

EXHIBIT A
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Blakey Land Surveying

4650 Wilhelm Lane
Burton, TX 77835-5794

Telephone/Fax 979-289-3900

Tract One:

16.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 16.00 acres, situated in Burleson County, Texas, being out of the Samuel Swearingen Survey, Abstract No. 59, being all or a portion of a called 16.00 acre tract described in that deed from Helen W. Chapmen to Renee Chapman Mantey, dated November 13, 2013, recorded in Volume 922, Page 443 of the Official Public Records of Burleson County, Texas, said 16.00 acre tract being more particularly described as follows:

BEGINNING at a point (from which a found $\frac{1}{2}$ inch iron rod at fence corner bears N 44deg 36min 55sec W, 0.37 ft.), lying in the Northwest margin of F.M. Highway 60 (state maintained public road), marking the apparent South corner of the Mrs. Lillie L. Franklin called 18.864 acre tract (Volume 154, Page 880, Deed Records of Burleson County, Texas), the East corner of the original called 16.00 acre tract (hereafter referred to as the "original" tract), and marking the East corner of the herein described tract (a found concrete highway marker bears N 59deg 08min 36sec E, 192.55 ft. from this point for reference);

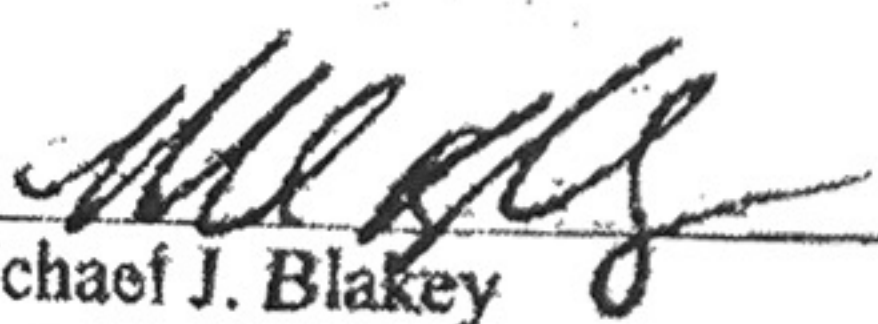
THENCE along the Northwest margin of said highway, in a curve to the right, having a radius of 5679.24 ft., a central angle (delta) of 03deg 36min 12sec, for a distance (length of curve) of 357.16 ft. (chord S 61deg 54min 58sec W, 357.11 ft.), to a point for corner (from which a found $\frac{1}{2}$ inch iron rod near fence corner bears N 44deg 44min 30sec W, 0.59 ft.), marking an East corner of the Jeffery A. Krueger, et ux called 100.000 acre tract (Volume 476, Page 625, Deed Records of Burleson County, Texas), the South corner of the original tract, and marking the South corner of the herein described tract (a found concrete highway marker bears S 63deg 45min 38sec W, 8.45 ft. from this point for reference);

THENCE departing said highway margin, along a portion of the Northeast line of said Krueger tract, with the Southwest line of the original tract, N 44deg 44min 30sec W, 1969.19 ft., to a found $\frac{1}{2}$ inch iron rod, marking the South corner of the Kevin Wayne Poehl called 2.79 acre tract (Volume 900, Page 780, Official Public Records of Burleson County, Texas), marking the West corner of the original tract, and marking the West corner of the herein described tract;

THENCE along the Southeast line of said Poehl tract, with the Northwest line of the original tract, N 44deg 52min 54sec E, at 286.70 ft. passing the South corner of an existing 60 ft. wide access easement (recorded in Volume 900, Page 780, Official Public Records of Burleson County, Texas) (also recorded in Volume 922, Page 443, Official Public Records of Burleson County, Texas), at 316.70 ft. passing a set $\frac{1}{2}$ inch iron rod, marking the South corner of a proposed 30 ft. wide access easement (surveyed this date), and **CONTINUING** for a TOTAL DISTANCE of 346.70 ft., to a found $\frac{1}{2}$ inch iron rod, lying in the Southwest line of the aforementioned Franklin tract, marking the East corner of said Poehl tract, the East corner of the proposed 30 ft. wide access easement (surveyed this date), the North corner of the original tract, and marking the North corner of the herein described tract;

THENCE along a portion of the Southwest line of said Franklin tract, with the Northeast line of the original tract, S 44deg 36min 55sec E, 2073.84 ft., to the **PLACE OF BEGINNING** and containing 16.00 acres of land.

