

TX-25-125613-POS

EXHIBIT A

A certain 2.000 acres of land located in the William Wilson Survey, A-1067, Cass County, Texas, this tract being part of a called 46.00 acres tract previously described in Instrument #2017000805 also see Volume 566, Page 266 for a more detailed description. This tract being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat #1396 as surveyed on 10/24/2017. North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined by GPS observations on the monumented South line of the called 46.00 acres tract. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Cass County, Texas;

Commencing at a 1-1/4" Iron Pipe found for the Southwest Corner of the said 46.00 acres tract;

THENCE: N 87°27' E 424.4 feet along the South line of the said 46.00 acres tract to a Point, from which bears a 3/8" Iron Rod found for the Southeast Corner of the said 46.00 acres tract N 87°27' E 1194.2 feet;

THENCE: N 02°46' W 201.8 feet to a 1/2" Iron Rod with Cap # 5154 (typical) set for the Southwest Corner of this tract, the Point of Beginning;

THENCE: N 02°46' W 309.3 feet along a new line to a 1/2" Iron Rod (typical) set on the South Right of Way of Cass County Road # 1754 for the Northwest Corner of this tract;

THENCE: N 87°15' E 85.1 feet along said Right of Way to a 1/2" Iron Rod (typical) set for an Angle Corner of this tract;

THENCE.: S 85°25' E 206.6 feet along said Right of Way to a 1/2" Iron Rod (typical) set for the Northeast Corner of this tract;

THENCE: S 02°46' 283.8 feet along a new line to a 1/2" Iron Rod (typical) set for the Southeast Corner of this tract;

THENCE: S 87°25' W 290.0 feet along a new line to the Point of Beginning, this tract being subject to all easements of record.