

KB 9/82

EXHIBIT "A"

Being a 50.08 acre tract of land situated in and part of the Elizabeth Berry Survey, Abstract No. 1018 and the G.C. & S.F.R.R. Survey, Abstract No. 1080, Bell County, Texas, being the same tract conveyed to James Kinard Taylor and wife, Oksoon Taylor as recorded in Volume 1293, Page 642, Deed Records of Bell County, Texas; said 50.08 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the West margin of FM 2484, said rod being the Southeast corner of LHR Estates as recorded in Cabinet D, Slide 133-A, said county plat records, and being the Northeast corner of said Taylor tract for the Northeast corner of the herein described tract;

THENCE, on a curve to the right having a radius of 1850.08 feet, a length of 93.84 feet, and a chord bearing and distance of S 36° 29' 26" E, 93.83 feet with the West margin of FM 2484, the East line of said Taylor tract and the East line of the herein described tract to a 3/8" iron rod set, said rod being in the West margin of FM 2484, and being a corner in the East line of said Taylor tract for a corner in the East line of the herein described tract;

THENCE, S 39° 23' 38" E, 97.90 feet with the West margin of FM 2484, the East line of said Taylor tract and the East line of the herein described tract to a 3/8" iron rod set, said rod being in the West margin of FM 2484, and being a corner in the East line of said Taylor tract for a corner in the East line of the herein described tract;

THENCE, on a curve to the right having a radius of 1860.08 feet, a length of 377.40 feet, and a chord bearing and distance of S 26° 13' 00" E, 376.75 feet with the West margin of FM 2484, the East line of said Taylor tract and the East line of the herein described tract to a 3/8" iron rod set, said rod being in the West margin of FM 2484, and being a corner in the East line of said Taylor tract for a corner in the East line of the herein described tract;

THENCE, S 20° 24' 15" E, 412.50 feet with the West margin of FM 2484, the East line of said Taylor tract and the East line of the herein described tract to a 3/8" iron rod set, said rod being in the West margin of FM 2484, and being a corner in the East line of said Taylor tract for a corner in the East line of the herein described tract;

THENCE, S 9° 05' 15" E, 102.00 feet with the West margin of FM 2484, the East line of said Taylor tract and the East line of the herein described tract to a 5/8" iron rod found, said rod being the Northeast corner of a tract conveyed to EssJay-H, Inc. as recorded in Instrument No. 2014-00027221, Official Public Records of Real Property of Bell County, Texas, and being the Southeast corner of said Taylor tract for the Southeast corner of the herein described tract;

THENCE, S 73° 15' 59" W, 2443.45 feet (S 74° 39' 31" W, 2444.4 feet - deed) with the North line of EssJay-H tract, the North line of a tract conveyed to Edwin R Hernandez and Imelda M Hernandez, as recorded in Instrument No. 2016-00020575, Official Public Records of Real Property of Bell County, Texas, the North line of a tract conveyed to Monika Spilman and David Spilman, as recorded in Volume 3036, Page 717, Deed Records of Bell County, Texas, the North line of a tract conveyed to Monika C Spilman-Cunningham, as recorded in Volume 3852, Page 680, Deed Records of Bell County, Texas, the South line of said Taylor tract and the South line of the herein described tract to a 3/8" iron rod found, said rod being the Northwest corner of Spilman-Cunningham tract, the Southeast corner of a tract conveyed to William Judson Heath, as recorded in Volume 4097, Page 631, Deed Records of Bell County, Texas, and the Southwest corner of said Taylor tract for the Southwest corner of the herein described tract;

THENCE, N 14° 42' 03" E, 1192.14 feet (N 16° 04' 30" E, 1191.0 feet - deed) with the East line of the Heath tract, the West line of the Taylor tract and the West line of the herein described tract to a 3/8" iron rod found, said rod being in the East line of the Heath tract, the Southwest corner of the above mentioned LHR Estates, and the Northwest corner of said Taylor tract for the Northwest corner of the herein described tract;

THENCE, N 71° 42' 06" E, 1678.00 feet (N 73° 04' 50" E, 1680.0 feet - deed) with the South line of LHR Estates, the North line of the Taylor tract and the North line of the herein described tract to **POINT OF BEGINNING**, containing 50.08 acres of land, more or less.