

## **EXHIBIT A**

**BEING** 54.487 acres situated in the I. & G.N.R.R. Survey, Abstract 417 and the I. & G.N.R.R. Survey, Abstract 418, Anderson County, Texas, being all of a called 55.292 acres as recorded in Volume 1433, Page 293 of the Deed Records of Anderson County, Texas (DRACT), being located at 2490 Anderson County Road 463 (ACR 463), Montalba, Texas. Said 54.487 acres being more particularly described by Metes and Bounds as follows:

**BEGINNING** at an existing ½" iron rod w/cap in said (ACR 463) being the Northwest corner of this 54.487 acres, the Southwest corner of a called 19.087 acres as recorded in Volume 2112, Page 399 of the (DRACT);

**THENCE** with the South line of said called 19.087 acres North 88°38'53" East a distance of 1607.14 feet to an existing 1/2" iron rod w/cap (#4181) found marking the Southeast corner of same, being the Southwest corner of a called 29.687 acres as recorded in Volume 2447, Page 8 of the (DRACT);

**THENCE** with the South line of said called 29.687 acres North 88°40'50" East a distance of 301.47 feet to a 1/2" iron rod w/cap (RPLS #5980) set for the Southeast corner of same, being in the East line of the I. & G.N.R.R. Survey, Abstract 417, the West line of the J. Chappell Survey, Abstract 171, and the West line of a called 978.914 acres as recorded in Volume 1371, Page 83 of the (DRACT);

**THENCE** with the East line of said I. & G.N.R.R. Survey, the West line of the said called J. Chappell Survey, and the West line of said called 978.914 acres South 03°14'59" East a distance of 1307.68 feet to an existing ½" iron rod found, being the Southwest corner of same, the Southeast corner of said I. & G.N.R.R. Survey, Abstract 417, the North line of the I. & G.N.R.R. Survey, Abstract 424, the Northwest corner of a called 18.55 acres as recorded in Volume 2217, Page 782 of the (DRACT), the Northeast corner of a called 15.19 acres as recorded in Volume 2066, Page 105 of the (DRACT);

**THENCE** with the South line of the I. & G.N.R.R. Survey, Abstract 417, the North line of said I. & G.N.R.R. Survey, Abstract 424, and the North line of said called 15.19 acres South 88°21'59" West a distance of 1690.97 feet to point for corner in (ACR 463), being the Southwest corner of said I. & G.N.R.R. Survey, Abstract 417, from which a ½" iron rod w/cap (RPLS #5980) set for reference bears North 88°21'59" East a distance of 27.48 feet;

**THENCE** with said (ACR 463) as follows,  
North 14°19'46" West a distance of 173.47 feet to an existing ½" iron rod (bent) found,  
and

North 14°40'02" West a distance of 151.35 feet to a point, and  
North 14°55'37" West a distance of 107.94 feet to a point, and  
North 13°13'58" West a distance of 259.58 feet to an existing ½" iron rod found, and  
North 10°42'51" West a distance of 411.73 feet to a point, and  
North 11°23'12" West a distance of 237.57 feet to the Place of Beginning and containing 54.487 acres of land with 0.770 of an acre being in said (ACR 463) Right of Way leaving a net of 53.717 acres.

*NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.*

CALLED 18,087 ACRES  
VOLUME 212, PAGE 399

N 88°38'53" E 1607.14'

I. & G.N.R.R. SURVEY  
ABSTRACT 418

I. & G.N.R.R. SURVEY  
ABSTRACT 417

LINE	BEARING	INSTANCE
1	N 14°19'46" W	1737.47'
2	N 14°40'02" W	151.35'
3	N 14°40'02" W	151.35'
4	N 13°13'58" W	259.58'
5	N 10°42'51" W	411.73'
6	N 11°23'12" W	237.57'

54.487 ACRES w/0.770 OF AN ACRE IN CR ROW  
LEAVING A NET OF 53.717 ACRES

BRING ALL OF A CALLED  
55,292 ACRE TRACT  
VOLUME 1493, PAGE 298  
ANDERSON COUNTY, TEXAS

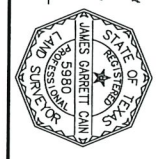
**LEGEND:**

- 1 DEED CALL
- 1/2" MS W/CAP (CSC #P459880)
- 1/2" IRP
- - - FENCE
- 4" C
- POWER POLE
- - - POWER LINE
- WATER METERS
- A TELEPHONE PESTICIDE
- CABLE BOX
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- WATER POLE
- FINE HYDRANT
- SEPTIC TANK
- OIL MANGON
- CLEAN OUT
- SWIMMING STYRE MAINTANCE
- TANK
- WATER VALVE

UNLESS OTHERWISE NOTED

NOTE: Bearings are based on the Texas State Plane NAD 83 datum. All bearings are true bearings. Survey lines shown herein were approximately established from the General Land Office.

James Garrett Cain, do hereby certify that this Plat under my direct supervision on the ground survey made and is being submitted along with a legal description of the tract(s) surveyed.



James Garrett Cain  
Notary Public  
State of Texas No. 5890

APPROVED BY: J.G.C.

DATE: 9/23/2021

DRAWN BY: JCC

DWG. NO.: J4338

REVISIONS:

PROJECT: VILLAGE SURVIVOR & WASHINE DULOCI  
2400 ACR 463  
MONTALBAN, TEXAS

I. & G.N.R.R. SURVEY  
ABSTRACT 417

I. & G.N.R.R. SURVEY  
ABSTRACT 424

S 88°21'59" W 1690.97'

CALLD 15,619 ACRES  
VOLUME 2066, PAGE 105

CALLD 29,607 ACRES  
VOLUME 214, PAGE 8

CALLD 978,914 ACRES  
VOLUME 1371, PAGE 83

CALLD 18,655 ACRES  
VOLUME 2211, PAGE 782

I. & G.N.R.R. SURVEY  
ABSTRACT 417

J. CHAPPELL SURVEY  
ABSTRACT 171

S 03°14'59" E 1307.68'

London's Title, Inc.  
G.P. 215410

(Note: Any comments and shown herein were not provided, located or... that are not visible and not provided to us by said Title Company. Escrower's records was limited to the identity. Comments and Data provided to CSC by said Title Company.)

SCHEDULE B

0 100 200