

EXHIBIT "A" (Page 1 of 3)
TO ACCESS EASEMENT AGREEMENT
FROM ATASCOSA REAL ESTATE GROUP, LLC TO LINDA L. FAILS

SERVIENT ESTATE PROPERTY:

HORIZON ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
Colorado • Texas • Arkansas

B O U N D A R Y D E S C R I P T I O N

All that certain 2.00 acre lot, tract or parcel of land situated in the Granville Davis Survey A-276, Hopkins County, Texas, being part of a called 40 acre tract described in a Deed from Jim Sartin and wife, Virgie Sartin to Mary Attlesey and husband, Joe E. Attlesey recorded in Volume 358 Page 680 of the Deed Records of said county, said 2.00 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set at the intersection of the south right of way line of F.M. Highway No. 1567 and the east right of way of Hopkins County Road No. 1197;

THENCE South 86 degrees 08 minutes 00 seconds East for a distance of 131.49 feet along said south right of way line to a concrete right of way marker found at survey station 21+67.1;

THENCE North 70 degrees 37 minutes 34 seconds East for a distance of 314.81 feet continuing along said south right of way line to a 1/2 inch iron rod set;

THENCE South 01 degrees 14 minutes 00 seconds East for a distance of 240.50 feet to a 1/2 inch iron rod set;

THENCE South 82 degrees 20 minutes 53 seconds West for a distance of 432.85 feet to a 1/2 inch iron rod set on the occupied east right of way line of Hopkins County Road No. 1197;

THENCE North 01 degrees 14 minutes 00 seconds West for a distance of 202.56 feet along said east right of way line to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.00 acres more or less.

Basis of Bearing: South 86 degrees 08 minutes 00 seconds East between concrete right of way monuments found at survey station 27+49.1 and 21+67.1 on the south right of way line of F.M. Highway No. 1567.

I hereby certify that the herein described tract or parcel of land discloses the results of a survey made on the ground under my supervision and that the corners shown hereon were found or set as indicated on this date.

Stephen A. Hudson 10-13-95
STEPHEN A. HUDSON, R.P.L.S.
TEXAS REGISTRATION NO. 4896
Job No. 95-10072

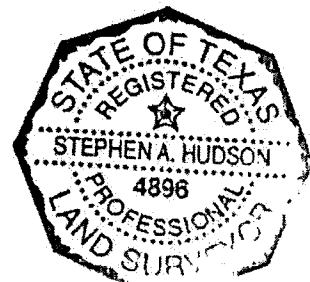
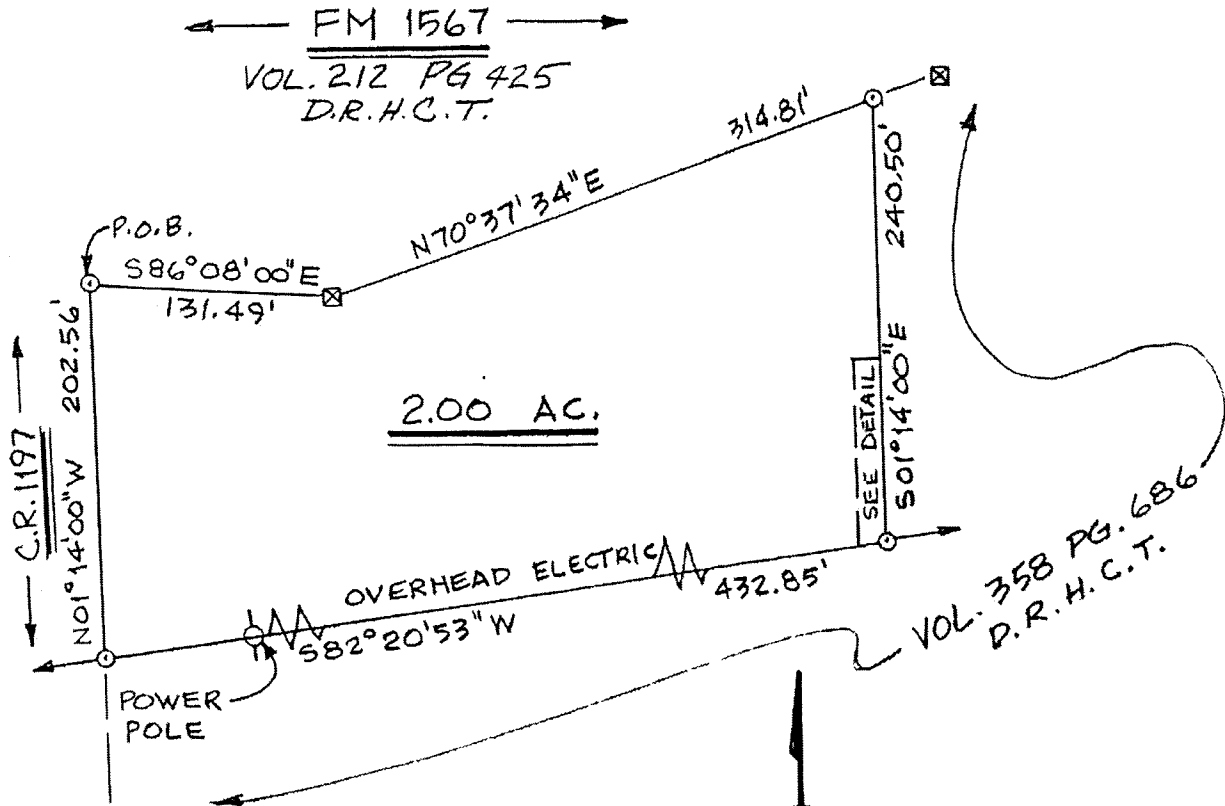


