

Exhibit A

**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448
 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION**TRACT 1****11.000 ACRES**

**IN THE SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NUMBER 5
 AUSTIN COUNTY, TEXAS**

BEING a 11.000 acre tract of land situated in the San Felipe De Austin Survey Abstract Number 5, Austin County, Texas, being comprised of a portion of that certain called 144.623 acre tract described as "Tract Two" in instrument to Hawthorne Ventures, L.P., recorded under Instrument Number 203045 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the approximate centerline of Meith Road for a common corner of said 144.623, northwesterly right-of-way of the remainder of the K.T.C. Railroad (100 feet wide), recorded in Volume 621, Page 647, O.R.A.C.T., that certain called 12.34 acre tract described in instrument to Amber Leigh Schneider, recorded under Clerk's File Number 093343, O.R.A.C.T., and that certain called 258.32 acre tract described in instrument to Daniel George and Laura George, recorded under Clerk's File Number 154357, O.R.A.C.T., being the southerly corner of the herein described 11.000 acre tract;

THENCE North 47°18'55" West, 443.58 feet, with the approximate centerline of said Meith Road, the common line between said 144.623 acre tract and said 258.32 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 11.000 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 47°18'55" West, 1,216.82 feet;

THENCE severing, over and across said 144.623 acre tract, the following two (2) courses and distances:

1. North 42°40'31" East, 1575.12 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 47°18'55" East, 164.83 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said K.T.C. Railroad, the southeasterly line of said 144.623 acre tract, being the easterly corner of the herein described 11.000 acre tract, from which a 1/2 inch iron pipe found for reference bears, North 32°28'24" East, 1,081.744 feet;

THENCE South 32°38'24" West, 1,599.64 feet, along the northwesterly right-of-way of said K.T.C. Railroad, with the southeasterly line of said 144.623 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 11.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 26, 2021 by Texas Professional Surveying, I.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-02.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

April 5, 2021
 Date



[Signature]
 Carey A. Johnson
 R.P.L.S. No. 6524

Exhibit A



BOUNDARY SURVEY

BEING a 11,000 acre tract of land situated in the San Felipe De Austin Survey Abstract Number 5, Austin County, Texas, being comprised of a portion of first section called 144.623 acre tract described as "Tract Two" in instrument to Hawthorne Ventures, LP, recorded under instrument Number 200045 of the Official Records of Austin County, Texas (O.R.A.C.T.), and 11,000 acre tract being more particularly described by attached notes and bounds description.

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not carry to assessments or restrictions not shown. Check with your local governing agencies for any additional statements, building lines or other restrictions not reflected on survey.



This Property Line in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 44015004007 having an effective date of 10/18/2018.

Job No. 6524-02
Scale 1"=200'
Date 1/26/2021
Drawn By: TX
Field Crew: JC
Reviewed: JC

Purchaser: Hawthorne Ventures, LP
Address: Main Road, Suite 13, 77174
Lot: 1
Block: 1
Survey: San Felipe De Austin
Area: 11,000 Acres
Section: A-5
Acres: 11,000
County: Austin
State: Texas

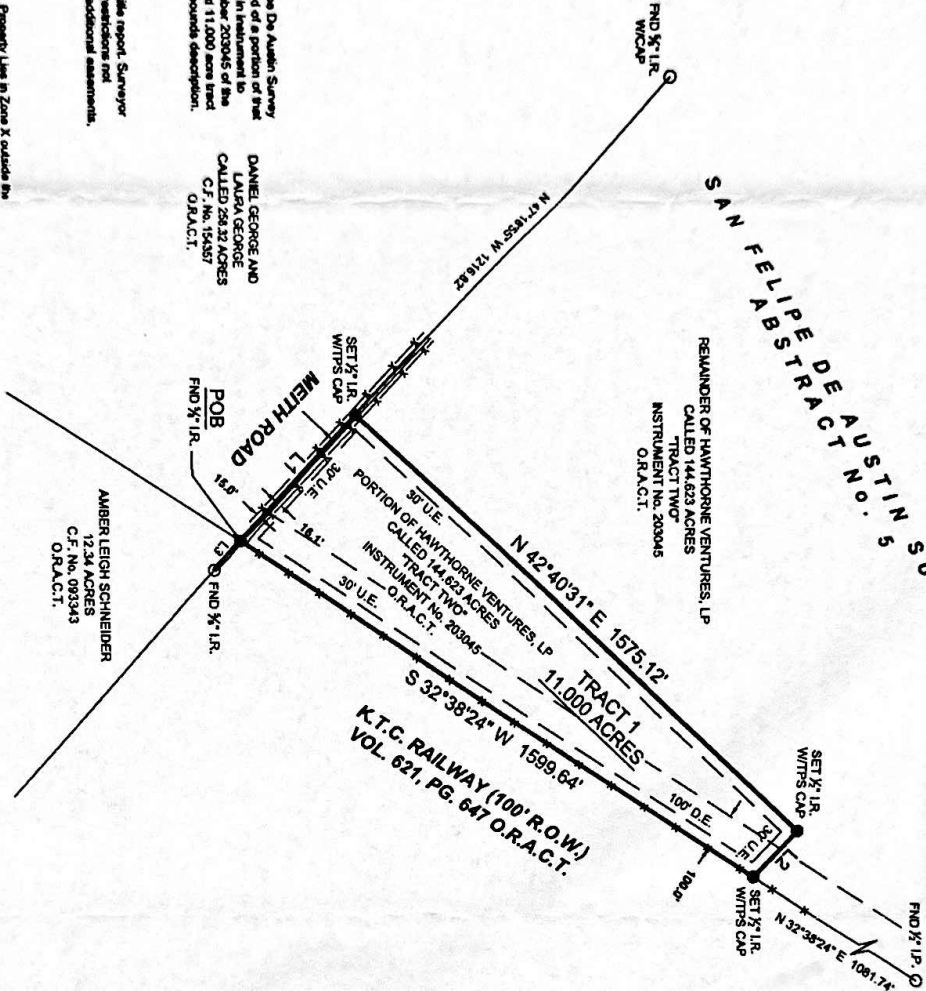
Base of Bearings

the NAD83, Texas State Plane Coordinate System, South Central Zone (1204).

AMBER LEIGH SCHNEIDER
12.34 ACRES
C.F. No. 083343
O.R.A.C.T.

DANIEL GEORGE AND
LAUREA GEORGE
CALLED 29.32 ACRES
C.F. No. 154567
O.R.A.C.T.

SAN FELIPE DE AUSTIN SURVEY
REMAINDER OF HAWTHORNE VENTURES, LP
CALLED 144.623 ACRES
TRACT TWO
INSTRUMENT No. 200045
O.R.A.C.T.



RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

LINE	BEARING	DISTANCE
1	N 47°18'55" W	443.56'
2	S 47°18'55" E	164.63'
3	S 47°18'55" E	101.26'

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at the time and that the survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.