

First American Title Insurance Company

10R06178

Exhibit A

GF-Number 10R06178

Being a tract of land in the W.W. BYERS SURVEY, ABSTRACT NO. 29, Johnson County, Texas, and being part of called 30 acre tract of land as described in a deed recorded in Volume 1792, Page 58, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at an 8" wood post found at the easterly most Northeast corner of a called 68.94 acre tract of land as described in a deed recorded in Volume 3945, Page 842, O.P.R.J.C.T., being in the South line of said 30 acre tract and the West line of Lot 1, Block 3, Winding Creek, according to the Plat recorded in Volume 8, Page 806, Plat Records, Johnson County, Texas (P.R.J.C.T.);

THENCE, with the common line between said 30 acre tract and said 68.94 acre tract, South 89 degrees 56 minutes 07 seconds West, called West, a distance of 251.89 feet to 1/2" iron rod set with a cap stamped "Dumas Surveying" for a corner;

THENCE, across said 30 acre tract, North 00 degrees 31 minutes 24 seconds East, at 1011.99 feet passing a 1/2" iron rod set with a cap stamped "Dumas Surveying" for reference, continuing in all a total distance of 1031.99 feet to a cotton spindle set for a corner in the North line of said 30 acre tract and in County Road No. 910 (Caddo Road);

THENCE, with the North line of said 30 acre tract and said County Road No. 910, South 89 degrees 28 minutes 36 seconds East, called East, a distance of 253.38 feet to a cotton spindle set for a corner;

THENCE, South 00 degrees 27 minutes 32 seconds West, passing the Northwest corner of a called 11.60 acre tract of land described in a deed recorded in Volume 2551, Page 921, O.P.R.J.C.T., at 20.00 feet passing a 1/2" iron rod set with a cap stamped "Dumas Surveying" for reference, continuing in all a total distance of 735.39 feet to a 1/2" iron rod set with a cap stamped "Dumas Surveying" for the Northwest corner of said Winding Creek from which a 3/8" iron rod found at the Northwest corner of Lot 1, Block 1, of said Winding Creek bears South 89 degrees 17 minutes 52 seconds East, 61.02 feet;

THENCE, with the common line between said 340 acre tract and said winding creek, South 00 degrees 58 minutes 40 seconds West, at 266.24 feet passing a 1/2" iron rod found with a cap stamped "Peede Data" for the Northwest corner of said Lot 1, Block 3, continuing in all a total distance of 294.03 feet to the Place of Beginning and containing 6.000 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

10 ACRES
VOLUME 4497, PAGE 632,
O.P.R.J.C.T.COUNTY ROAD NO. 910
(CADDIS ROAD)
(ASPHALT PAVEMENT)OVERHEAD
ELECTRIC

SSVH

SSCO

VO

1388

20

565

SEE

10' E

3)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

5/8" RS

(REFERENCE)

600' NAK FOUND

C.M.

CSS

PP

GUY

SSMH

SSCO

FH

W.W. BYERS SURVEY
ABSTRACT NO. 29CALLED 30 ACRES
VOLUME 1792, PAGE 58,
O.P.R.J.C.T.

6.000 ACRES

N 00°31'24" E 1031.99'
01.89'S 00°27'32" W 735.39'
160 ACRES
VOLUME 259, PAGE 92,
O.P.R.J.C.T.

GUY

PP

OVERHEAD
ELECTRICSTORM
SHUTTER

1/2" IRS

3/4" RS

(C.M.)

PP

COMMON
AREALOT 1
BLOCK 1LOT 1
BLOCK 2WINDING CREEK
VOLUME 8, PAGE 806,
P.R.J.C.T.LOT 1
BLOCK 3

LOT 2

GAVINS WAY

1/2" IRS

S 89°56'07" W 251.89'

WEST

PLACE OF
BEGINNING
8" WOOD POST
FOUND

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

1/2" RS

(REFERENCE)

IRF

IRS

C.M.

