

EXHIBIT "A"

JULY11, 2024

BEING THE DESCRIPTION OF 6.184 ACRES OF LAND OUT OF A 62.86 ACRE TRACT OUT OF THE GEORGE K. TAGGART, III, TRUSTEE, 1108.79 ACRE TRACT IN THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND BEING REFERENCED ON THE PRELIMINARY PLAT OF KOKOMO SUBDIVISION AS LOTS 64A, 64B AND 64C, BLOCK 1, KOKOMO SUBDIVISION, PHASE VI, AND SAID 62.86 ACRES BEING DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 371688, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY TEXAS, WITH SAID 6.184 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar in the Northeasterly R.O.W. line of Texas State Highway 35 Relief Route, and being the Southwest corner of Lot 65, Block 1, Kokomo Subdivision, Phase II, according to the amending plat recorded in Volume 7, Pages 233-234, Plat Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this description;

THENCE, South 16°15'37" East, along and with the South boundary line of said Lot 65, a distance of 299.98 feet to a point in the West boundary line of Lot 12, Block 1, of said Kokomo Subdivision, Phase II, and being the NORTHEAST corner of this description;

THENCE, South 29°44'17" West, along and with the West boundary line of Lots 12 and 13, of said Block 1, a distance of 200.17 feet to a point for the common corner of Lots 13 and 14, of said Block 1, and being the common corner of Lots 26 and 27, Block 1, Kokomo Subdivision, Phase III, according to the plat recorded in Volume 8, Pages 25-26, Plat Records of Aransas County, Texas, and being an EXTERIOR corner of this description;

THENCE, South 29°44'16" West, along and with the West boundary line of said Kokomo Subdivision, Phase III, a distance of 580.06 feet to a point for the common corner of Lots 47 and 48, of said Block 1, and being the Northwest corner of Lot 63, Block 1, Kokomo Subdivision, Phase IV, according to the plat recorded in Volume 8, Pages 94-95, Plat Records of Aransas County, Texas, and being an EXTERIOR corner of this description;

THENCE, South 29°44'23" West, along and with the Westerly boundary line of said Lot 63, a distance of 120.0 feet to a point in the Northerly R.O.W. line of Kokomo Drive, and being the Southwest corner of said Lot 63, and being the SOUTHEAST corner of this description;

THENCE, in a Northwesterly direction along and with the Northerly R.O.W. line of Kokomo Drive as follows: North 60°15'37" West, a distance of 210.02 feet to a point; THENCE, North 46°13'27" West, a distance of 41.23 feet to a point; THENCE, North 60°13'27" West, a distance of 50.0 feet to a point in the Northeasterly R.O.W. line of Texas State Highway 35 Relief Route, and being the SOUTHWEST corner of this description;

THENCE, North 29°44'23" East, along and with the Northeasterly R.O.W. line of Texas State Highway 35 Relief Route, a distance of 890.23 feet to the PLACE OF BEGINNING of this description and containing 6.184 acres of land, more or less.

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