

EXHIBIT "A"

Tract One:

BEING 6.49 acres out of the Southwest 1/4 of Section 36, Lunatic Asylum Lands, Taylor County, Texas, said 6.49 acres being part of a 10.49 acre, more or less, tract recorded in Instrument No. 202016641, Official Public Records, Taylor County, Texas. and being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the northwest corner of said 10.49 acre tract for the northwest corner of this tract;

THENCE N89°26'50"E 521.0 feet to a 3/8" rebar set on the NBL of said 10.49 acre tract for the northeast corner of this tract;

THENCE S1°54'08"W 556.28 feet to a 3/8" rebar set on the SBL of said 10.49 acre tract for the southeast corner of this tract;

THENCE N89°39'57"W 503.60 feet along the SBL of said 10.49 acre tract to a 3/8" rebar found at the southwest corner of said 10.49 acre tract for the southwest corner of this tract;

THENCE N0°06'48"E 548.01 feet, along the WBL of said 10.49 acre tract, to the place of beginning and containing 6.49 acres of land.

TOGETHER WITH a 30 foot access easement described as "EASEMENT TRACT" and recorded in Instrument No. 202124364, Official Public Records, Taylor County, Texas.

TOGETHER WITH and SUBJECT TO a 30 foot access easement recorded in Instrument No. 202016641, Official Public Records, Taylor County, Texas.

Tract Two:

BEING 4.0 acres out of the Southwest 1/4 of Section 36, Lunatic Asylum Lands, Taylor County, Texas, said 4.0 acres being part of a 10.49 acre, more or less, tract recorded in Instrument No. 202016641, Official Public Records, Taylor County, Texas. and being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the northeast corner of said 10.49 acre tract for the northeast corner of this tract;

THENCE S0°12'40"E 54.83 feet, along the EBL of said 10.49 acre tract, to an existing cross-tie fence corner post;

THENCE S34°20'38"W 381.15 feet, along the EBL of said 10.49 acre tract, to an existing 8" wood fence corner post;

THENCE S43°45'25"E 266.69 feet to a 3/8" rebar found at the southeast corner of said 10.49 acre tract for the southeast corner of this tract;

THENCE N89°39'57"W 392.63 feet to a 3/8" rebar set on the SBL of said 10.49 acre tract for the southwest corner of this tract;

THENCE N1°54'08"E 556.28 feet to a 3/8" rebar set on the NBL of said 10.49 acre tract for the northwest corner of this tract;

THENCE N89°26'50"E 404.56 feet, along the NBL of said 10.49 acre tract, to the place of beginning and containing 4.0 acres of land.

TOGETHER WITH a 30 foot access easement described as "EASEMENT TRACT" and recorded in Instrument No. 202124364, Official Public Records, Taylor County, Texas.

TOGETHER WITH and SUBJECT TO a 30 foot access easement recorded in Instrument No. 202016641, Official Public Records, Taylor County, Texas.

FIELD NOTES
10.49 ACRES

BEING 10.49 acres out of the Southwest 1/4 of Section 36, Lunatic Asylum Lands, Taylor County, Texas, said 10.49 acres being all of a 6.49 acre tract recorded in Instrument No. 2022-23701, Official Public Records, Taylor County, Texas, all of a 4.0 acre tract recorded in Instrument No. 2022-23724, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the SBL of a 50.107 acre tract recorded in Instrument No. 2012-15087, Official Public Records, Taylor County, Texas, at the northwest corner of said 6.49 acre tract for the northwest corner of this tract;

THENCE N89°27'04"E 925.65 feet to a 3/8" rebar found on the SBL of a 22.72 acre tract recorded in Volume 3333, Page 231, Official Public Records, Taylor County, Texas, at the northeast corner of said 4.0 acre tract, for the northeast corner of this tract;

THENCE S0°34'10"E 55.05 feet, along the EBL of said 4.0 acre tract, to an existing 8" wood fence corner post;

THENCE S34°26'36"W 381.16 feet, along the EBL of said 4.0 acre tract, to an existing 8" wood fence corner post;

THENCE S43°47'08"E 266.89 feet to a 3/8" rebar found at the southeast corner of said 4.0 acre tract for the southeast corner of this tract;

THENCE N89°39'58"W 896.24 feet to a 3/8" rebar found at the southwest corner of said 6.49 acre tract for the southwest corner of this tract;

THENCE N0°06'07"E 547.97 feet, along the WBL of said 6.49 acre tract, to the place of beginning and containing 10.49 acres of land.

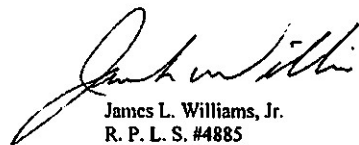
TOGETHER WITH AND SUBJECT TO a 30 foot access easement recorded in Instrument No. 2020-16641, Official Public Records, Taylor County, Texas and in Instrument No. 2021-24363, Official Public Records, Taylor County, Texas.

TOGETHER WITH a 30 foot access easement recorded in Instrument No. 2021-27402, Official Public Records, Taylor County, Texas.

Surveyed on the ground November 13, 2023.

SEE ATTACHED PLAT

Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 103-35-23-10.49ac
Firm Registration No. 10194134


James L. Williams, Jr.
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