

# EXHIBIT " A "

5.67 acre tract

STATE OF TEXAS, \*  
COUNTY OF GILLESPIE. \*

Field notes and accompanying map of a 5.67 acre tract of land prepared at the request of Terry Hartcraft. Said land is situated in Gillespie County, Texas, comprising parts of Outlots No. 370, 374, & 375 and parts of Outlot Streets as shown on the map of Fredericksburg, Texas, and Environs, by the German Emigration Company, and being that 5.675 acre tract of land described in a Warranty Deed to Terry Hartcraft, et ux, by DKBC II LLC, dated July 17, 2019, found of record in Instrument No. 20193539 of the Official Public Records of Gillespie County, Texas.

Said 5.67 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) at a fence corner in the as fenced South line of an Outlot Street, for an as fenced S.W. corner of Armory (county) Road, for the S.E. corner of said 5.675 acre Hartcraft tract, for the S.E. corner of this tract of land;

THENCE with the South line of said 5.675 acre tract, as follows:

- S. 89 deg. 38 min. 50 sec. W., generally along a fence, 617.6 feet to a ½ inch rebar found set at a pipe corner post, for the occupational N.W. corner of that 2 acre tract of land described in a Deed to Carlos Rivera, Jr., found of record in Volume 95, pages 542-544 of the Deed Records of Gillespie County, Texas, and for the N.E. corner of Lot 2, Amory Road Development Subdivision, plat found of record in Volume 5, page 164 of the Plat Records of Gillespie County, Texas, for a southerly corner of said 5.675 acre tract, for a southerly corner of this tract of land;
- S. 89 deg. 42 min. 00 sec. W., generally along and northerly of a diverging fence, at 196.4 feet a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) at a pipe corner post bears S. 0 deg. 18 min. E. 1.28 feet, 249.66 feet in all to a ½ inch rebar set (capped: BONN 4447), for the S.E. corner of that 6.213 acre tract of land described in a Deed to Douglas Preston Smith, et al, found of record in Instrument No. 20202530 of said Official Public Records, for the S.W. corner of said 5.675 acre tract, for the S.W. corner of this tract of land, from which a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) near a pipe corner post bears S. 2 deg. 37 min. E. 1.65 feet and another ½ inch rebar found set at a pipe corner post for the N.W. corner of Lot 1, of said Amory Road Development Subdivision bears S. 89 deg. 42 min. 00 sec. W. 80.86 feet;

THENCE with the easterly lines of said that 6.213 acre tract and the westerly lines of said 5.675 acre tract, generally along a fence, as follows:

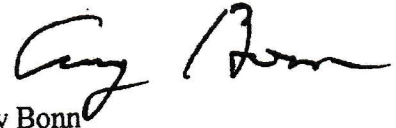
- N. 2 deg. 56 min. 20 sec. W. 52.68 feet to a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) at a pipe corner post;
- N. 89 deg. 49 min. 10 sec. E. 23.55 feet to a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) at a pipe corner post;
- N. 7 deg. 49 min. 45 sec. E. 248.03 feet to a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) at a pipe corner post, for the N.N.W. corner of said 5.675 acre tract, for the N.N.W. corner of this tract of land;

THENCE with the North line of said 5.675 acre tract, S. 89 deg. 59 min. 45 sec. E. (GPS Bearing Basis), generally along a fence, 811.0 feet to a ½ inch rebar found set (capped: SEARCHERS RPLS 6275) at a pipe corner post in the as fenced West line of said Armory Road, for the N.E. corner of said 5.675 acre tract, for the N.E. corner of this tract of land;

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THENCE with the East line of said 5.675 acre tract, being the as fenced West line of said Armory Road, S. 0 deg. 18 min. 50 sec. E., 293.22 feet to the PLACE OF BEGINNING.

Field measurements completed March 11, 2021



Carey Bonn  
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Firm Reg. No. 10055800

