

Exhibit "A"

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00

TBPELS ENGINEERING FIRM: F-10608

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197.32 ACRES
GILLESPIE COUNTY, TEXAS

FN-22-7201
APRIL 9TH, 2022

A DESCRIPTION OF A 197.32 ACRE TRACT OF LAND OUT OF THE MARIA JUANITA TREVINO SURVEY NO. 7, ABSTRACT NO. 677, SITUATED IN GILLESPIE COUNTY, TEXAS; BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN THE DEED RECORDS OF SAID GILLESPIE COUNTY:

- THAT CERTAIN 14.42 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND CONVEYED FROM BARNEY DANZ TO AVALON INDUSTRIES, INC. BY A WARRANTY DEED DATED MARCH 8TH, 1982, RECORDED IN VOLUME 146, PAGE 681 ET SEQ. OF THE SAID GILLESPIE COUNTY DEED RECORDS,
- THAT CERTAIN 82.688 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND CONVEYED FROM THE SAID BARNEY DANZ, ET AL TO SAID AVALON INDUSTRIES, INC. BY A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 11TH, 1982, RECORDED IN VOLUME 146, PAGE 690 ET SEQ. OF THE SAID GILLESPIE COUNTY DEED RECORDS, AND
- THAT CERTAIN 100.00 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND CONVEYED FROM LEE DANZ, ET UX TO SAID AVALON INDUSTRIES, INC. BY A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 4TH, 1983, RECORDED IN VOLUME 152, PAGE 797 ET SEQ. OF THE SAID DEED RECORDS;

AND FURTHER BEING THAT CERTAIN 197.32 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM JOE KIRK FULTON TO FULTON QUIEN SABE RANCHES, LP, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON DECEMBER 17TH, 2012 AND FILED/RECORDED ON DECEMBER 21ST OF SAME YEAR UNDER REGISTER NO. 20125328 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 197.32 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found on the south R.O.W. (Right-of-way) line of U. S. Highway No. 290 at the northeast corner of the said 14.42 acre tract, being at the northwest corner of that certain 113.859 acre (deed/called acreage) tract of land described in Volume 76, Page 172 et seq. of the said Deed Records, for the northeast corner of the said 197.32 acre tract and the northeast corner hereof;

THENCE with the east line of the said 14.42 acre tract, and continuing with the east line of the said 100.00 acre tract, same being the east line of the said 197.32 acre tract, the following two (2) courses:

1. S 00° 48' 38" W, a distance of 3398.56 feet along a fence line to an 8 inch diameter creosoted fence post found at the southwest corner of the said 113.859 acre tract, being at the northwest corner of that certain 132.73 acre (deed/called acreage) tract of land described in Volume 385, Page 314 et seq. of the Official Public Records of said County, for a corner on the east line of the said 197.32 acre tract and a corner on the east line hereof, and

2. S 01 ° 10' 42" W, a distance of 894.50 feet along a fence line to a ½ inch iron rod found at the base of a fence post at the southeast corner of the said 100.00 acre tract, being at the northeast corner of that certain 92.000 acre (deed/called acreage) tract of land described in Volume 580, Page 690 et seq. of the said Official Public Records, for the southeast corner of the said 197.32 acre tract and the southeast corner hereof;

THENCE with the south line of the said 100.00 acre tract, same being the south line of the said 197.32 acre tract, as fenced, the following two (2) courses:

1. N 88 ° 37' 42" W, a distance of 1126.71 feet to a ½ inch iron rod found at the northwest corner of the said 92.000 acre tract, being at the northeast corner of that certain 158.1 acre tract of land described in Volume 357, Page 874 et seq. of the said Official Public Records, and
2. N 89 ° 06' 04" W, a distance of 729.63 feet to a 60d nail found at the base of a fence post at the southwest corner of said 100.00 acre tract, being at the southeast corner of that certain 70.0 acre tract of land described in Volume 336, Page 421 et seq. of the said Official Public Records, for the southwest corner of the said 197.32 acre tract and the southwest corner hereof;

THENCE with the west line of the said 100.00 acre tract, N 01 ° 08' 40" E (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 2297.31 feet to a ½ inch iron rod found at the northwest corner thereof, being at a northeast corner of the said 70.0 acre tract and on the south line of the said 82.688 acre tract, for a reentrant corner of the said 197.32 acre tract and a reentrant corner hereof;

THENCE with the easterly line of the said 70.0 acre tract, the following three (3) courses:

1. N 89 ° 35' 09" W, a distance of 54.66 feet to an 8 inch diameter Cedar fence post found,
2. N 38 ° 34' 01" W, a distance of 424.92 feet to a ½ inch iron rod found, and
3. N 00 ° 42' 12" E, a distance of 1711.59 feet to a ½ inch iron rod found on the said south R.O.W. line of U. S. Highway No. 290 at the northeast corner of the said 70.0 acre tract, being at the northwest corner of the said 82.688 acre tract, for the northwest corner of the said 197.32 acre tract and the northwest corner hereof;

THENCE with the said south R.O.W. line of U. S. Highway No. 290, S 87 ° 42' 42" E, a distance of 1153.85 feet to a 3/8 inch iron rod (capped RPLS 4542) set at the northwest corner of the Danz Cemetery (reference Vol. 117, Pg. 331 of the said Gillespie County Deed Records), for a northeasterly corner of the said 197.32 acre tract and a northeasterly corner hereof;

THENCE departing from said south R.O.W. line and passing over and across said 82.688 acre tract with the west, south and east line of the said Danz Cemetery, the following three (3) courses:

1. S 00 ° 07' 56" E, a distance of 60.22 feet to a 60d nail in a washer (stamped RPLS 4542) set,
2. S 89 ° 05' 39" E, a distance of 30.03 feet to a 60d nail in a washer (stamped RPLS 4542) set, and

3. N 00° 00' 11" E, a distance of 59.49 feet to a 3/8 inch iron rod (capped RPLS 4542) set on the said south R.O.W. line of U. S. Highway No. 290 at the northeast corner of said Danz Cemetery, for a northwesterly corner of the said 197.32 acre tract and a northwesterly corner hereof;

THENCE with said south R.O.W. line, the following two (2) courses:

1. S 87° 43' 23" E, a distance of 274.29 feet to a concrete R.O.W. monument found, and
2. S 87° 42' 52" E, a distance of 718.47 feet to the **POINT OF BEGINNING**, containing 197.32 acres of land, more or less.

I, Dale Allen Sulzemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed by me or under my direction and supervision.

SULTEMEIER SURVEYING &
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Dale Allen Sulzemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas