

EXHIBIT "A"

Field notes of a 53.5251 acres , more or less, situated in A-0028, Zoraster Robinson Survey and being the same tract of land as conveyed to Mark Daniel Rowell in Volume 653, Page 164, Official Public Records Madison County, Texas (O.P.R.M.C.T.), the said 53.5251 acres being more particularly described by metes and bounds description as follows:

BEGINNING at a ½ inch iron rod with orange plastic cap stamped "XDS" set in the south Right-of-Way (R.O.W.) line of Farm to Market (F.M.) 1372 (100' R.O.W.), for the northeast corner of a called 5.227 acres as conveyed to Randy & Judy Wise in Volume 974, page 172, Clerk's File No. 60341 O.P.R.M.C.T., same point being the northwest of a called 15 acres, as conveyed to Mark Rowell for the "**POINT OF BEGINNING**" of the herein described 53.5251 acres;

THENCE South 81°57'11" E, continuing along and with the common boundary of the said F.M. 1372 (100' R.O.W.) and the herein described 53.7546 acres, a distance of 328.04 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set for the northwest corner of a called 0.224 of an acre tract of land as conveyed to TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., (TCR&I), in Volume 1742, Page 32, Clerk's File No. 111358, O.P.R.M.C.T. for a northerly corner of the herein described 53.5251 acre tract;

THENCE South 12°56'52" East, along and with the common boundary of the called 0.224 of an acre (TCR&I tract), and the herein described 53.7546 acres, a distance of 251.74 feet (TCR&I deed distance 247.49 feet) to a 1/2 inch iron rod with orange plastic cap stamped "XDS" set for the south corner of the called 0.224 of an acre (TCR&I tract), same point being in the west boundary line of a called 29.586 acres, as conveyed to TCR&I in Clerk's File No 111211, O.P.R.M.C.T., for an internal corner of the herein described 53.5251 acre tract;

THENCE South 06°37'51" West, along and with the common boundary of the called 29.586 acres (TCR&I tract) and the herein described 53.7546 acres, a distance of 2,986.64 feet to a 2 inch iron pipe found on the north boundary line of a called 320.857 acres of land as conveyed to Russell T. Rudy Energy LLC, as recorded in Volume 1413, Page 279, O.P.R.M.C.T., same point being the southwest corner of the called 29.586 acres (TCR&I tract) for the southeast corner of the herein described 53.5251 acre tract;

THENCE N Along and with the common boundary of the called 320.857 acres (Russell T. Rudy tract), and the herein described 53.5251 acres, the following two (2) bearings and distances:

1. North 80°49'29" West, a distance of 400.00 feet to a 2 inch iron pipe found for an internal corner of the herein described 53.5251 acre tract
2. North 83°39'10" West, a distance of 396.95 feet to a 2 inch iron pipe found for the southeast corner of a called an internal corner of the herein described 53.5251 acre tract

THENCE North 06°36'33" East, continuing along and with the common boundary of the called 29.37 acres (Rushing tract), and the herein described 53.7546 acre tract, a distance of 2,630.83 feet, to an iron pipe found for the southwest corner of a called 5.227 acres (Wise tract), for a northwesterly corner of the herein described 53.5251 acre tract;

THENCE South 88°23'53" East, along and with the common boundary of the called 5.227 acres (Wise tract) and the herein described 53.5251 acre tract, a distance of 399.41 feet to an iron pipe found for the southeast corner of the called 5.227 acres, for an internal corner of the herein described 53.5251 acre tract;

THENCE North 05°19'03" East, a distance of 550.44 feet to the "**POINT OF BEGINNING**" and containing 53.5251, more or less, inside the herein described.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

I, Xavier Sandoval, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey of a site, and is not intended for use as a boundary survey, that was made on the ground, this the 26th day of February, 2020.


Registered Professional Land Surveyor
Texas Registration No. 5886