February 4, 2016
W.O# 2016-2333


Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description

Tract Two:

30 FT. WIDE ACCESS EASEMENT

EXHIBIT A
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A field note description of a 30 ft. wide access easement, situated in Burleson County, Texas, being out of the Samuel Swearingen Survey, Abstract No. 59, and lying on and across a portion of a called 2.79 acre tract described in that deed from Patricia Pruitt, as Independent Executrix of the Estate of Leona L. Ondrasek, Deceased to Kevin Wayne Poehl dated May 29, 2013, and recorded in Volume 900, Page 780 of the Official Public Records of Burleson County, Texas, said 30 ft. wide access easement to provide ingress and egress from County Road 413 (a county maintained public road) to the Renee Chapman Mantey called 16.00 acre tract (recorded in Volume 922, Page 443, Official Public Records of Burleson County, Texas), and being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ inch iron rod at fence corner, lying in the Southeast margin of County Road 413 (county maintained public road), marking the West corner of the Mrs. Lillie L. Franklin called 18.864 acre tract (Volume 154, Page 880, Deed Records of Burleson County, Texas), the North corner of the Kevin Wayne Poehl called 2.79 acre tract, and the North corner of the herein described easement;

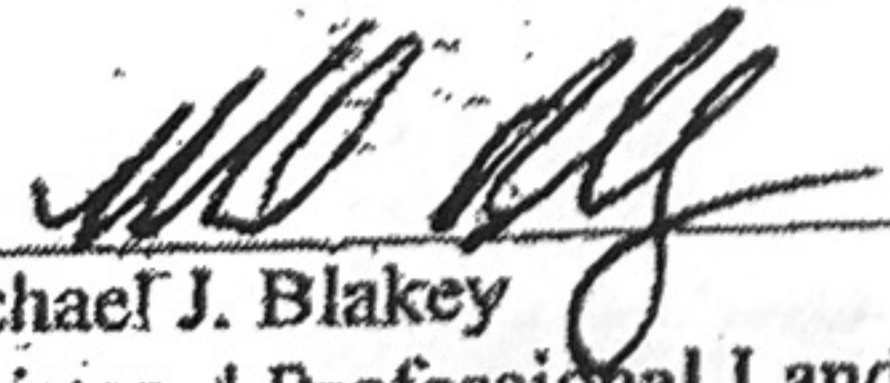
THENCE departing the Southeast margin of said County Road 413, along a portion of the Southwest line of the Franklin tract, with the Northeast line of the Poehl called 2.79 acre tract, S 44deg 36min 55sec E, 351.04 ft., to a found $\frac{1}{2}$ inch iron rod, marking the North corner of said Renee Chapman Mantey called 16.00 acre tract, the East corner of the Poehl called 2.79 acre tract, and the East corner of the herein described easement;

THENCE along a portion of the Northwest line of the Mantey called 16.00 acre tract, with a portion of the Southeast line of the Poehl called 2.79 acre tract, S 44deg 52min 54sec W, 30.00 ft. to a set $\frac{1}{2}$ inch iron rod, and marking the South corner of the herein described easement;

THENCE with the Southwest line of the herein described easement, N 44deg 36min 55sec W, 351.04 ft., to a set $\frac{1}{2}$ inch iron rod, lying in the Southeast margin of the aforementioned County Road 413, being in the Northwest line of the Poehl called 2.79 acre tract, and marking the West corner of the herein described easement (a found $\frac{1}{2}$ inch iron rod, marking the West corner of the Poehl called 2.79 acre tract, bears S 44deg 52min 54sec W, 317.48 ft. from this point for reference);

THENCE along the Southeast margin of said County Road 413, with a portion of the Northwest line of the Poehl called 2.79 acre tract, N 44deg 52min 54sec E, 30.00 ft., to the **PLACE OF BEGINNING** and containing 0.241 acres of land.

February 4, 2016
W.O.#2013-1970(B)



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description

EXHIBIT A
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Scale 1" = 300'

