EXHIBIT "A"

TRACT 2 - 0.52 ACRES

LEGAL DESCRIPTION: Being 0.52 acres of land out of the James Bradley Survey, Abstract No. 37, Wilson County, Texas and also being a portion of the residual of that certain 33.06 acre tract described in Volume 1784, Page 383 of the Official Public Records of Wilson County, Texas; Said 0.52 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in June, 2021:

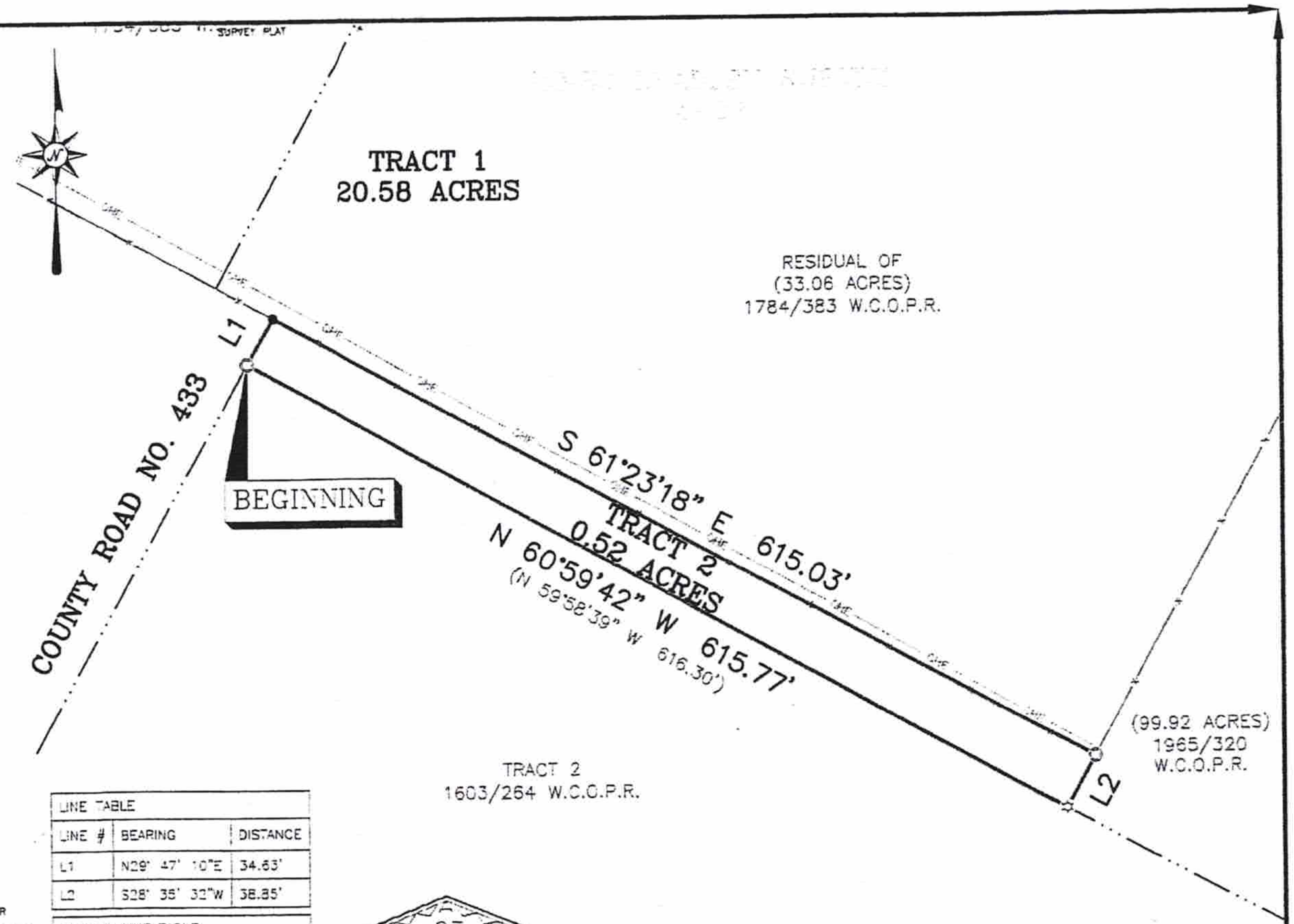
BEGINNING a wood fence corner post found in the southeast line of County Road No. 433 for the north corner of that certain Tract 2 described in Volume 1603, Page 264 of said Official Public Records, the southwest corner of the residual of said 33.06 acre tract and the west corner hereof;

