**; and **N 70° 30' 03" E, 429.50 Feet**; and **S 76° 06' 41" E, 98.04 Feet**; and **S 70° 22' 09" E, 201.01 Feet**; and **S 78° 25' 52" E, 167.75 Feet**; and **N 73° 57' 14" E, 77.74 Feet**; and **N 41° 53' 58" E, 93.48 Feet**; and **N 22° 32' 49" E, 117.44 Feet**; and **N 24° 36' 14" W, 93.41 Feet**; and **N 4° 41' 12" E, 62.63 Feet**; and **N 49° 43' 32" E, 79.14 Feet**; and **S 75° 18' 50" E, 108.97 Feet**; and **S 37° 24' 38" E, 153.29 Feet**; and **S 66° 05' 51" E, 108.17 Feet**; and **N 84° 17' 26" E, 72.00 Feet**; and **N 55° 06' 10" E, 107.31 Feet**; and **N 24° 04' 46" E, 105.35 Feet**; and **N 27° 14' 23" E, 78.26 Feet**; and **N 55° 40' 30" E, 101.62 Feet**; and **S 88° 39' 18" E, 140.64 Feet**; and **N 89° 52' 09" E, 191.69 Feet**, to the Northernmost Northeast corner of said 15.780 Acre tract and at the Westernmost corner of a 1.198 Acre tract of land described in a deed to Gary Chumley and wife, Kimberly Chumley as recorded in Instrument

No. 171112 of said public records;

THENCE, S 37° 09' 42" E, departing the approximate center of said Leon River and with the common line of said 15.780 Acre tract and said Chumley 1.198 Acre tract, at 109.37 Feet, pass a ½ inch capped iron pin, set, for reference, on the bank of said river, on line, and continuing in all **387.75 Feet**, to a ½ inch capped iron pin, set, at the Southernmost corner of said Chumley 1.198 Acre tract and at the Westernmost corner of said Shimko 4.00 Acre tract; **THENCE, S 72° 23' 08" E**, with the common line of said 15.780 Acre tract and said Shimko 4.00 Acre tract, **574.50 Feet**, to the **PLACE OF BEGINNING**.

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for
Coryell County, Texas do hereby certify that
this instrument was filed for record in the
volume and page of the Coryell County Public
Records and of the time and date as stamped
hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 130 O'CLOCK P M

JUN 1 8 2020

Barbara Simpson COUNTY CLERK, CORYELL CO., TEXAS

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