

Exhibit A



METES AND BOUNDS DESCRIPTION

TR-2 11.62 ACRE TRACT

Henry Fullerton Survey

A - 14

Robertson County, Texas

Being a 11.62 acre tract of land out of the Henry Fullerton Survey, A-14, Robertson County, Texas, being out of and a part of that certain called 145.08 acre tract of land described to Three Cattle LLC, recorded in Volume 1397, Page 630 of the Official Records of Robertson County, Texas, said 11.62 acres being more particularly described by metes and bounds as follows;

COMMENCING at a 2 inch iron pipe fence corner found in concrete at the northwest corner of said 145.08 acre tract, being at the intersection of Hickory Loop and Farm to Market Road No. 1644;

Thence along the west line of said 145.08 acre tract with the east margin of Hickory Loop, S 32°31'55" E a distance of 408.37 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on said west line for the northwest corner of this and the POINT OF BEGINNING;

THENCE departing said road and crossing said 145.08 acre tract, N 57°28'05" E a distance of 1214.68 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on the east line of said 145.08 acre tract, located on the west line of a called 16.00 acre tract of land described to Timothy R. Powers and Linda M. Powers (1392/457), for the northeast corner of this;

THENCE along the east line of said 145.08 acre tract, common boundary with said 16.00 acre tract, S 33°30'21" E a distance of 415.50 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on said east line, for the southeast corner of this;


THENCE crossing said 145.08 acre tract, S 57°28'05" W a distance of 1221.74 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on the west line of said 145.08 acre tract, located in the east margin of Hickory Loop, for the southwest corner of this;

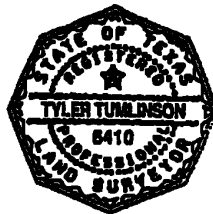
THENCE along the west line of said 145.08 acre tract with the east margin of Hickory Loop, N 32°31'55" W a distance of 415.44 feet to the POINT OF BEGINNING.

All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

June 2, 2020


Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02054-TR 2



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