## Exhibit A

FREEMAN GEORGE ABSTRACT NO. 197 FAYETTE COUNTY, TEXAS FREEMAN GEORGE ABSTRACT NO. 224 GONZALES COUNTY, TEXAS







LEGEND

G.P.S. GRID NORTH

- 1/2" IRON ROD FOUND
- CONCRETE COUNTY LINE MARKER FOUND X
- 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV 0
- ELECTRIC LINE
- WIRE FENCE
- O.R. OFFICIAL RECORDS

NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A #, 0, OR \*#



PLAT SHOWING all that certain tract of 13 536 acres of land, more or less, lying and being situated in Gonzales County, and Fayette County, Texas, being part of the Freeman George Survey, Abstract No. 224 in Gonzales County and Abstract No. 197 in Fayette County, more particularly being part of the land described in Vermanty Deed dated December 4, 2019, executed by B-S Ranch, LLC to Straight Land Holdings, LLC, recorded in Volume 1331, Page 1, of the Official Records of Gonzales County

The undersigned does herby certify that this survey was this day made FEBRUARY 11, 2020, on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvments, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

SETH M. FULLILOVE REGISTERED PROFESSIONAL LAND SURVEYOR NO 6397



GONZALES FIRST SHOT SURVEYING, L.L.C. 409 St. GEORGE STREET GONZALES, TEXAS 78629 0-672-6585 FIRM# 19172000 830-672-6585

DATE: 02/11/20 SIZE: 11x17 SCALE: 1" = 150 DRAWN: GAB CHECKED: JOB: S20-004-3

## S20-004 LOT 3

Being all that certain tract of 13.538 acres of land, more or less, lying and being situated in Gonzales County, and Fayette County, Texas, being part of the Freeman George Survey, Abstract No. 224 in Gonzales County and Abstract No. 197 in Fayette County, more particularly being part of the land described in Warranty Deed dated December 4, 2019, executed by B-S Ranch, LLC to Straight Land Holdings, LLC, recorded in Volume 1331, Page 1, of the Official Records of Gonzales County, herein called subject tract, intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

**BEGINNING** at a 5/8 inch iron rod set (all iron rods set with red plastic cap marked Gonzales First Shot Surv) in the northeast line of said subject tract, and in the southwest line of Elm Creek Road, the same being the east corner of a 11.730 acre tract of land surveyed on even date, herein called Lot 4, for the north corner of this tract or parcel of land hereby intended to be described, said place of beginning bearing South 36° 15' 43" East 3531.70 feet from the north corner of said subject tract;

THENCE South 36° 15' 43" East 718.15 feet along the northeast line of said subject tract and the southwest line of said Elm Creek Road, to a 5/8 inch iron rod set in said line, the same being the north corner of a 10.995 acre tract of land surveyed on even date, herein called Lot 2, for the east corner of this tract or parcel of land hereby intended to be described;

**THENCE** entering said subject tract, South 56° 38' 34" West 1002.06 feet along the northwest line of said Lot 2, to a 5/8 inch iron rod set in the southwest line of said subject tract and in the north line of a 268.04 acre tract of land described in General Warranty Deed dated November 14, 2003, executed by J. Golden Properties, Inc. to Michael Jay Kuper, recorded in Volume 894, Page 799, of the Official Records of Gonzales County, for the south corner of this tract or parcel of land hereby intended to be described;

THENCE North 48° 37' 30" West 411.20 feet along the southwest line of said subject tract and the northeast line of said Kuper tract, to a 5/8 inch iron rod set in said line, and at the south corner of said Lot 4, for the west corner of this tract or parcel of land hereby intended to be described;

**THENCE** entering said subject tract, North 40° 01' 35" East 1120.75 feet along the southeast line of said Lot 4, to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. S20-004.

These Field Notes were prepared from a survey done on the ground and are true and correct to the best of my knowledge.

SETH M. FULLILOVE

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 6397