Exhibit "A"

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONER
- WATER METER
- CONCRETE R.O.W. MON
- IRON BAR FOUND
- "X" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- WOOD
- CONCRETE SUPPORT
- POWER, GAS, OIL
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- WIRE FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- OVERHEAD FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- MAILBOX
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF WATER

LEGAL DESCRIPTION

Being a tract or parcel of land situated in the J. Cahagan Survey, Abstract No. 399, Hopkins County, Texas, and being part of that certain called 18.55 acre tract of land conveyed from Henry Cooper et al to Gregory Carr, by Warranty Deed, as recorded in Volume 390, Page 881, Deed Records, Hopkins County, Texas, and also being part of a called 18.470 acre tract conveyed from Joe Duffield et ux to Paul Jacobs et ux, by Warranty Deed with Vendors Lien, as recorded in File No. 20205782, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northwest corner of said 18.55 acre tract, and an ell corner of a called 40-1/10 acre tract, called First Tract, conveyed to Delbert Cox, by deed as recorded in File No. 20164381, Official Public Records, Hopkins County, Texas, from said point, a 1/2 inch iron rod found with a plastic cap stamped (BLAIR) at the monumented Northwest corner of said 18.470 acre tract, bears North 74 Degrees 04 Minutes 54 Seconds East, a distance of 44.04 feet;

THENCE, North 89 Degrees 57 Minutes 16 Seconds East, with a line common to said 18.55 acre tract, and said Cox tract, a distance of 802.78 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) in a drain at the Northeast corner of said 18.55 acre tract, and an ell corner of said Cox tract, from said point, a 1/2 inch iron rod found with a plastic cap stamped (BLAIR) at the monumented Northeast corner of said 18.470 acre tract, bears North 85 Degrees 18 Minutes 51 Seconds East, a distance of 42.34 feet;

THENCE, South 11 Degrees 22 Minutes 44 Seconds East, with a line common to said 18.55 acre tract, and said Cox tract, a distance of 231.57 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) in a drain, from said point, a 1/2 inch iron rod found with a plastic cap stamped (BLAIR) at a monumented angle point in an East line of said 18.740 acre tract, bears North 33 Degrees 02 Minutes 54 Seconds East, a distance of 28.18 feet;

THENCE, South 84 Degrees 22 Minutes 44 Seconds East, with a line common to said 18.55 acre tract, and said Cox tract, a distance of 294.88 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) at a Northeast corner of said 18.55 acre tract, and an ell corner of said Cox tract, from said point, a 1/2 inch iron rod found with a plastic cap stamped (BLAIR) at a monumented Northeast corner of said 18.470 acre tract, bears South 83 Degrees 18 Minutes 54 Seconds East, a distance of 31.70 feet;