CSS

PP

GUY

SSMH

SSCO

FH

LEGEND

IRON ROD FOUND

IRON ROD SET

WITH CAP STAMPED

"DUMAS SURVEYING"

CONTROLLING MONUMENT

COTTON SPINDLE SET

POWER POLE

GUY WIRE

SAN. SEWER MANHOLE

SAN. SEWER CLEANOUT

FIRE HYDRANT

LINE	BEARING	DISTANCE
L1	S 00°27'32" W	20.00'
L2	S 89°17'52" E	61.02'

The survey is hereby accepted with the
understanding that the surveyor is not
responsible for any conflict of interest in
any of the boundaries and easements
shown on this map.

BILL R. BROOKS
VOLUME 1090, PAGE 81,
O.P.R.J.C.T.

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COPY OF THE TITLE COMMITMENT PREPARED BY REPUBLIC TITLE OF TEXAS, INC., OF NO. 080578 CL, ISSUED MARCH 12, 2010.
3. THE EASEMENT TO BRAZOS RIVER AUTHORITY AS RECORDED IN VOLUME 1388, PAGE 565, O.P.R.J.C.T., CONTAINS A DESCRIPTION OF LAND THAT DOES INCLUDE THEREIN IS AS SHOWN HEREON.
4. THE EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED IN VOLUME 1830, PAGE 789, O.P.R.J.C.T., CONTAINS A DESCRIPTION OF LAND THAT INCLUDES THE SUBJECT PROPERTY. THIS SURVEYOR CAN NOT ACCURATELY DEFINE THE LOCATION OF THE 20' WIDE EASEMENT DESCRIBED THEREIN.
5. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY MAP AND ACCOMPANYING PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
6. SEE THE ACCOMPANYING PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
7. () DENOTES RECORD DATA.

TO REPUBLIC TITLE OF TEXAS, INC.: THIS SURVEY MAP AND ACCOMPANYING PROPERTY DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371, ON FEBRUARY 24 AND 25 AND MARCH 04, 2010 AND SHOWS THE VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

SURVEY MAP
SHOWING

6.000 ACRES OF LAND IN THE W.W.
BYERS SURVEY, ABSTRACT NO. 29,
JOHNSON COUNTY TEXAS

DUMAS LAND SURVEYING, INC.

401 N. NOLAN RIVER ROAD, CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440 FAX: 817-556-3546

PROPERTY DESCRIPTION
1.017 ACRE

BEING A TRACT OF LAND LOCATED IN THE W. W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 11.60 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2551, PAGE 921, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING" IN THE WEST LINE OF SAID 11.60 ACRE TRACT, THE EAST LINE OF A CALLED 6.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201000009574, O.P.R.J.C.T, AND BEING THE NORTHWEST CORNER OF BLOCK 1, WINDING CREEK SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGE 806, PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.J.C.T.)

THENCE, N 00°27'35" E, WITH THE COMMON LINE BETWEEN SAID 11.60 ACRE TRACT AND SAID 6.000 ACRE TRACT, AT A DISTANCE OF 715.39, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING IN THE SOUTH LINE OF COUNTY ROAD NO. 910 (CADDO ROAD) FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 726.09 FEET TO A POINT IN SAID COUNTY ROAD NO. 910 (CADDO ROAD) FOR THE NORTHWEST CORNER OF SAID 11.60 ACRE TRACT;

THENCE, S 89°13'07" E, WITH SAID COUNTY ROAD, A DISTANCE OF 61.02 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 11.60 ACRE TRACT;

THENCE, S 00°27'35" W, AT A DISTANCE OF 10.43 FEET, PASSING A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID COUNTY ROAD FOR REFERENCE, AND BEING THE NORTHWEST CORNER OF A CALLED 11.695 ACRE TRACT OF LAND AS DESCRIBED AS "TRACT 2" IN A DEED RECORDED IN INSTRUMENT NO. 2017-20412, O.P.R.J.C.T., CONTINUING WITH THE COMMON LINE OF SAID 11.60 ACRE TRACT AND SAID 11.695 ACRE TRACT, A TOTAL DISTANCE OF 726.01 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 11.695 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SAID WINDING CREEK SUBDIVISION;

THENCE, N 89°17'52" W, WITH THE NORTH LINE OF SAID BLOCK 1, WINDING CREEK SUBDIVISION, A DISTANCE OF 61.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.017 ACRE OF LAND, AS SURVEYED ON THE GROUND DURING THE MONTH OF APRIL 4 AND 5, 2018 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.



