

Exhibit A

Property Description for Parcel P00080581

BEING 0.0807 of an acre (3,514 square feet) tract of land, situated in the Isaac O. Headley Survey, Abstract Number 619, City of Willow Park, Parker County, Texas, and being a part of Lot 1, Block 1, Trinity Meadows Addition, an addition to the City of Willow Park, Texas recorded in Cabinet A, Slide 740, Plat Records, Parker County, Texas (P.R.P.C.T.), and also being a part of that certain tract of land described in a Warranty Deed to Larry Lawley from Parker County's Squaw Creek Downs, L.P. recorded in Volume 2539, Page 1447, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), executed on May 18, 2007, said tract of land being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Lawley tract, same being the southwest corner of said Lot 1, also being the southeast corner of that certain tract of land described in a Warranty deed with Vendor's Lien to Second Empire Brewery, LLC recorded in Instrument Number 202223944, O.P.R.P.C.T., said corner also being in the existing north right-of-way line of Interstate Highway 20 (variable width right-of-way), described in deed to the State of Texas recorded in Volume 173, Page 57, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE, South 72 degrees 01 minute 42 seconds East, along the south line of said Lawley tract, same being the south line of said Lot 1, also being the existing north right-of-way line of said Interstate Highway 20, a distance of 151.71 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON" in the proposed right-of-way line of Kings Gate Road, (variable width right-of-way) for the **POINT OF BEGINNING** at Kings Gate Road Baseline Station 10+43.41, 45.00 feet left, and a coordinate of North=6,954,431.89, East=2,228,939.81;

1. **THENCE**, North 38 degrees 04 minutes 13 seconds East, along the proposed right-of-way line of said Kings Gate Road, a distance of 62.42 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON" at Kings Gate Road Baseline Station 11+05.83, 45.00 feet left, said point being the beginning of a curve to the right, with a radius of 1,095.00 feet, having a central angle of 01 degree 16 minutes 18 seconds, and a chord bearing of North 38 degrees 42 minutes 22 seconds East, a chord distance of 24.30 feet;

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2. **THENCE**, along the proposed right-of-way line, and along said curve to the right, an arc distance of 24.30 feet to a set 1/2-inch iron rod with yellow plastic cap stamped “PAPE DAWSON” at Kings Gate Road Baseline Station 11+29.14, 45.00 feet left and being a point on the proposed right-of-way line;
3. **THENCE**, North 39 degrees 20 minutes 31 seconds East, continuing along the proposed right-of-way line of said Kings Gate Road, a distance of 57.87 feet to a set 1/2-inch iron rod with yellow plastic cap stamped “PAPE DAWSON” at Kings Gate Road Baseline Station 11+87.00, 45.00 feet left and being a point on the proposed right-of-way line;
4. **THENCE**, North 50 degrees 39 minutes 29 seconds West, continuing along the proposed right-of-way line of said Kings Gate Road, a distance of 15.00 feet to a set 1/2-inch iron rod with yellow plastic cap stamped “PAPE DAWSON” at Kings Gate Road Baseline Station 11+87.00, 60.00 feet left and being a point on the proposed right-of-way line;
5. **THENCE**, North 39 degrees 20 minutes 31 seconds East, along the proposed right-of-way line of said Kings Gate Road, a distance of 37.64 feet to a set 1/2-inch iron rod with yellow plastic cap stamped “PAPE DAWSON” at Kings Gate Road Baseline Station 12+24.65, 60.00 feet left, said point also being on the south line of Lot 1R, Block 9, The Reserves at Trinity, an addition to the City of Willow Park, Texas, recorded in Cabinet E, Slide 726, P.R.P.C.T.;
6. **THENCE**, South 66 degrees 55 minutes 42 seconds East, along the north line of said Lawley tract, same being the north line of said Lot 1, also being the south line of said Lot 1R, a distance of 32.22 feet to a calculated point for the northeast corner of said Lawley tract, same being the northeast corner of Lot 1, also being the southeast corner of said Lot 1R, said point also being on the existing west right-of-way line of Kings Gate Road (60 foot wide right-of-way), recorded in Cabinet A, Slide 740, P.R.P.C.T.;

