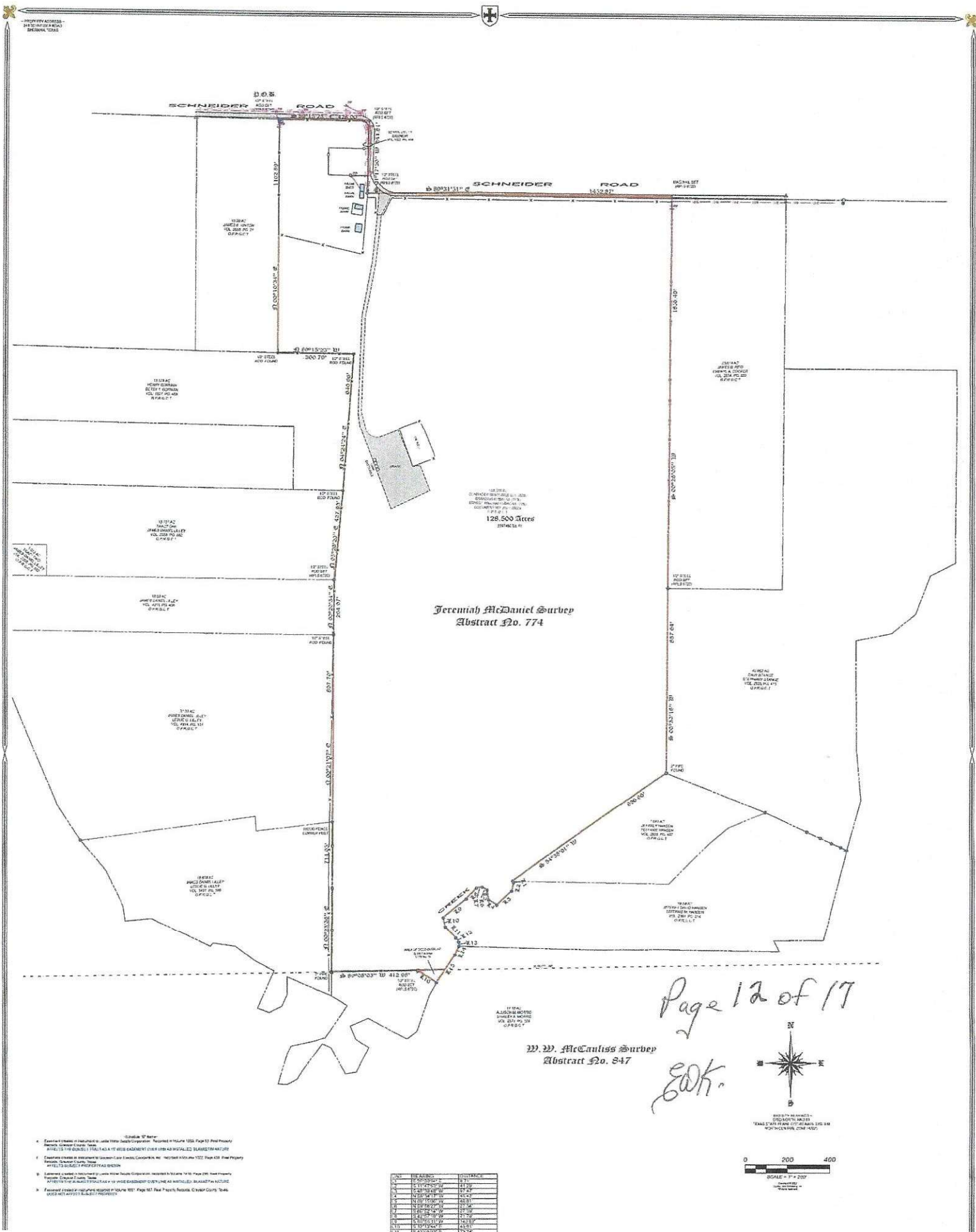


# Exhibit-A



# Copley Land Surveying

*Exhibit - A*

## Legal Description

CLS Job# 21020069C



**Situated** in the County of Grayson, State of Texas, being a part of the Jeremiah McDaniel Survey, Abstract No. 774 and the W.W. McCauliss Survey, Abstract No. 847 and being the same 128.500 acre tract of land conveyed to Schrader Ventures, LLC, Brandon Kubacak and Ernest William Kubacak by deed of record in Document No. 2021-36004, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

**Beginning** at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Schneider Road for the northwest corner of said 128.500 acre tract and the northeast corner of a 10.00 acre tract of land conveyed to James E. Hinton by deed of record in Volume 2656, Page 21 of said Official Public Records;

Thence **South 89°15'23" East**, along the north line of said 128.500 acre tract, and south line of said Schneider Road, a distance of **428.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;

Thence **South 01°17'50" West**, continuing along the north line of said 128.500 acre tract and south line of said Schneider Road, a distance of **341.81 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an ell corner in the north line of said 128.500 acre tract;

Thence **South 89°31'51" East**, continuing along the north line of said 128.500 acre tract, a distance of **1,452.87 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 128.500 acre tract and the northwest corner of a 23.014 acre tract of land conveyed to James B. Reid and Cheryl A. Cooper by deed of record in Volume 2034, Page 520 of said Real Property Records;

Thence **South 00°26'05" West**, along the east line of said 128.500 acre tract and the west line of said 23.014 acre tract, a distance of **1,856.49 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the east line of said 128.500 acre tract, the southwest corner of said 23.014 acre tract and the northwest corner of a 42.962 acre tract of land conveyed to Dave Stange and Stephanie Stange by deed of record in Volume 2625, Page 415 of said Official Public Records;

