

EXHIBIT A

BETTERS WORTH & ASSOCIATES, INC.

ENGINEERS - SURVEYORS - CONSULTANTS

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26535*

Village Field Book

26535-C-G

March 20, 2017

KEN L. REININGER, P.E. & R.P.L.S.

153.125 ACRE TRACT

Being a **153.125 ACRE TRACT** situated in the A.M. Esnaurizar Survey, A-20, Guadalupe County, Texas, said **153.125 ACRE TRACT** is comprised of the residue a tract called Tract 4 (231.73 acres) and the residue of called Tract 5 (99.91 acres) in conveyance from Margaret Ann Gregg, Independent Executrix of the Estate of Charles S. Gregg to Bruce P. Gregg, Jr., et al dated December 11, 2001 recorded in Volume 1660 at Page 380 of the Official Records of said county (no description – see Volume 303 at Page 299 and Volume 467 at Page 374, respectively, of the Deed Records of said county) and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar found with cap (B&A) marking the northwest corner of the tract herein described, same being the northwest corner of said residue 231.73 acre tract, northeast corner of a tract called 137.916 acres in conveyance from Bruce P. Gregg, Jr., et al, Individually and as Trustee of the Gregg Family Trust to AG Village Project, LLC dated July 8, 2015 recorded in Document #2015013452, being the southeast corner of a tract called 100.00 acres in conveyance from Hilmar Klaehn, et ux to Jerry Wayne Krackau, et al dated December 31, 1984 recorded in Volume 735 at Page 1237, being the southwest corner of residue called 203.6 acre tract in conveyance from Oscar Kroesche, Sr., et ux to Hilmar Klaehn, et ux dated June 21, 1971 recorded in Volume 441 at Page 295 of the Deed Records of said county.

THENCE with the north line of the tract herein described, same being the common line of said residue 231.73 acre tract with that of said residue 203.6 acre tract, N 89° 12' 22" E, 1647.40 feet (called N 89° 55' E in Volume 303 at Page 299) to a 1/2 inch diameter rebar found with cap (BLS) marking the north most northeast corner of the tract herein described, same being the north most northeast corner of said residue 231.73 acre tract, lying in the south line of said residue 203.6 acre tract and being the northwest corner of a tract called 21.000 acres in conveyance from Bruce P. Gregg, Jr., et ux to Kenneth O. Livingston, et al dated June 10, 2008 recorded in Volume 2632 at Page 378 of the Official Records of said county.

THENCE with a segment of the east line of the tract herein described, same being the common line of said residue 231.73 acre tract and said 21.000 acre tract, as follows:

S 00° 38' 29" E, 710.11 feet (called N 00° 38' 29" W, 710.11 feet in Volume 2632 at Page 378) to a 1/2 inch diameter rebar found with cap (BLS) marking a re-entrant corner of the tract herein described,

S 29° 27' 25" E, 613.53 feet (called N 28° 17' 49" W, 613.74 feet in Volume 2632 at Page 378) to a 1/2 inch diameter rebar found with cap (BLS) marking a re-entrant corner of the tract herein described, same being a re-entrant corner of said 231.73 acre tract and southwest corner of said 21.000 acre tract, and

N 89° 19' 51" E, 500.04 feet (called N 89° 27' 00" W, 500.00 feet in Volume 2632 at Page 378) to a 1/2 inch diameter rebar found with cap (BLS) marking the east most northeast corner of the tract herein described, same being the east most northeast corner of said residue 231.73 acre tract, southeast corner of said 21.000 acre tract, lying in the west line of Huber Road (aka County Road 105).

THENCE continuing with the east line of the tract herein described, same being the common line of said residue 231.73 acre tract and said residue 99.91 acre tract with that of said Huber Road, as follows:

S 00° 45' 29" E, 164.97 feet (called S 00° 33' W in Volume 303 at Page 299) to a 3/4 inch diameter smooth rod found marking the southeast corner of said residue 231.73 acre tract, northeast corner of said residue 99.91 acre tract, lying in the west line of Huber Road, and

S 00° 21' 39" E, 1884.75 feet (called S 01° 20' 00" W, 1885.00 feet in Volume 467 at Page 374) to a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, same being the southeast corner of said residue 99.91 acre tract, being the intersection of the west line of Huber Road and the north line of Rudeloff Road (aka County Road 104) marking the approximate location of the common line of the Antonio M. Esnaurizar Survey, A-20 and the Joseph D. Clements Survey, A-11.

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THENCE with the south line of the tract herein described, same being the common line of said residue 99.91 acre tract with that of said Rudeloff Road, along said common survey line, S 89° 32' 16" W, 2252.74 feet (called N 88° 47' 00" W) to a 1/2 inch diameter rebar set with cap (B&A) marking the southwest corner of the tract herein described, same being the southwest corner of said residue 99.91 acre tract and southeast corner of said 137.916 acre tract.

THENCE with the west line of the tract herein described, same being the common line of said residue 99.91 acre tract and said residue 231.72 acre tract with that of said 137.916 acre tract, along the centerline of proposed Pecan Parkway, as follows.

along a circular curve to the left having a radius of 1495.98 feet and a long chord that bears N 07° 23' 28" E, 395.12 feet to a 1/2 inch diameter rebar found with cap (B&A),

N 00° 11' 05" W, 342.65 feet to a 1/2 inch diameter rebar found with cap (B&A),

thence along a circular curve the left having a radius of 5000.00 feet and a long chord that bears N 04° 56' 35" W, 829.54 feet to a 1/2 inch diameter rebar found.

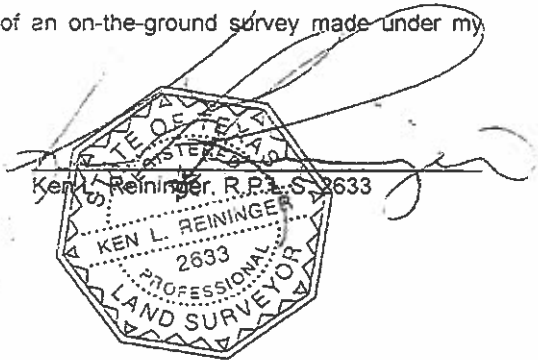
N 09° 42' 06" W, 733.17 feet (called N 09° 42' 06" W, 733.17 feet in Document #2015013452) to a 1/2 inch diameter rebar found with cap (B&A).

thence along a circular curve to the right having a radius of 5000.00 feet and a long chord that bears N 05° 05' 22" W, 804.11 feet to a 1/2 inch diameter rebar found with cap (B&A), and

N 00° 28' 38" W, 198.91 feet (called S 00° 28' 38" E, 198.91 feet in Document #2015013452) to the PLACE OF BEGINNING and containing 153.125 ACRES OF LAND.

Basis of bearing is Grid North as per GPS observation dated August 26, 2016.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision in August 2016.



201899018185

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
08/09/2018 02:36:24 PM PAGES: 12 JENIFER
TERESA KIEL, COUNTY CLERK



Teresa Kiel