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7. **THENCE**, South 39 degrees 18 minutes 49 seconds West, along the existing west right-of-way line of said Kings Gate Road, same being the east line of said Lawley tract, also being the east line of said Lot 1, a distance of 185.62 feet to a calculated point for the southeast corner of said Lawley tract, same being the southeast corner of said Lot 1, also being the intersection of the existing west right-of-way line of said Kings Gate Road and the existing north right-of-way line of said Interstate Highway 20, from which a found 1/2-inch iron rod with red plastic cap stamped “WELLS TX5499” (C.M.) at the southwest corner of Lot 1, Block 1, Bells Natural Stone Addition, an addition to the City of Willow Park, Texas recorded in Cabinet C, Slide 117, P.R.P.C.T., bears South 74 degrees 25 minutes 31 seconds East, 66.54 feet;
8. **THENCE**, North 72 degrees 01 minute 42 seconds West, along the existing north right-of-way line of said Interstate Highway 20, same being the south line of said Lawley tract, also being the south line of said Lot 1, a distance of 15.43 feet to the **POINT OF BEGINNING** and containing 0.0807 of an acre (3,514 square feet) of land.

All Coordinates and Bearings are based on the Texas State Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83), 2011 Adjustment, Epoch 2010. All distances and coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by a combined adjustment factor of 1.00012. Unit of measure is US Survey Foot.

All Stations and Offsets shown are calculated relative to the project centerline Kings Gate Road Baseline unless otherwise noted. Project Control Section Job Number 0902-38-148.

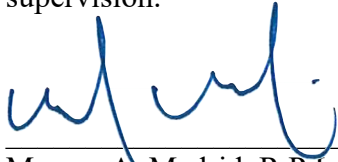
A survey plat of even date herewith accompanies the legal description.

County: Parker
Kings Gate Road
RCSJ: 0902-38-148
CCSJ: 0902-38-135
Kings Gate Road Baseline
Sta. 10+43.41 to Sta. 12+24.65
October 25, 2023
Parcel P00080581
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Property Description for Parcel P00080581

I, Marcos A. Madrid, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



Marcos A. Madrid, R.P.L.S.
Texas Registration No. 6740
Firm Registration No. 10194390
October 25, 2023

