

EXHIBIT "A"
16.47 ACRE TRACT
Field Notes Description

16.47 acres of land out of the J. Morris Survey, Abstract 303, Lavaca County, Texas, being that same land conveyed from Geneva F. MacGaffick to James E. and Sandra J. Ellis by Warranty Deed with Vendor's Lien dated March 13, 1987 and recorded in Volume 392, Page 853 of the Deed Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/4" iron pipe, (Y = 13,722,683.79, X = 2,649,995.88), found in the west line of a 179.287 acre tract conveyed to Tramer J. Woytek described in Volume 363, Page 182 of the Official Records of Lavaca County, Texas, and at the northeast corner of a 16.44 acre tract conveyed to Mark E. and Pam Grahmann in Volume 423, Page 934 of the Deed Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

THENCE: S 88°53'32" W - along the north line of said 16.44 acre tract and the south line of this herein described tract at 1285.31 feet past a fence corner post found for a line marker, in all a total distance of 1297.85 feet to a point within County Road 136, for the southwest corner of this herein described tract;

THENCE: N 00°53'17" W - 288.12 feet along said County Road 136 and the southerly west line of this herein described tract to point at the southwest corner of a 15.23 acre tract conveyed to Debra Ann Schneider in Volume 410, Page 848 of the Official Records of Lavaca County, Texas, for the westerly northwest corner of this herein described tract;

THENCE: N 88°55'12" E - along the south line of said 15.23 acre tract and along the westerly north line of this herein described tract at 14.85 feet past a fence corner post found for a line marker, in all a total distance of 784.95 feet to a 3/4" iron pipe found, at the southeast corner of said 15.23 acre tract, for the interior corner of this herein described tract;

THENCE: N 01°10'24" W - 590.42 feet along the east line of said 15.23 acre tract and the northerly west line of this herein described tract to a fence corner post found at the southwest corner of a 232.32 acre tract conveyed to Sandra K. Dierschke, for the easterly northwest corner of this herein described tract;

THENCE: N 68°27'24" E - 532.17 feet along a south line of said 232.32 acre tract and the easterly north line of this herein described tract to fence corner post found at the northwest corner of said 179.287 acre tract, for the northeast corner of this herein described tract;

THENCE: S 01°51'02" E - 1064.04 feet along the west line of said 179.287 acre tract and the east line of this herein described tract to the *POINT OF BEGINNING*, commencing within these metes and bounds a 16.47 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "16.47 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in all future conveyances, without any revisions or deletions. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

January 20, 2020
Job No. 2001013
DJ



Being the same land described in that certain deed dated effective February 7, 2020, from James E. Ellis, acting by Sandra J. Ellis, Agent and Attorney-In-Fact and Sandra J. Ellis to Kyle L. Prasek and Kristi S. Prasek, recorded in Volume 850, Page 503, Official Records, Lavaca County, Texas.

