

EXHIBIT "A"

BEING a 2.554 acre (111,274 square foot) tract of land contained within the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, and being part of the existing right-of-way of Old Highway 95 as occupied and evidenced on the ground, said 2.554 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the intersection of the centerline of Old Highway 95 with the south line of a called 229.565 acre tract as described in a Warranty Deed to Daniel Three Forks Farm, Ltd. as recorded in Volume 4225, Page 711 of the Deed Records of Bell County, Texas, same being the north line of that certain tract of land described in a Warranty Deed to Glenn Daniel as recorded in Volume 3248, Page 229 of the Deed Records of Bell County, Texas;

THENCE S 72°52'39" E, over and across said Old Highway 95, a distance of 30.00 feet to a point for corner in the apparent easterly right-of-way line of said Old Highway 95;

THENCE S 17°07'21" W, along the apparent easterly right-of-way line of said Old Highway 95, passing at a distance of 291.71 feet the north line of that certain tract of land described in a deed to J.H. Grossman as recorded in Volume 501, Page 570 of the Deed Records of Bell County, Texas, from which a PK nail found in the centerline of Old Highway 95 for the northwest corner of said J.H. Grossman tract bears N 74°24'01" W, 30.01 feet, and continuing along the apparent easterly right-of-way line of said Old Highway 95 in all a total distance of 1,853.78 feet to a 6" wood fence post found in the south line of said J.H. Grossman tract;

THENCE N 74°23'54" W, departing said apparent easterly right-of-way line and along the south line of said J.H. Grossman tract, passing at a distance of 30.01 feet a PK nail found in the centerline of said Old Highway 95 for the southwest corner of said J.H. Grossman tract, and continuing in all a total distance of 60.02 feet to a point for corner in the apparent westerly right-of-way line of said Old Highway 95;

THENCE N 17°07'21" E, along the apparent westerly right-of-way line of said Old Highway 95, a distance of 1,855.37 feet to a point for corner in the north line of said Glenn Daniel tract and the south line of said Daniel Three Forks Farm, Ltd. tract;

THENCE S 72°52'39" E, departing said apparent westerly right-of-way line, and over and across said Old Highway 95, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 2.554 acres (111,274 square feet) of land, more or less.

This property description is accompanied by a separate survey plat of even date.

All bearings and coordinates shown hereon are based on the Texas Coordinate System, Central Zone (4203), NAD 83(2011), Epoch 2010.00.

I, Chad A. Gulick, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and plat represents an actual survey made on the ground under my supervision.



Chad A. Gulick

08-05-22

Chad A. Gulick
Registered Professional Land Surveyor
Texas Registration No. 6021

Date

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