Thence **South 00°30'18" West**, continuing along the east line of said 128.500 acre tract and the west line of said 42.962 acre tract, a distance of **887.64 feet** to a 2" pipe found maintaining the southeast corner of said 128.500 acre tract the southwest corner of said 42.962 acre tract and the north corner of a 7.041 acre tract of land conveyed to Jeffrey Hansen and Teffanie Hansen by deed of record in Volume 2625, Page 407 of said Official Public Records;

Thence **South 54°38'01" West**, along the south line of said 128.500 acre tract and the north line of said 7.041 acre tract, a distance of **896.86 feet** to a point in the center of a creek also being the west corner of said 7.041 acre tract and the northwest corner of a 16.68 acre tract of land conveyed to Jeffrey David Hansen and Teffanie M. Hansen by deed of record in

*SWK. Page 13 of 17*



# Copley Land Surveying



*Exhibit A*

Volume 2391, Page 214 of said Official Public Records;

Thence southwesterly along the center of said creek the following calls and distances:

**South 25°00'04" East**, a distance of **8.71 feet** to a point;

**South 11°47'53" West**, a distance of **41.29 feet** to a point;

**South 46°39'48" West**, a distance of **97.47 feet** to a point;

**North 58°34'17" West**, a distance of **45.42 feet** to a point;

**North 09°15'06" West**, a distance of **48.81 feet** to a point;

**North 59°56'27" West**, a distance of **27.34 feet** to a point;

**South 80°52'14" West**, a distance of **27.59 feet** to a point;

**South 42°57'16" West**, a distance of **71.79 feet** to a point;

**South 50°55'11" West**, a distance of **140.92 feet** to a point;

**South 12°13'44" East**, a distance of **45.61 feet** to a point;

**South 43°05'03" East**, a distance of **73.74 feet** to a point;

**South 35°33'44" East**, a distance of **23.52 feet** to a point;

**South 05°26'41" East**, a distance of **19.80 feet** to a point being the southwest corner of said 16.68 acre tract and a northwest corner of a 11.18 acre tract of land conveyed to Allison M. Morris and Shirley A. Morris by deed of record in Volume 2571, Page 509 of said Official Public Records;

**South 25°15'57" West**, a distance of **44.92 feet** to a point;

**South 34°16'56" West**, a distance of **158.31 feet** to a point being in the east line of an 18.638 acre tract of land conveyed to James Daniel Lilley and Leslie G. Lilley by deed of record in Volume 5491, Page 390 of said Official Public Records;

Thence **North 56°36'54" West**, leaving said creek and continuing along the south line of said 128.500 acre tract and the west line of said 18.638 acre tract, a distance of **104.79 feet** to a 5' oak tree;

Thence **South 89°08'03" West**, continuing along the south line of said 128.500 acre tract and the north line of said 18.638 acre tract, a distance of **412.98 feet** to a 2" pipe found maintaining the southwest corner of said 128.500 acre tract;

Thence **North 00°23'36" East**, along the west line of said 128.500 acre tract and the east line of said 18.638 acre tract, a distance of **714.05 feet** to a wood fence corner post in the west line of said 128.500 acre tract maintaining the northeast corner of said 18.638 acre tract and the southeast corner of a 31.31 acre tract of land conveyed to James Daniel Lilley & Leslie G. Lilley by deed of record in Volume 4914, Page 151 of said Official Public Records;

Thence **North 00°21'07" East**, continuing along the west line of said 128.500 acre tract and the east line of said 31.31 acre tract, a distance of **897.70 feet** to a 1/2" steel rod found maintaining an angle point in the west line of said 128.500 acre tract, the northeast corner of said 31.31 acre tract and the southeast corner of a 10.00 acre tract of land conveyed to James Daniel Lilley by deed of record in Volume 4211, Page 408 of said Official Public Records;

Thence **North 00°20'34" East**, continuing along the west line of said 128.500 acre tract and the east line of said 10.00 acre tract a distance of **264.97 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 10.00 acre tract and the southeast corner of a 15.701 acer Tract One of lands conveyed to James Daniel Lilley by deed of record in Volume 2358, Page 582 of said Real Property Records;

*Page 14 of 17*

2

# Copley Land Surveying

*Exhibit - A*



Thence **North 05°26'20" East**, continuing along the west line of said 128.500 acre tract and the east line of said 15.701 acre tract, a distance of **427.93 feet** to a 1/2" steel rod found maintaining the northeast corner of said 15.701 acre tract and the southeast corner of a 15.578 acre tract of land conveyed to Henry Gorman and Betsy T. Gorman by deed of record in Volume 1927, Page 469 of said Real Property Records;

Thence **North 04°24'24" East**, continuing along the west line of said 128.500 acre tract and the east line of said 15.578 acre tract a distance of **646.66 feet** to a 1/2" steel rod found maintaining the northeast corner of said 15.578 acre tract and an ell corner in the west line of said 128.500 acre tract;

Thence **North 89°15'23" West**, continuing along the west line of said 128.500 acre tract and the north line of said 15.578 acre tract a distance of **360.79 feet** to a 1/2" steel rod found maintaining an angle point in the west of said 128.500 acre tract and the southeast corner of said Hinton 10.00 acre tract;

Thence **North 00°10'34" East**, continuing along the west line of said 128.500 acre tract and the east line of said Hinton 10.00 acre tract, a distance of **1,102.89 feet** to the **Point-of-Beginning** and containing **128.500 acres** of land.

I, John C. Copley, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

---

John C. Copley  
Registered Professional  
Land Surveyor No. 6720  
Firm No. 10194429

*Page 15 of 17*