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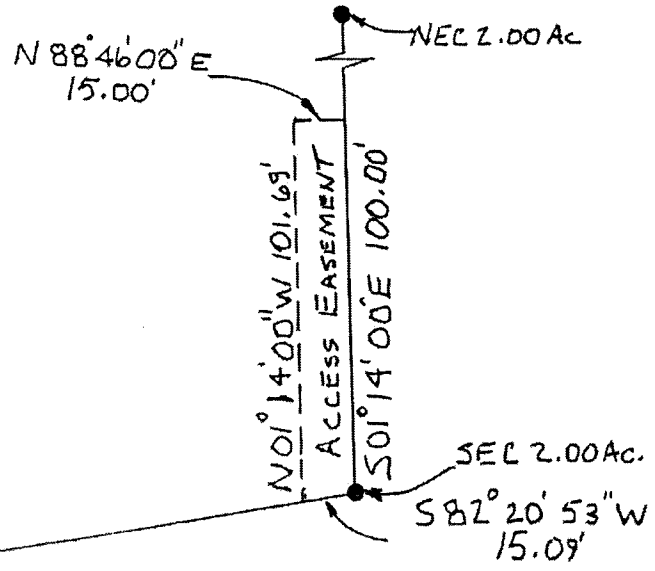


KEY

- FND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD
- ⊠ FOUND R.O.W. MONUMENT



SCALE: 1" = 100'
 95-10072



SP
PG 2 OF 3
 REVISED 09-05-24
 ADDED ACCESS ESMT ONLY

EXHIBIT "A" (Page 3 of 3)
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FROM ATASCOSA REAL ESTATE GROUP, LLC TO LINDA L. FAILS

EASEMENT PROPERTY:

EASEMENT DESCRIPTION

ALL that certain 0.03 acre lot, tract or parcel of land situated in the Granville Davis Survey, Abstract No. 276, Hopkins County, Texas, and being part of a called 2.00 acre tract described in a deed from Emilia Attlessey to Attascosa Real Estate Group LLC as recorded in Document No. 2022-0257 Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), said 0.03 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southeast corner of said 2.00 acre tract;

THENCE S 82°20'53" W along the south line of said 2.00 acre tract a distance of 15.09 feet to a point;

THENCE across said 2.00 acre tract a distance of 101.69 feet to a point;

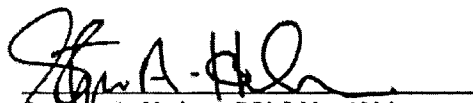
THENCE N 88°46'00" E across said 2.00 acre tract a distance of 15.00 feet to a point on the east line of said 2.00 acre tract from which a 1/2" iron rod found at the northeast corner of said 2.00 acre tract bears N 01°14'00" W a distance of 140.50 feet;

THENCE S 01°14'00" E along the east line of said 2.00 acre tract a distance of 100.00 feet;
to the POINT OF BEGINNING and containing 0.03 acres of land, more or less.

BASIS OF BEARING: S 01°14'00" E between the 1/2" iron rods found at the northeast and southeast corners of said 2.00 acre tract.

The undersigned does hereby certify that the attached revised plat represents an accurate survey made on the ground on September 04, 2024, of the access easement only, and the boundaries as located are according to the recorded references shown. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Date: 09-05-24


Stephen A. Hudson, RPLS No. 4896
Page 3 of 3 Job No. 95-10072 (07-0305)