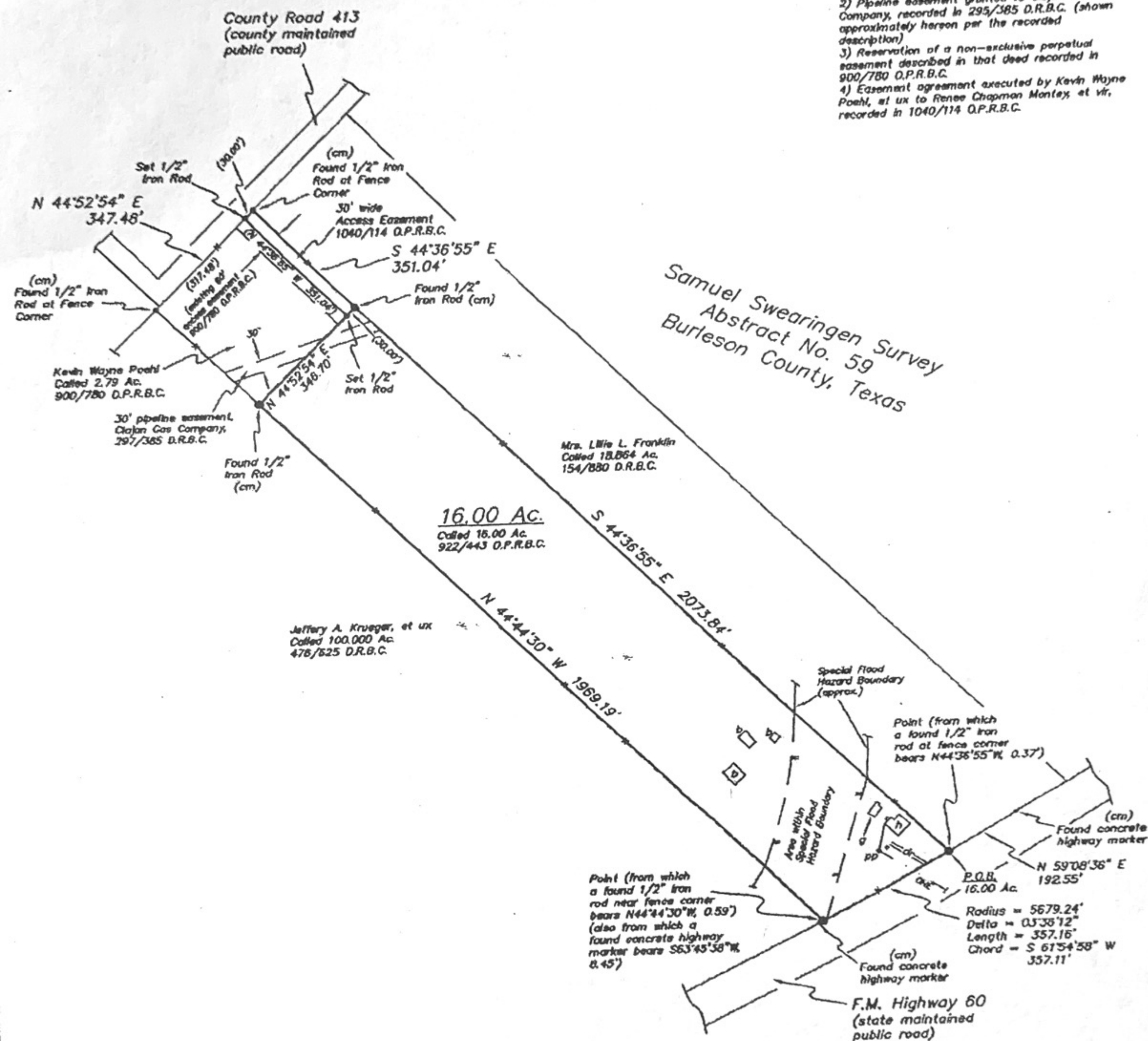
m = control monument
h = house
g = garage
b = building/barn
p = power (utility) pole
e = overhead electric line
d = drive

Measurements shown hereon are based on the record
surveys for the original called 16.00 acre tract,
recorded in 922/443 O.P.R.B.C.

This plat accompanied by metes and bounds description.

portion of the 16.00 acre tract shown hereon lies
within the Special Flood Hazard Boundary according
to the FEMA Flood Insurance Rate Map for Burleson
County, Texas, Map Number 48051C0450C, effective
date January 6, 2011.
The special flood hazard boundary is approximately
shown hereon per said map.

The tract shown hereon may be subject to
the following items:
1) Pipeline easement granted to Claron Gas
Company, recorded in 274/163 D.R.B.C. (no
description)
2) Pipeline easement granted to Claron Gas
Company, recorded in 295/385 D.R.B.C. (shown
approximately hereon per the recorded
description)
3) Reservation of a non-exclusive perpetual
easement described in that deed recorded in
900/780 O.P.R.B.C.
4) Easement agreement executed by Kevin Wayne
Poehl, et ux to Renee Chapman Mantey, et vir,
recorded in 1040/114 O.P.R.B.C.



To: Renee Chapman Mantey, Robert Lee Ehlinger, Morgan Stanley Private
Bank, National Association, and Burleson County Title Company,
GF No. 16073.

MORTGAGEE: MORGAN STANLEY PRIVATE BANK,
NATIONAL ASSOCIATION
MORTGAGOR: ROBERT LEE EHLINGER

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that
this survey was made on February 4, 2016, on the ground of the property,
legally described hereon, and is correct; and that there are no discrepancies,
conflicts, shortages of area, boundary line conflicts, encroachments at ground
level, overlapping of improvements, easements, or apparent rights-of-way, except
as shown hereon, and said property has access to and from a dedicated roadway,
except as shown hereon.

Renee Chapman Mantey

Blakey Land Surveying

RPLS 4052 RPLS 5936

4850 Wilhelm Lane
Burton, Texas 77836

(817) 288-3800

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O. #2016-2333