

Exhibit "A"

Description of 1.051 Acres of Land

BEING a tract of land situated in the M. E. P. & P. R. R. Co. Survey, Abstract Number 632, Wise County, Texas, being a portion of that tract of land described by deed to CTMGT Alpha Ranch III, LLC recorded in Instrument Number 202200055, County Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 4 inch metal fence post, found at the southwest corner of said CTMGT Alpha Ranch III tract, being the southeast corner of that tract of land described by deed to Max Lindsey Jr. and Beverly Lindsey recorded in Volume 1519, Page 187, said County Records, and being in the north line of that tract of land described by deed to Ann Lindsey Remillard Draudt recorded in Instrument Number 2008-19730, said County Records, from which a 3/8 inch iron rod with plastic cap stamped "Landpoint", found at the southeast corner of said CTMGT Alpha Ranch III tract bears S 89°46'04"W, 2841.38 feet;

THENCE N 00°39'23"E, 65.83 feet, with the west line of said CTMGT Alpha Ranch III tract and the east line of said Max Lindsey Jr. and Beverly Lindsey tract to the **POINT OF BEGINNING**;

THENCE N 00°39'23"E, 208.81 feet, continuing with said common line, from which a 3/8 inch iron rod with no cap bears N 00°39'23"E, 1710.84 feet;

THENCE EAST, 218.20 feet, departing said common line, over and across said CTMGT Alpha Ranch III tract;

THENCE S 00°13'51"E, 207.90 feet;

THENCE S 89°46'09"W, 221.43 feet to the **Point of Beginning** and containing 45,797 square feet or 1.051 acres of land more or less.

"Integral parts of this document"

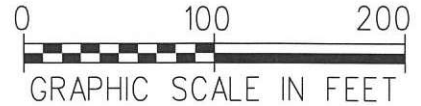
1. Description
2. Exhibit

TBP&LS - LS FIRM REG. NO. 10177700

Basis of Bearing is the Texas Coordinate System
North Central Zone 4202, NAD 83

IRF = Iron Rod Found

Exhibit "A"

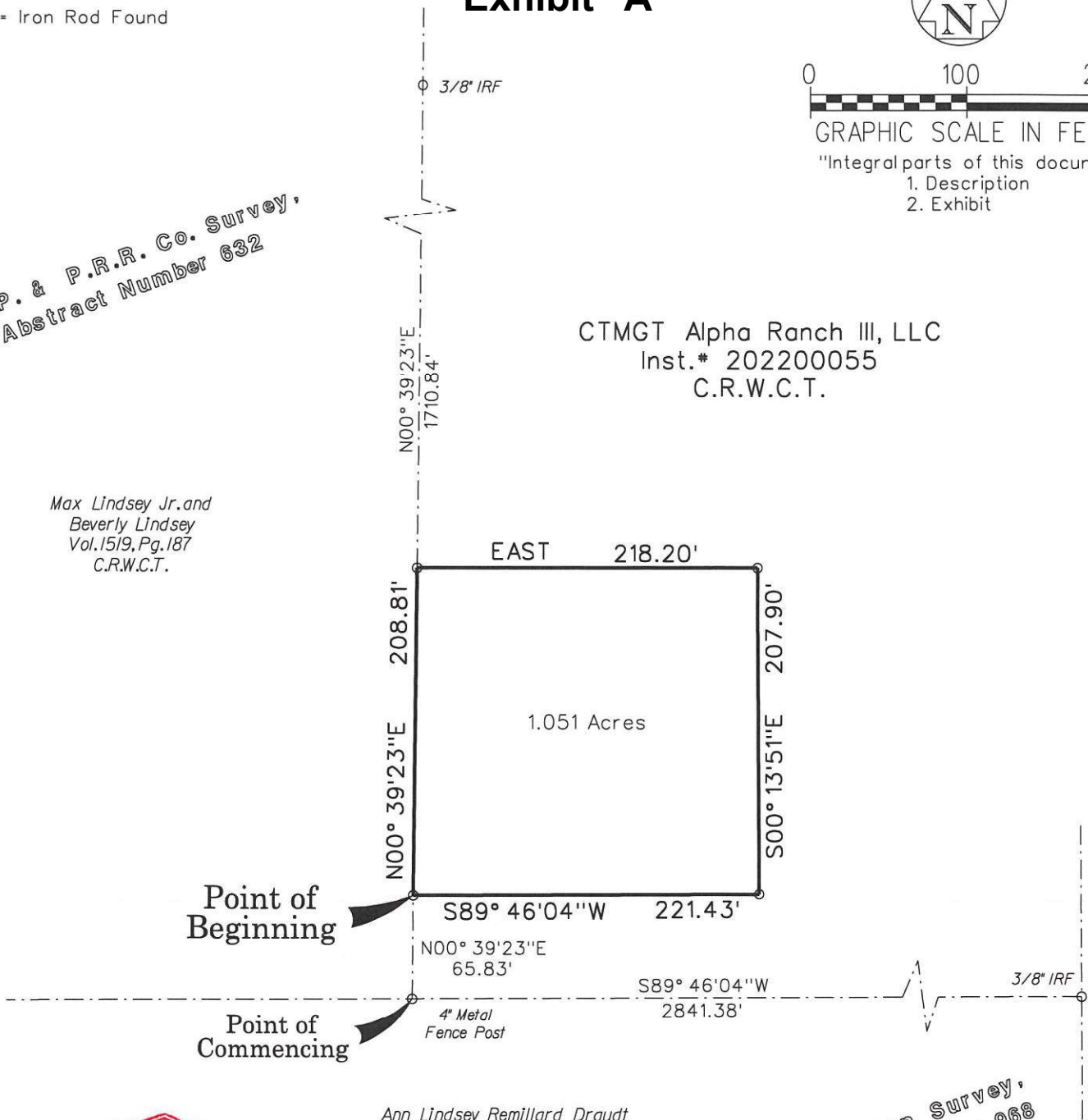


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1. Description
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M.E.P. & P.R.R. Co. Survey,
Abstract Number 632

CTMGT Alpha Ranch III, LLC
Inst.* 202200055
C.R.W.C.T.

Max Lindsey Jr. and
Beverly Lindsey
Vol. 1519, Pg. 187
C.R.W.C.T.



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Ann Lindsey Remillard Draudt
Inst.* 2008-19730
C.R.W.C.T.

I. Stevenson Survey,
Abstract Number 968

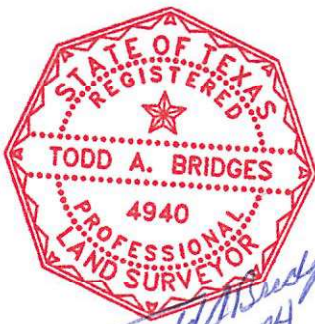


Exhibit of 1.051 Acres of Land

Situated in the M.E.P. & P.R.R. Co. Survey, Abstract Number 632,
Wise County, Texas

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # CEN19006

DRAWN BY: D. Freemon

CHECKED BY: T. Bridges

DATE: 02-05-24

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