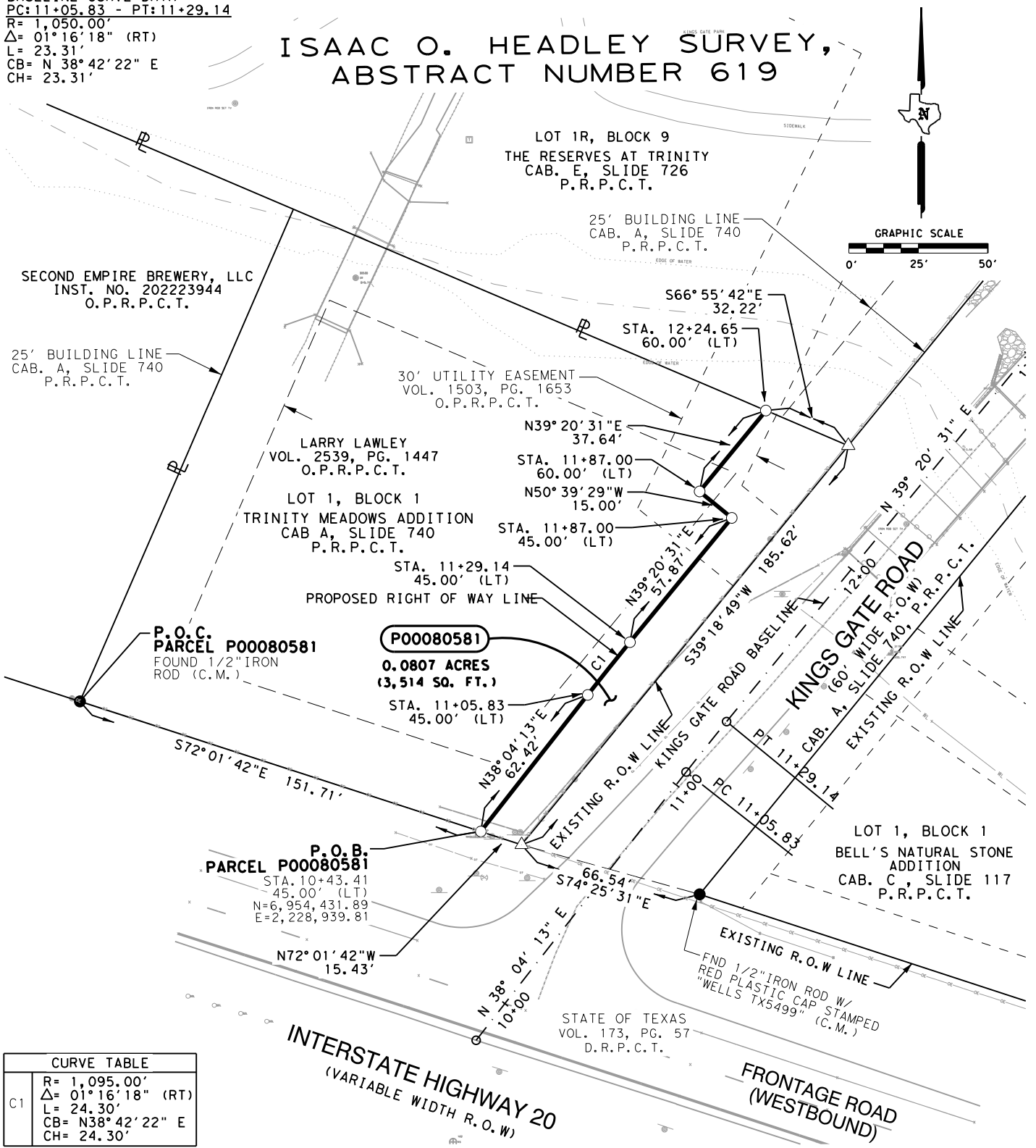


PREPARED BY: Pape-Dawson Engineers, Inc.
6105 Tennyson Parkway, S-210, Plano, Texas 75024
214-420-8494
DATE: October 25, 2023
JOB NO.: 51300-04
DOC. ID: W:/Survey/Civil/Transpo/51300-04/CADD/Boundary/Dgn/Parcel P00080581

EXHIBIT "A"

BASELINE CURVE DATA
 PC:11+05.83 - PT:11+29.14
 R= 1,050.00'
 $\Delta = 01^{\circ}16'18''$ (RT)
 L= 23.31'
 CB= N 38° 42' 22" E
 CH= 23.31'

ISAAC O. HEADLEY SURVEY,
 ABSTRACT NUMBER 619



CURVE TABLE	
C1	R= 1,095.00' $\Delta = 01^{\circ}16'18''$ (RT) L= 24.30' CB= N38° 42' 22" E CH= 24.30'

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

PLAT OF A SURVEY OF PARCEL P00080581			
DISTRICT	STATE	COUNTY	HIGHWAY NO.
2	TEXAS	PARKER	KINGS GATE ROAD
	CONT.	SECT.	JOB
CCSJ	0902	38	135
RCSJ	0902	38	148

© 2022

SCALE | PAGE
 1"=50' | 5 OF 6

ORIGINAL DATE: 10/25/2023 REVISION DATE:

EXHIBIT "A"

LEGEND

- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- INST. NO. COUNTY CLERK INSTRUMENT NUMBER
- D.R.T.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- ESMT. EASEMENT
- IR IRON ROD
- IRC IRON ROD WITH CAP
- (LT) LEFT
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.S.E. PUBLIC OPEN SPACE EASEMENT
- P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- (RT) RIGHT
- STA. STATION
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- (C.M.) CONTROLLING MONUMENT
 - MONUMENT FOUND (SIZE & TYPE NOTED)
 - △ CALCULATED POINT
 - 1/2" IRON ROD SET WITH YELLW PLASTIC CAP STAMPED "PAPE DAWSON" (UNLESS OTHERWISE NOTED)
- S— APPROXIMATE SURVEY LINE
- E— EXISTING R.O.W. LINE
- P— PROPERTY LINE
- — — EXISTING EASEMENT LINE
- — — PROPOSED EASEMENT LINE
- · · · · PROPOSED CENTERLINE
- — — PROPOSED R.O.W. LINE
- Z— CONTINUOUS OWNERSHIP PER DEEDS (LAND HOOK)

