

EXHIBIT "A"

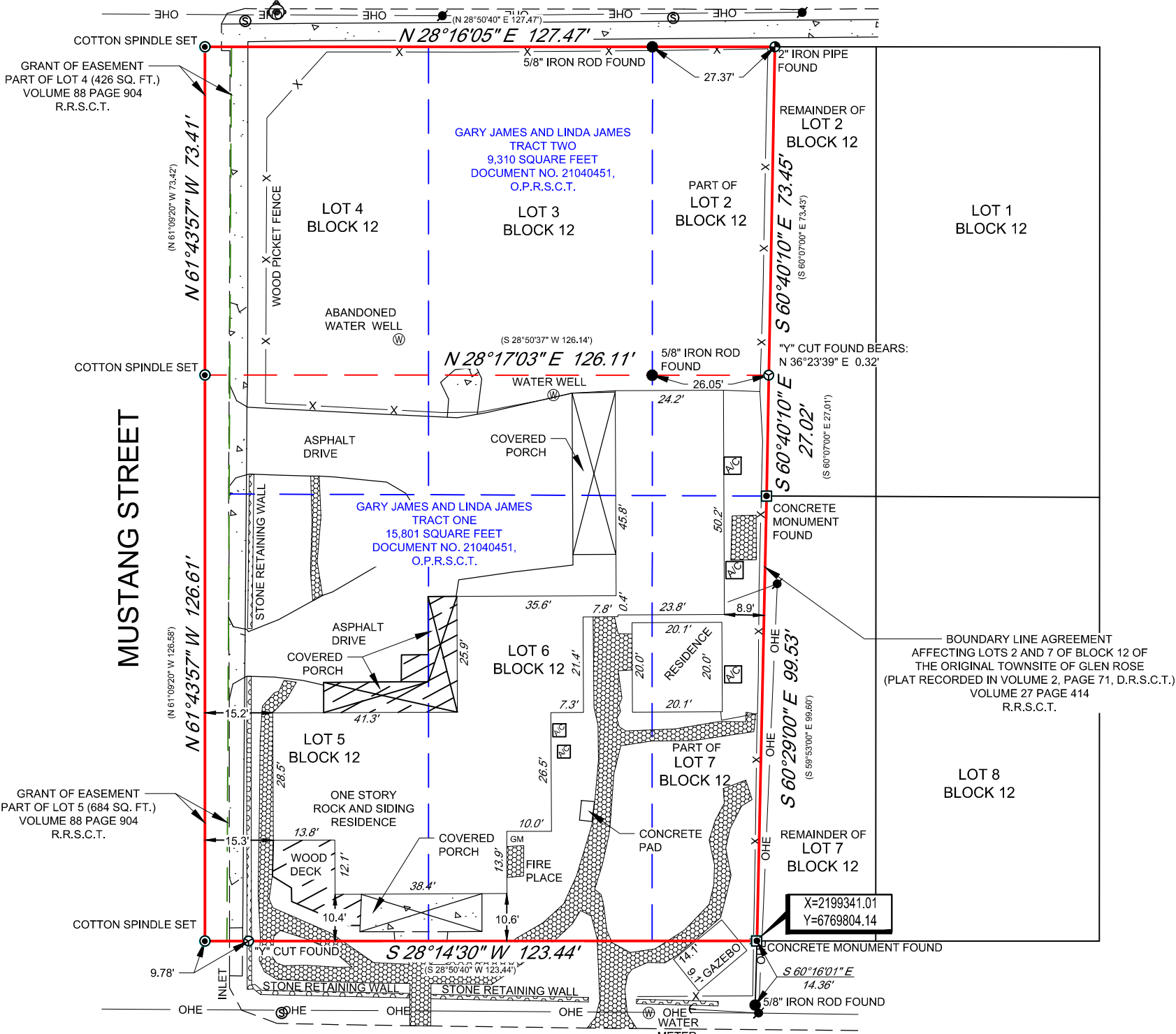
A part of Lots 2, 3, 4, 5, 6, and 7 in Block 12 of the Original Town of Glen Rose,
Somervell County, Texas according to the plat thereof as recorded in
Volume 2, Page 71, Deed Records, Somervell County, Texas.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- WOOD FENCE LINE
- OHE
- OVERHEAD ELECTRIC
- BACK OF CURB
- STONE WALK HATCH
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT
- "Y" CUT FOUND
- COTTON SPINDLE SET
- UTILITY/POWER POLE
- GUY ANCHOR
- WATER METER/WELL
- AIR CONDITIONER
- GAS METER
- SIGN
- TELEPHONE PEDESTAL
- FIRE HYDRANT

SCALE: 1" = 30'

BARNARD STREET



401 GRACE STREET



1400 EVERMAN PARKWAY, Ste. 197 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

SCHEDULE B NOTES:

THIS PROPERTY IS AFFECTED BY THE FOLLOWING AND IS LOCATED AS SHOWN HEREON:
10b - THE RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 27, PAGE 414, R.R.S.C.T.
10c - THE RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 88, PAGE 904, R.R.S.C.T.
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
10d - THE RIGHT-OF-WAY EASEMENT RECORDED IN CLERKS FILE NO. 20131668, O.P.R.S.C.T.

