

EXHIBIT A

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 5.249 acres, in the Samuel H. Williams Survey, A-62, in Burleson County, Texas, as recorded in Vol. 1130, Page 346 of the Burleson County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded deed, as surveyed on the ground on November 5th of 2019. This description is also referred to the plat prepared by ATM Surveying, Project No. 2019-0419, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with red plastic cap marked "RPLS-2547" found for the north corner of this tract, also being an east corner of the Darren Keith Broesche called 71.62 acre tract, as recorded in Vol. 482, Page 603 of the B.C.O.R., also being a point in the southwest right-of-way line of FM 60 South (100' R.O.W.);

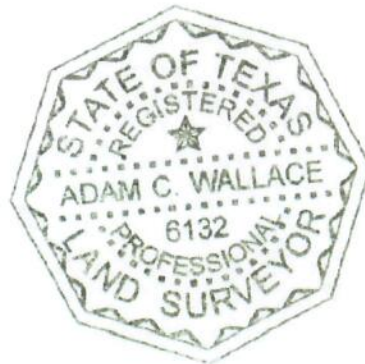
THENCE South 46°51'44" East, a distance of 207.72 feet along the common line between this tract and said FM 60 South to a 1/2" iron rod found for the east corner of this tract, also being the north corner of the Darren Keith and Roger Alan Broesche called 100.50 acre tract, as recorded in the deed number 2019 – 4002 of the B.C.O.R.;

THENCE South 41°35'18" West, a distance of 983.17 feet along the common line between this tract and said 100.50 acre tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being an east corner of the said 71.62 acre tract, from which a 1/2" iron rod found leaning bears N 25°50'16" W, a distance of 2.07 feet for reference;

THENCE along the common line between this tract and said 71.62 acre tract, for the following calls:

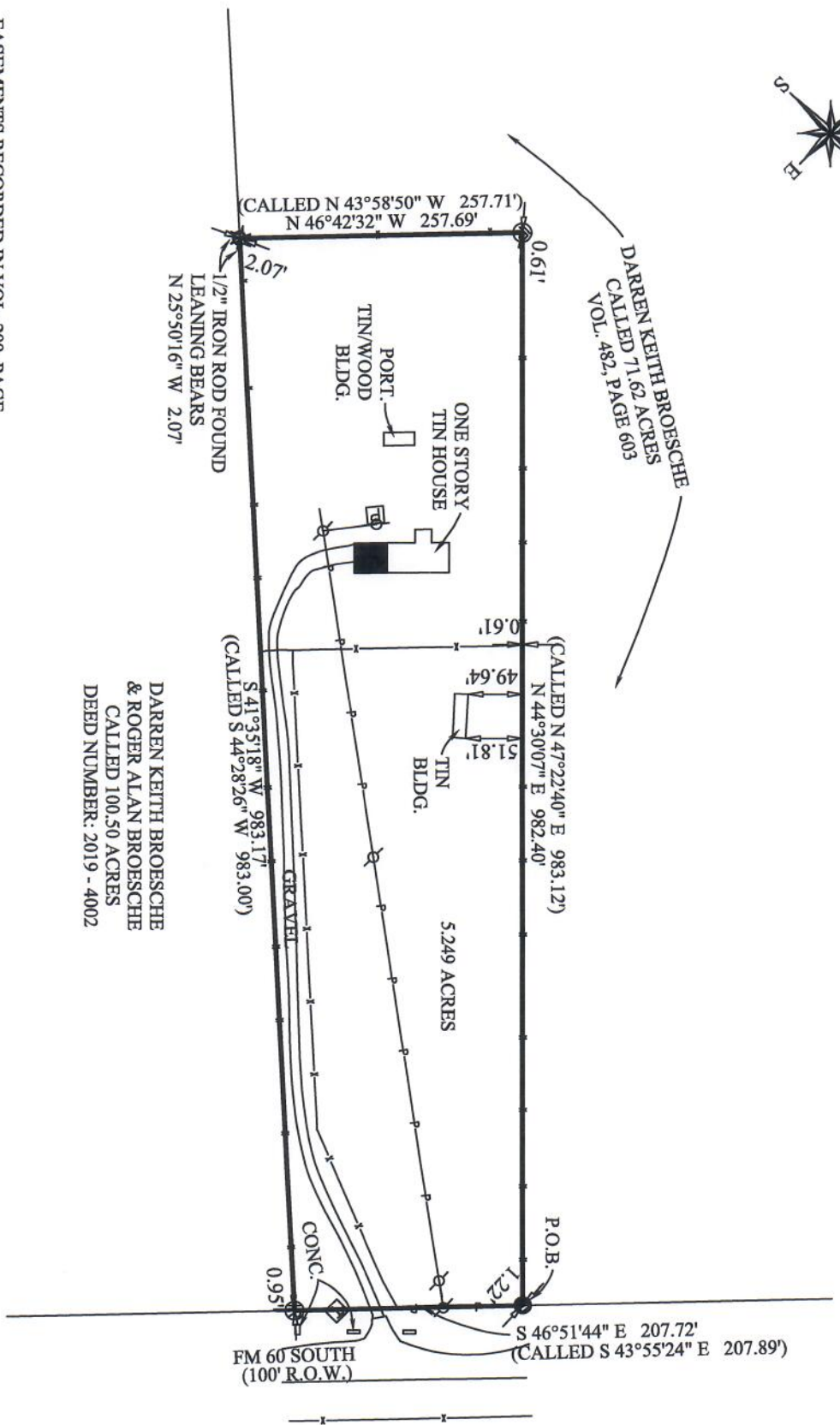
North 46°42'32" West, a distance of 257.69 feet to a 1/2" iron rod found for the west corner of this tract;

North 44°30'07" East, a distance of 982.40 feet to the **PLACE OF BEGINNING** containing 5.249 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132, FIRM #101784-00
19-0419-FM 60 S--614--5 acres-legal - 11/05/19



EASEMENTS RECORDED IN VOL. 209, PAGE 335; AND VOL. 652, PAGE 863 DO NOT APPLY TO THIS TRACT.
 BLANKET ESMTS. RECORDED IN VOL. 475, PAGE 530; VOL. 488, PAGE 528 AND VOL. 644, PAGE 460 APPLY TO THIS TRACT.
 File name: 19-0419-FM 60 S-614-5 ACRES.DWG
 Plot date: 11/05/19

- S/B
- A/D
- L/T
- O/R
- P/A
- R/S
- E/L
- W/O
- B/A

1/2" IRON ROD WITH
 1/2" IRON ROD W/1
 1/2" IRON ROD FOL
 Survey Notes:

- 1). The bearings of Coordinate System boundary reference recorded deed.
- 2). Drawing Scale
- 3). Drawn by: Ada
- 4). Said lot does not identified by the F Community Panel

I, Adam Wallace, F hereby certify that representation of November 5th, 201 no encroachments

Adam Wallace
 Texas Register
 Land Surveyor, I

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AREA: 5.249 ACR
 ABSTRACT: SAMI
 STREET ADDRESS:
 COUNTY: BURLE
 SURVEYED FOR: R
 TITLE CO. BURLE

P
 PHONE: (97
 WWW.