

EXHIBIT A



STATE OF TEXAS
COUNTY OF GUADALUPE

FIELD NOTE DESCRIPTION OF A 29.023 ACRE TRACT

Being a 29.023 acre tract of land lying in the A.M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, said 29.023 acre tract being all of a 4.5760 acre tract of land and all of a 23.980 acre tract of land described in a General Warranty Deed Reserving Vendor's Lien in Favor of Third Party to Seguin Fabricators, Ltd, dated April 2, 2018, and recorded in Document Number 201899007251, Official Public Records of Guadalupe County, Texas; said 29.023 acre tract being more particularly described as follows:

BEGINNING: at a 60 D nail found in the north right-of-way line of Cordova Road for the most southerly southeast corner of the aforementioned 4.576 acre tract, the southwest corner of a 1.0 acre tract of land as described and recorded in Volume 2541, Page 628, Official Public Records of Guadalupe County, Texas, the **PLACE OF BEGINNING**, and the most southerly southeast corner of the herein described 29.023 acre tract;

THENCE: along the north right-of-way line of the aforementioned Cordova Road and the south line of the aforementioned 4.576 acre tract, S89°09'00"W, a distance of 191.06 feet (Record – S89°09'20"W~191.25') to a point for the most southerly southwest corner of said 4.576 acre tract, the most southerly southeast corner of a 5.40 acre tract of land as described and recorded in Volume 1260, Page 315, Official Public Records of Guadalupe County, Texas, and the most southerly southwest corner of the herein described 29.023 acre tract;

THENCE: leaving the north right-of-way line of the aforementioned Cordova Road, along a west line of the aforementioned 4.576 acre tract and an east line of the aforementioned 5.40 acre tract, N00°50'09"W, a distance of 318.77 feet (Record – N00°39'31"W~319.06') to a point for an interior corner of said 4.576 acre tract, a northeast corner of said 5.40 acre tract, and an interior corner of the herein described 29.023 acre tract;

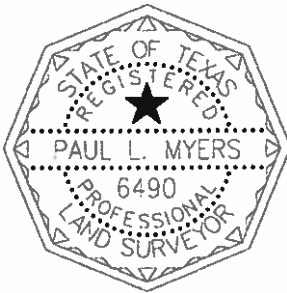
THENCE: along a south line of the aforementioned 4.576 acre tract and a north line of the aforementioned 5.40 acre tract, N83°41'15"W, a distance of 27.09 feet (Record – S83°40'48"E~28.03') to a point for a southwest corner of said 4.576 acre tract, an interior corner of said 5.40 acre tract, and a southwest corner of the herein described 29.023 acre tract;


THENCE: along a west line of the aforementioned 4.576 acre tract and an east line of the aforementioned 5.40 acre tract, N02°42'38"W, a distance of 110.72 feet (Record – N02°42'11"W~110.72') to a 1/2" iron rod found for a northwest corner of said 4.576 acre tract, an interior corner of said 5.40 acre tract, and a northwest corner of the herein described 29.023 acre tract;

THENCE: along an east line of the aforementioned 4.576 acre tract and the west line of the aforementioned 1.0 acre tract, S00°42'01"E, a distance of 290.40 feet (Record – S00°44'20"E~290.83') to the **PLACE OF BEGINNING** and containing 29.023 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. (Record-), Record calls taken from Document Number 201899007251, Official Public Records of Guadalupe County, Texas.
 3. A survey plat of even date accompanies this Field Note Description.

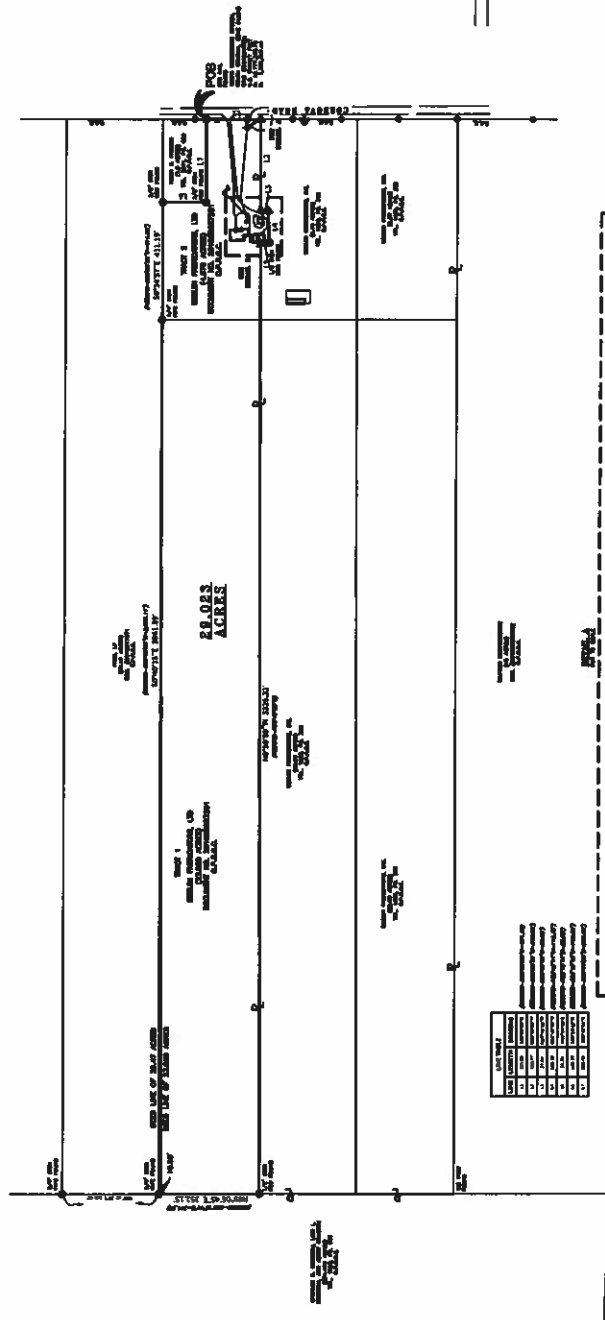
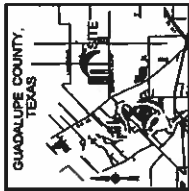
I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in November 2019.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #19089
November 21, 2019
PLM

BOUNDARY & IMPROVEMENT SURVEY OF
20.022 ACRES OF LAND LYING IN A SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS,
SAID 20.022 ACRES TRACT BEING ALL OF SAID ACRES OF SAID TRACT OF LAND
DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20189807751 OF THE OFFICIAL PUBLIC
RECORDS OF GUADALUPE COUNTY, TEXAS.



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1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF TEXAS AND THE RULES AND REGULATIONS THEREOF.

2. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND BEARINGS AND BY THE USE OF A TOTAL STATION.

3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF TEXAS AND THE RULES AND REGULATIONS THEREOF.

4. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND BEARINGS AND BY THE USE OF A TOTAL STATION.

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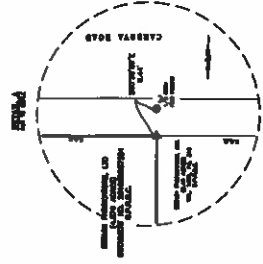
6. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND BEARINGS AND BY THE USE OF A TOTAL STATION.

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