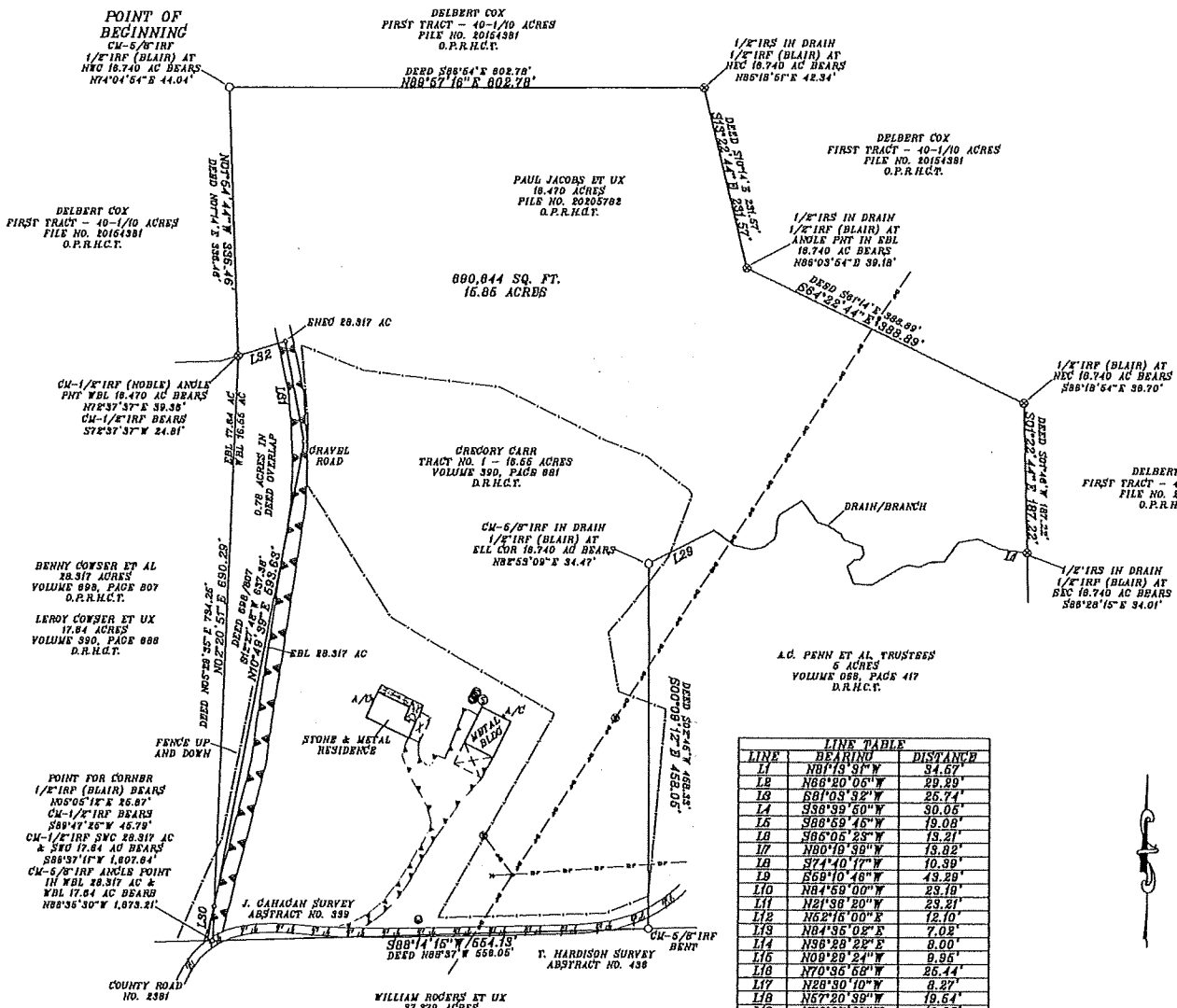
THENCE, South 01 Degrees 22 Minutes 44 Seconds East, with a line common to said 18.55 acre tract, and said Cox tract, a distance of 187.22 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) in a drain at a Northeast corner of said 18.55 acre tract, and the Northeast corner of a called 8 acre tract conveyed to A.C. Penn et al, Trustees, by deed as recorded in Volume 868, Page 417, Deed Records, Hopkins County, Texas, from said point, a 1/2 inch iron rod found with a plastic cap stamped (BLAIR) at a monumented Southeast corner of said 18.740 acre tract, bears South 88 Degrees 28 Minutes 15 Seconds East, a distance of 34.01 feet;

THENCE, with a line common to said 18.55 acre tract, said 8 acre tract, and the meandering of said drain, (the tool box walls are along where Ed Dougherty said the drain was in September 1978), the following courses and distances, (there is no monumental set or found at the end of each call):