THENCE North 29°47'10" East a distance of 34.63 feet along the southeast line of County Road No. 433 and a northwest line of the residual of said 33.06 acre tract to a point for an east corner of County Road No. 433, an interior corner of the residual of said 33.06 acre tract, a corner of that certain 20.58 acre tract (Tract 1) surveyed this same day by: Intrepid Surveying & Engineering Corporation and the north corner hereof;

THENCE South 61°23'18" East a distance of 615.03 feet over and across the residual of said 33.06 acre tract and along the southwest line of said 20.58 acre tract (Tract 1) to a wood fence corner post found in the northwest line of that certain 99.92 acre tract described in Volume 1965, Page 320 of said Official Public Records and the southeast line of the residual of said 33.06 acre tract for the south corner of said 20.58 acre tract (Tract 1) and the east corner hereof;

THENCE South 28°35'32" West a distance of 38.85 feet along the northwest line of said 99.92 acre tract and the southeast line of the residual of said 33.06 acre tract to an iron pipe found in the northeast line of said Volume 1603, Page 264 (Tract 2) for a southwest corner of said 99.92, the south corner of the residual of said 33.06 acre tract and the south corner hereof;

THENCE North 60°59'42" West a distance of 615.77 feet along the northeast line of said Volume 1603, Page 264 (Tract 2) and the southwest line of the residual of said 33.06 acre tract to the **POINT OF BEGINNING** containing 0.52 acres more or less, and as shown hereon.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N29° 47' 10"E	34.63'
L2	S28° 35' 32"W	38.85'

RECORD LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N31° 11' 41"E	37.35'
L2	S30° 00' 00"W	----

EGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- FENCE
- BURIED PIPELINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY LINE
- WATER LINE

.U.E. – PUBLIC UTILITY EASEMENT
.L – BUILDING SETBACK LINE
.D.E. – UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
BRG.–DIST.) RECORD CALL
XX/XXX VOLUME/PAGE
.C.P.R. – WILSON COUNTY PLAT RECORDS
.C.D.R. – WILSON COUNTY DEED RECORDS
.C.O.P.R. – WILSON COUNTY OFFICIAL PUBLIC RECORDS
.C.R.P.R. – WILSON COUNTY REAL PROPERTY RECORDS
LE: 2021\BOUNDARY\WILSON\PENDING\21-0509 Tract 1, CR 433-Wagener

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 120D NAIL FOUND
- IRON PIPE FOUND
- NAIL SET
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- AS MARKED
- A/C
- ELECTRIC METER
- TELEPHONE PEDESTAL
- SEPTIC
- GAS METER
- WATER WELL
- UTILITY POLE
- FIRE HYDRANT

STATE OF TEXAS
REGISTERED
SHERMAN L. POSEY
6433
PROFESSIONAL
LAND SURVEYOR

0' 200' 400' 600'

INTREPID
SURVEYING & ENGINEERING
P.O. Box 519 · 1004 C Street
Floresville, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

08/14/2021

REGISTERED PROFESSIONAL LAND SURVEYOR — DATE

NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE: RUTHIE A. WAGENER
ADDRESS: COUNTY ROAD NO. 433
LEGAL DESCRIPTION: BEING 0.52 ACRES OF LAND (TRACT 2) OUT OF THE JAMES BRADLEY SURVEY, ABSTRACT NO. 37 WITHIN WILSON COUNTY, TEXAS.

JOB NO. 21-0509 REV. 0
DRAWN BY: ALC FIELD BOOK: IN FILE