401 GRACE STREET
GLEN ROSE, TEXAS.

DATE: 06/02/2016

FILE:BO_SCOTT_WILSHUSEN_TITLE

DRAWN BY: NPB

SHEET : 1 OF 2

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 11" X 17"
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COPY OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 01416-9873, ISSUED DATE: MAY 26, 2016
- ALL BEARINGS AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- THE ABOVE PROPERTY IS LOCATED WITHIN ZONE AE ACCORDING TO FIRM MAP NUMBER 48425C0040 C.
- THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER THE DIRECT SUPERVISION OF MICHAEL BLAKE BROWN, R.P.L.S. NO. 5857 ON MAY 25TH AND 27TH, 2016, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED BASED ON ABOVE GROUND MARKERS AND VISIBLE EVIDENCE OBSERVED AT THE TIME OF THIS SURVEY. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT EXIST WHICH THIS SURVEYOR IS UNAWARE OF.
- (I) DENOTES DEED CALLS.
- THIS SURVEY MAP REFLECTS ONLY THOSE DEEDS AND EASEMENTS PROVIDED BY THE CLIENT AND THE TITLE COMPANY. THERE MAY BE OTHER EASEMENTS WHICH THIS SURVEYOR IS UNAWARE OF.
- R.R.S.C.T. = REAL RECORDS, SOMERVELL COUNTY, TEXAS
- D.R.S.C.T. = DEED RECORDS, SOMERVELL COUNTY, TEXAS
- O.P.R.S.C.T. = OFFICIAL PUBLIC RECORDS, SOMERVELL COUNTY, TEXAS



Michael Blake Brown, R.P.L.S. No. 5857
SURVEYED ON THE GROUND: MAY 27, 2016
Field note description of even date accompanies this plat.

EXHIBIT "A"

June 02, 2016
Sheet 2 of 2

A 0.576 acre tract of land being a part of Lots 2, 3, 4, 5, 6, and 7 in Block 12 of the Original Town of Glen Rose, Somervell County, Texas according to the plat thereof as recorded in Volume 2, Page 71, Deed Records, Somervell County, Texas, being previously described in as Tract One and Tract Two in a deed recorded in Document #20140451, Official Public Records, Somervell County, Texas, said 0.576 acre tract being the more particularly described by metes and bounds description as follow:

Beginning at a Brass Cap Marked “RPS 314 387” in concrete found for the East corner of said 0.576 acre tract on the agreed upon boundary line recorded in Volume 27, Page 414, Real Records of Somervell County and on the Southeast line of said Block 12.

THENCE South 28°14'30" West, along the Southeast line of said 0.576 acre tract same being the Northwest right of way line of Grace Street passing a “Y” cut in a rock retaining wall at a distance of 113.66 feet, continuing a total distance of 123.44 feet to cotton spindle set in asphalt in Mustang Street and the Northwest corner of said Block 12;

THENCE North 61°43'57" West, along the Southwest line of said 0.576 acre tract same being the Northeast right of way line of Mustang Street, a distance of 126.61 feet to a cotton spindle set in asphalt in Mustang Street;

THENCE North 61°43'57" West, along the Southwest line of said 0.576 acre tract same being the Northeast right of way line of Mustang Street, a distance of 73.41 feet to a cotton spindle set in asphalt in Mustang Street and the Northwest corner of said Block 12;

THENCE North 28°16'05" East, along the Northwest line of said 0.576 acre tract same being the Southeast right of way line of Barnard Street, passing at a distance of 100.10 feet a 5/8” iron rod found for the common corner of Lots 2 and 3, continuing a total distance of 127.47 feet to a 2-inch iron pipe found for the North corner of this tract;

THENCE South 60°40'10" East, a distance of 100.47 feet to a point from whence a “Y” cut in a rock retaining wall found bears North 36°23'39" East, a distance of 0.32 feet;

THENCE South 60°29'00" East, along said agreed line, a distance of 99.53 feet to the point of beginning containing 0.576 acres or 25,106 square feet.

Basis of bearing is grid based upon the Texas State Plane Coordinate System, Central Zone, of the North American Datum 1983, in U.S. Survey feet.

Plat of even date accompanies this field note description.



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401 GRACE STREET
GLEN ROSE, TEXAS.

DATE: 06/02/2016

FILE:BO_SCOTT_WILSHUSEN_TITLE

DRAWN BY: NPB

SHEET : 2 OF 2

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Michael Blake Brown, R.P.L.S. No. 5857
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