



In Re: 26.003 Acres
All of a called 25.00 Acres and
All of a called 0.996 Acre tract
William Hallett Survey
Abstract No. 146
International and Great Northern Railroad Company Survey
Abstract No. 266
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas being a part of the William Hallett Survey, Abstract No. 146, all of a called 25.00 Acre tract conveyed from the Veterans Land Board of the State of Texas to Arlie Reynolds, Jr., et ux by deed dated May 20, 1983, recorded in Volume 320, Page 585 of the Official Records of Burleson County, and all of a called 0.996 Acre tract conveyed from the Estate of H.H. Coffield to Arlie O. Reynolds, Jr. et ux by deed dated November 15, 1996, recorded in Volume 475, Page 288 of the Official Records of Burleson County, Texas, being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 5/8" iron rod on the common line between said Hallett Survey and the August F. Kopp Survey, A-165, the east line of a called 6.447 Acre tract conveyed to Samuel E. Johnson in Vol. 1071, Pg. 114, the northwest corner of a called 30 Acre tract conveyed to Charlene D. Kincaid in Vol. 747, Pg. 563, for the southwest corner of this tract;

THENCE N 21°26'38" W - 122.11 feet along the common line between the said Hallett Survey and the Kopp Survey, the common line between the said 25.00 Acre tract and the said 6.447 Acre tract to a found 10" steel pipe fence corner post, the northeast corner of the August F. Kopp Survey, Abstract No. 165, the southeast corner of the said International and Great Northern Railroad Company Survey, Abstract No 266, the northeast corner of the said 6.447 Acre tract, the southeast corner of the said 0.996 Acre tract, for an interior ell corner of this tract

THENCE S 67°46'12" W - 124.98 feet along the common line between the said Kopp Survey and the said International and Great Northern Railroad Company Survey, the common line between the said 0.996 Acre tract and the said 6.447 Acre tract to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") on the east Right-of-Way line of County Road 308, at the southeast corner of the residue of a called 149.375 Acre tract conveyed to Jefferson Bank in Vol. 1120, Pg. 796, at the southwest corner of the said 0.996 Acre tract, for an exterior ell corner of this tract;

THENCE along the said the east and south Right-of-Way lines of County Road 308, the common line between the said 0.996 Acre tract and the said residue of the 149.375 Acre tract for the following courses and distances:

N 10°00'40" W - 385.68 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for a common interior ell corner of the said 0.996 Acre tract and of this tract;

N 17°31'46" W - 267.42 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at a turn of the said Right-of-Way line of County Road 308, at the northeast corner of the said residue of the 149.375 Acre tract, for a common northwest corner of the said 0.996 Acre tract and of this tract;

N 54°38'50" E - 31.37 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at northwest corner of the residue of a 336 Acre tract conveyed to the J.M. Fagan Estate, on the common line between the said Hallett Survey and the said Kopp Survey, at the northeast corner of the said 0.996 Acre tract, for an exterior ell corner of this tract;

THENCE along the common line between the said 0.996 Acre tract and the said 25.00 Acre tract, respectively and the said residue of the 336 Acre tract for the following courses and distances:

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S18-107

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OR

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EXHIBIT A
Page 2 of 3

S 21°25'37" E - 79.57 feet along the said common line between the said Hallett Survey and the said Kopp Survey to a found 5/8" iron rod, at an exterior ell corner of the said 25.00 Acre tract, for an interior ell corner of this tract;

N 19°14'58" E - 104.08 feet tract departing the said common line between the said Hallett Survey and the said Kopp Survey, to a found 4" steel fence post on the said south Right-of-Way line of County Road 308, at the northwest corner of the said 25.00 Acre tract, for an exterior ell corner of this tract

THENCE along the common line between the said 25.00 Acre tract and the south Right-of-Way line of County Road 308 for the following courses and distances:

N 65°04'31" E - 283.69 feet to a found 4" steel fence post for a common exterior ell corner of the said 25.00 Acre tract and of this tract;

N 64°53'53" E - 278.99 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for a common exterior ell corner of the said 25.00 Acre tract and of this tract;

N 66°28'39" E - 727.28 feet to a point at the intersection of the said south Right-of-Way line of County Road 308 and within the Right-of-Way of County Road 313, for the common northeast corner of the said 25.00 Acre tract and of this tract from which a found 6" steel pipe fence corner bears: S 58°19'10" W - 28.67 feet;

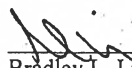
THENCE S 21°10'23" E - 836.00 feet within the said Right-of-Way of County Road 313, the east line of the said 25.00 Acre tract, to a point at the northeast corner of the said 30 Acre tract, for the common southeast corner of the said 25.00 Acre tract and of this tract from which a found 5/8" iron rod for reference bears: S 68°39'41" W - 26.78 feet;

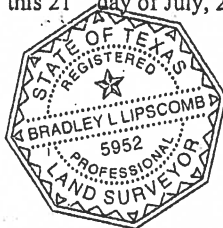
THENCE S 68°39'41" W - 1352.46 feet along the common line between the said 25.00 Acre tract and the said 30 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 26.003 Acres of land

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 21ST day of July, 2018.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S18-107

Anna L. Schielack
Burlison County Clerk

EXHIBIT A
Page 3 of 3

INTERNATIONAL AND GREAT NORTHERN
RAILROAD COMPANY SURVEY

PLOT DATE: AUGUST F. KOPP
SURVEY ABSTRACT NO. 165

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BURLESON COUNTY

COUNTY ROAD 308

26.003 ACRES

VETERANS LAND BOARD OF
THE STATE OF TEXAS
TO
ARLIE REYNOLDS, JR., ET UX
25.00 ACRES
MAY 20, 1983
VOL. 320, PG. 585

WILLIAM HALLETT SURVEY
ABSTRACT NO. 146

CHARLENE D. KINCAID
30 ACRES
747/563

NOTES:

1. THIS
OTHER
COMMITTEE

2. THE FOLLOWING EASEMENT APPLIES TO THIS TRACT AS SHOWN:
A) 50' WIDE ACCESS EASEMENT - 219/141, 219/136 & 320/585
3. THE FOLLOWING APPLY AS BLANKET EASEMENTS TO THIS TRACT AND GRANT THE RIGHT OF INGRESS & EGRESS:
A) MILANO WATER SUPPLY CORPORATION - 397/194
B) PEAK PIPELINE CORP. - 249/875
C) PEAK PIPELINE CORP. 249/892

SCALE: 1" = 200 FEET

COUNTY ROAD 313

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF JULY, 2018.

BRADLEY L LIPSCOMB. RP15

LEGEND

- 5/8" IRON ROD FOUND
- Δ SURVEY POINT
- P- OVERHEAD POWERLINE
- X- BARB WIRE FENCE
- 1/2" IRON ROD SET WITH
R/D CAP MARKED "TRIAD"
RPLS 5952"

BEARINGS ARE BASED ON THE
KAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE

GF No. 18308

SURVEYING
SURVEYING, INC. FROM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

26.003 ACRES

WILLIAM HALLETT SURVEY, A-146
INTERNATIONAL AND GREAT NORTHERN
RAILROAD COMPANY SURVEY, A-266
BURLESON COUNTY, TEXAS

3	Drawn by:	BI
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Completion Date: 7/21/18	Drawn by:
Scale: 1" = 200'	Surveyed by:

PROJECT NO.	518-107	Checked by:	BI
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