

EXHIBIT A - Legal Description - Field Notes

BLACKLAND SURVEYING, LLC

Tract One

Field Notes for 36.13 acres of land out of the W. L. Swain Survey, Abstract Number 40, in McLennan County, Texas, being a part of that called 46.094 acre remainder tract, described in a deed to Bernita Conner, recorded under Instrument Number 2025011945 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

Beginning at 1/2-inch iron rod found at the Southwest corner of said 46.094 acre remainder tract, at the Southeast corner of that called 3.63 acre tract, described in a deed to Connie Lynn Cullom, recorded under Instrument Number 2017028106 of the Official Public Records of McLennan County, Texas, in the North line of River Lane, for the Southwest corner of this tract;

THENCE N 35degrees 01minutes 46seconds W 438.92 feet to a 1/2-inch iron rod set capped "Blackland" at an Easterly corner of said 3.63 acre tract, for a Westerly corner of this tract;

THENCE N 04degrees 07minutes 44seconds E 146.11 feet to a 1/2-inch iron rod set capped "Blackland" at the Northeast corner of said 3.63 acre tract, for a Westerly corner of this tract;

THENCE N 89degrees 52minutes 00seconds W 242.37 feet to a 5/8-inch iron rod found at the Northwest corner of said 3.63 acre tract, for a Westerly corner of this tract;

THENCE S 88degrees 10minutes 23seconds W 146.17 feet to a 60D nail found at the Northwest corner of that called Lot 1 of the Logue Lane Properties Addition, to the City of Waco, McLennan County, Texas, as per plat recorded under Instrument Number 2021024565 of the Official Public Records of McLennan County, Texas, for the Northwest corner of this tract;

THENCE N 08degrees 27minutes 53seconds E 9.72 feet to a 1/2-inch iron rod found capped "Blackland" at the Northeast corner of that called 15.56 acre tract, described in a deed to Pedro Jesus Ramos Sr., recorded under Instrument Number 2023035919 of the Official Public Records of McLennan County, Texas, for a Westerly corner of this tract;

THENCE N 86degrees 42minutes 15seconds W 1122.03 feet to a 1/2-inch iron rod found at the Northwest corner of said 15.56 acre tract, in the East line of that called 16.5 acre tract, described in a deed to Sylvester Bradshaw, Jr., recorded under Instrument Number 2008038925 of the Official Public Records of McLennan County, Texas, for a Westerly corner of this tract;

THENCE N 32degrees 11minutes 48seconds W 332.22 feet to a 1/2-inch iron rod set capped "Blackland" at the Northeast corner of said 16.5 acre tract, in the South line of Lot 4, Block H of the Keys on the Brazos Addition, to the City of Waco, McLennan County, Texas, for the Northwest corner of this tract;

THENCE N 57degrees 14minutes 18seconds E 1702.18 feet to a 1/2-inch iron rod set capped "Blackland" in the West line of the Brazos River, for the Northeast corner of this tract;

THENCE the following nine (9) courses and distances with the West line of the Brazos River:

1. **THENCE S 03degrees 27minutes 32seconds E 151.45 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
2. **THENCE S 33degrees 57minutes 39seconds E 113.77 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
3. **THENCE S 21degrees 19minutes 14seconds E 200.37 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;

BLACKLAND SURVEYING, LLC
T.B.P.E.L.S. Firm No. 10194650
PO Box 367, West, Texas 76691
Phone: 254-457-1442

BLACKLAND SURVEYING, LLC

4. **THENCE S 28degrees 39minutes 45seconds E 124.78 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
5. **THENCE S 37degrees 33minutes 29seconds E 69.81 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
6. **THENCE S 53degrees 02minutes 36seconds E 106.37 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
7. **THENCE S 72degrees 53minutes 44seconds E 65.14 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
8. **THENCE N 59degrees 32minutes 03seconds E 37.48 feet** to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;
9. **THENCE S 57degrees 49minutes 20seconds E 217.24 feet** to a 1/2-inch iron rod set capped "Blackland" at the Northeast corner of that called 6.821 acre tract, described in a deed to Michael J. Grigsby and Julie B. Grigsby, recorded under Instrument Number 2020028243 of the Official Public Records of McLennan County, Texas, for an Easterly corner of this tract;

THENCE S 53degrees 23minutes 39seconds W 381.09 feet to a 1/2-inch iron rod set capped "Blackland" at the Northwest corner of said 6.821 acre tract, for an Easterly corner of this tract;

THENCE S 69degrees 46minutes 54seconds E 153.43 feet to a 1/2-inch iron rod found at a Westerly corner of said 6.821 acre tract, for an Easterly corner of this tract;

THENCE S 29degrees 18minutes 39seconds E 337.91 feet to a 1/2-inch iron rod set capped "Blackland" in the West line of said 6.821 acre tract, at the Northeast corner of that called 0.688 acre tract, described in a deed to Sheila Willett, recorded under Instrument Number 2019029309 of the Official Public Records of McLennan County, Texas, for an Easterly corner of this tract;

THENCE S 59degrees 09minutes 43seconds W 100.00 feet to a 1/2-inch iron rod found at the Northwest corner of said 0.688 acre tract, for an Easterly corner of this tract;

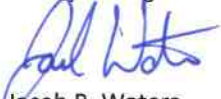
THENCE S 14degrees 41minutes 08seconds E 155.46 feet to a 1/2-inch iron rod set capped "Blackland" for an Easterly corner of this tract;

THENCE S 27degrees 52minutes 51seconds E 155.22 feet to a 1/2-inch iron rod set capped "Blackland" in the South line of said 46.094 acre remainder tract, in the North line of River Lane, for the Southeast corner of this tract;

THENCE S 59degrees 16minutes 01seconds W 55.75 feet with the North line of River Lane to a 5/8-inch iron rod found at a Southerly corner of said 46.094 acre tract, for a Southerly corner of this tract;

THENCE S 59degrees 26minutes 43seconds W 114.78 feet with the North line of River Lane to the POINT OF BEGINNING, containing 36.13 acres of land.

Surveyed August 5th, 2025.


Jacob R. Waters
RPLS No. 6849
Job No. 25-07-0410



BLACKLAND SURVEYING, LLC
T.B.P.E.L.S. Firm No. 10194650
PO Box 367, West, Texas 76691
Phone: 254-457-1442