



| LEGEND | |
|--------|--|
| IBF | Iron Rod |
| IRS | Iron Rod Set |
| PS | Power Pole |
| GW | Gray Wire |
| FW | Fire Hydrant |
| WW | Water Valve |
| WM | Water Meter |
| SSMH | Sewer Manhole |
| SSMH | Sewer Manhole |
| TSMH | Storm Sewer Manhole |
| EMH | Electric Manhole |
| EMH | Electric Manhole |
| AC | Air Conditioner |
| TP | Telephone Pedestal |
| EM | Electric Meter |
| GM | Gas Meter |
| TS | Telephone Signal Pole |
| LP | Light Pole |
| MB | Mailbox |
| CV | Cable Television Box |
| CV | Control Valve |
| CO | Clean Out |
| GL | Ground Log |
| SP | Signal Pole |
| TSB | Telephone Signal Box |
| TSB | Telephone Box |
| GV | Gas Valve |
| WMH | Water Manhole |
| WMH | Water Manhole |
| RPHCMT | Real Property Records Hunt County, Texas |

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

10e - 1i. Standard Title Notes.

CONTAINING within these metes and bounds **121.714** acres or 5,301,881 square feet of land more or less.

Date: May 18, 2021

GENERAL NOTE:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

EXHIBIT A

Being a **121.714** acre tract of land located in the William Mason Survey, Abstract No. 650, Hunt County, Texas and per Warranty Deed recorded in Volume 957, Page 42, to Elliott Kay Nethery and being more particularly described as follows:

BEGINNING at an Iron Rod with cap (unreadable) found for the east corner of said 121.714 acre tract and also being in the southwesterly line of F.M Highway 35 (undefined width);

THENCE departing the southwesterly line of F.M. Highway 35, **SOUTH 45°08'05" WEST** a distance of **2802.44** feet to an ½ inch iron rod stamped "OWENS 5387" set for the south corner of said 121.714 acre tract and also being in the centerline of County Road 2580;

THENCE NORTH 45°05'32" WEST a distance of **1898.22** feet to an ½ inch iron rod stamped "OWENS 5387" set for the west corner of said 121.714 acre tract and also being in the centerline of County Road 2591;

THENCE NORTH 44°59'45" EAST a distance of **2546.58** feet to an ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 45°00'15" EAST a distance of **23.68** feet to an ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 51°10'54" EAST a distance of **88.78** feet to a TxDot Monument found for corner;

THENCE NORTH 69°09'56" EAST a distance of **122.88** feet to an ½ inch iron rod stamped "OWENS 5387" set for corner and located in the southwesterly line of said F.M. Highway 35 and being the beginning of a curve to the right with a radius of 2787.15 feet and a chord bearing of **SOUTH 50°40'21" EAST**;

THENCE along said curve to the right having a cord bearing of **10°59'52"** with an arch length of **534.98** feet to a TxDot Monument found for corner;

THENCE along the southwesterly Right of Way of said F.M. Highway 35, **SOUTH 45°15'18" EAST** a distance of **1289.93** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **121.714** acres or 5,301,881 square feet of land more or less.