THENCE, North 81 Degrees 13 Minutes 31 Seconds West, a distance of 34.67 feet;
THENCE, North 86 Degrees 20 Minutes 06 Seconds West, a distance of 29.29 feet;
THENCE, South 81 Degrees 03 Minutes 32 Seconds West, a distance of 26.74 feet;
THENCE, South 38 Degrees 39 Minutes 50 Seconds West, a distance of 30.06 feet;
THENCE, South 88 Degrees 55 Minutes 45 Seconds West, a distance of 19.08 feet;
THENCE, South 86 Degrees 06 Minutes 23 Seconds West, a distance of 13.21 feet;
THENCE, South 80 Degrees 10 Minutes 39 Seconds West, a distance of 13.82 feet;
THENCE, South 74 Degrees 40 Minutes 17 Seconds West, a distance of 10.39 feet;
THENCE, South 69 Degrees 10 Minutes 46 Seconds West, a distance of 43.29 feet;
THENCE, North 84 Degrees 59 Minutes 00 Seconds West, a distance of 23.19 feet;
THENCE, North 82 Degrees 38 Minutes 20 Seconds West, a distance of 23.21 feet;
THENCE, North 82 Degrees 16 Minutes 00 Seconds East, a distance of 12.10 feet;
THENCE, North 84 Degrees 35 Minutes 02 Seconds West, a distance of 7.02 feet;
THENCE, North 38 Degrees 18 Minutes 22 Seconds East, a distance of 8.00 feet;
THENCE, North 68 Degrees 23 Minutes 24 Seconds West, a distance of 9.93 feet;
THENCE, North 70 Degrees 36 Minutes 58 Seconds West, a distance of 25.44 feet;
THENCE, North 13 Degrees 30 Minutes 10 Seconds West, a distance of 8.27 feet;
THENCE, North 57 Degrees 20 Minutes 39 Seconds West, a distance of 19.54 feet;
THENCE, North 72 Degrees 27 Minutes 37 Seconds West, a distance of 19.26 feet;
THENCE, North 35 Degrees 44 Minutes 41 Seconds West, a distance of 32.88 feet;
THENCE, North 58 Degrees 43 Minutes 58 Seconds West, a distance of 33.42 feet;
THENCE, South 28 Degrees 45 Minutes 46 Seconds West, a distance of 7.91 feet;
THENCE, South 04 Degrees 20 Minutes 19 Seconds West, a distance of 17.77 feet;
THENCE, South 29 Degrees 14 Minutes 46 Seconds West, a distance of 7.20 feet;
THENCE, South 63 Degrees 08 Minutes 40 Seconds West, a distance of 16.61 feet;
THENCE, South 70 Degrees 58 Minutes 14 Seconds West, a distance of 14.34 feet;
THENCE, South 76 Degrees 58 Minutes 22 Seconds West, a distance of 23.71 feet;
THENCE, South 59 Degrees 58 Minutes 53 Seconds West, a distance of 30.91 feet;
THENCE, South 83 Degrees 21 Minutes 18 Seconds West, a distance of 92.89 feet;
THENCE, South 02 Degrees 20 Minutes 51 Seconds East, a distance of 43.70 feet;
THENCE, South 10 Degrees 51 Minutes 30 Seconds West, a distance of 127.48 feet;
THENCE, South 72 Degrees 37 Minutes 37 Seconds West, a distance of 82.06 feet;
THENCE, South 81 Degrees 34 Minutes 44 Seconds West, with a line common to said 18.55 acre tract, and said Cox tract, a distance of 322.48 feet to the POINT OF BEGINNING and CONTAINING 810,644 square feet or 18.60 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Alliance Bank, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from their use shall be the responsibility of the undersigned.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL ZONE, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IS NO WAY WAIVES OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) SEE SURVEYOR'S REPORT MADE THIS SAME DATE AND JOB NUMBER.
7) THIS SURVEYED TRACT POSSESS MORE SUBJECT TO CONSIDERATION'S COURT NO.001, (a) - PERTAINING TO ABANDONED COUNTY ROADS, RECORDED IN VOLUME 3, PAGE 318, O.P.R.H.C.T.
8) THE LINE TABLE SHOWN HEREON STARTS AT THE NORTHEAST MOST SOUTHEAST CORNER OF THIS SURVEYED TRACT AND RUNS WEST ALONG A DRAIN/BRANCH IN OREDR FROM L1 TO L28.



LINE TABLE					
LINE	BEARING	DISTANCE		DEED	
L1	N81°13'31"W	34.67'			
L2	N86°20'06"W	29.29'			
L3	S81°03'32"W	26.74'			
L4	S38°39'50"W	30.06'			
L5	S88°55'45"W	19.08'			
L6	S86°06'23"W	13.21'			
L7	N80°10'39"W	13.82'			
L8	S74°40'17"W	10.39'			
L9	S69°10'46"W	43.29'			
L10	N84°59'00"W	23.19'			
L11	N82°38'20"W	23.21'			
L12	N82°16'00"E	12.10'			
L13	N84°35'02"E	7.02'			
L14	N38°18'22"E	8.00'			
L15	N68°23'24"W	9.95'			
L16	N70°36'58"W	25.44'			
L17	N13°30'10"W	8.27'			
L18	N57°20'39"W	19.54'			
L19	N72°27'37"W	19.26'			
L20	N35°44'41"W	32.88'			
L21	N58°43'58"W	33.42'			
L22	S28°45'46"W	7.91'			
L23	S04°20'19"W	17.77'			
L24	S29°14'46"W	7.20'			
L25	S63°08'40"W	16.61'			
L26	S70°58'14"W	14.34'			
L27	N76°58'22"W	23.71'			
L28	N59°58'53"W	30.91'	N62°03'W	32.48'	390/881
L29	S83°21'18"W	92.89'	S88°30'W	92.89'	390/881
L30	N02°20'51"E	43.70'	N05°28'35"E		390/881
L31	N10°51'30"W	127.48'	N09°13'24"W	127.49'	898/807
L32	S72°37'37"W	82.06'	S74°04'02"W		898/807

Tavac811
Know what's below. Call before you dig.

BY: JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

STATE OF TEXAS REGISTERED JUSTIN KLEAM 5871 PROFESSIONAL LAND SURVEYOR

15.85 ACRES J. CAHAGAN SUR. A-399 HOPKINS CO. TEXAS CO RD NO. 2381	BY-LINE SURVEYING LLC P.O. BOX 834 Emory, Tx 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE: 02/16/22	
SCALE: 1:100	
JOB NO.: 2022-036	
CLIENT: ALLIANCE BANK	
TECHNICIAN: J.U.K.	

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