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING TXDOT CONVERSION FACTOR FOR PARKER COUNTY OF 1.00012.
2. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.
3. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE KINGS GATE ROAD.
5. 5' COMMUNICATIONS EASEMENT RECORDED IN VOLUME 1079, PAGE 404, DEED RECORDS, PARKER COUNTY, TEXAS. (LOCATION UNDETERMINABLE)

P00080581 PARCEL NUMBER



Marcos A. Madrid

10/25/2023

MARCOS A. MADRID, R.P.L.S. NO. 6740 DATE

AREA TABLE		
	ACRES	SQUARE FEET
DEED AREA	0.8129	35,411
ACQUISITION AREA	0.0807	3,514
REMAINDER AREA	0.7322 LT	31,897



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

PLAT OF A SURVEY OF
PARCEL P00080581

DISTRICT	STATE	COUNTY	HIGHWAY NO.
2	TEXAS	PARKER	KINGS GATE ROAD
	CONT.	SECT.	JOB
CCSJ	0902	38	135
CCSJ	0902	38	148



SCALE PAGE
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ORIGINAL DATE: 10/25/2023

REVISION DATE:

<* 3 Describe Parcel PAR581

Parcel PAR001 : P100 P101 P102 P103 P100

Owner # 1: Lawley Tract

Feature: DEED

Taken : P104 CUR PAR001T11 P105 P106 P107 P102 P103 P104

Name: TAK01_PAR001

Feature: PROW

Taken area = 3,513.8251 ft² = 0.0807 a

Total parent tract area = 35,411.2178 ft² = 0.8129 a

Total taken area = 3,513.8251 ft² = 0.0807 a

Remaining area = 31,897.3927 ft² = 0.7322 a

Description of parcel: PAR581

Beginning TAK01_PAR581 taken description from parcel PAR581

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Point P104 POB N 6,954,431.89 E 2,228,939.81

Course from P104 to PC PAR001T11 N 38° 04' 13" E Dist 62.42

Curve Data

Curve PAR001T11

P.I. N 6,954,490.60 E 2,228,985.80

Delta = 1° 16' 18" (RT)

Degree = 5° 13' 57"

Tangent = 12.15

Length = 24.30

Radius = 1,095.00

External = 0.07

Long Chord = 24.30

Mid. Ord. = 0.07

P.C. N 6,954,481.03 E 2,228,978.30

P.T. N 6,954,500.00 E 2,228,993.50

C.C. N 6,953,805.83 E 2,229,840.35

Back = N 38° 04' 13" E

Ahead = N 39° 20' 31" E

Chord Bear = N 38° 42' 22" E

Course from PT PAR001T11 to P105 N 39° 20' 31" E Dist 57.87

Point P105 N 6,954,544.75 E 2,229,030.18

G-SK 12775-00 BNDY_BORE HOLES.txt

Course from P105 to P106 N 50° 39' 29" W Dist 15.00

Point P106 N 6,954,554.26 E 2,229,018.58

Course from P106 to P107 N 39° 20' 31" E Dist 37.64

Point P107 N 6,954,583.37 E 2,229,042.45

Course from P107 to P102 S 66° 55' 42" E Dist 32.22

Point P102 N 6,954,570.75 E 2,229,072.09

Course from P102 to P103 S 39° 18' 49" W Dist 185.62

Point P103 N 6,954,427.13 E 2,228,954.49

Course from P103 to P104 N 72° 01' 42" W Dist 15.43

Point P104 N 6,954,431.89 E 2,228,939.81

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End of Parcel PAR581 description