



EXHIBIT "A"
RHEA ALLISON "TRACT II"
EC. VOL. 1126, PG. 720, O.P.R.
\$ 89'83'00" E
92.97'

TEAL CO. SURVEY
SECTION NO. 150
ABSTRACT NO. 397
P.O.B. 129 AC
SET 1" CAP ON
1/2" IRON ROD

SURVEYOR'S DESCRIPTIONS

154.89 Acre Tract

Tract of land containing 154.89 Acres in the T.E.&L. Co. Survey, Section No. 336, Young County, Texas, being the same first tract described in a deed to Chad & Courtney Morn and John & Susan Gould recorded in Instrument No. 22003609, Official Public Records of Young County, being more particularly described as follows:

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set, being the northwest corner of the said Martin & Gould Tract, the southwest corner of the Rice Allison Tract it recorded in Volume 1128, Page 750. Official Public Records of Young County and a corner of the J. W. Gunn Tract. Thence "L" to the corner of the said Martin & Gould Tract, the southwest corner of the Rice Allison Tract it recorded in Volume 1109, Page 351. Official Public Records of Young County.

THEENCE South 84degrees 38 minutes 06 seconds East for a distance of 1681.88 feet to a 1 inch cap on a 1/2 inch iron rod set at the north base of a 3 inch steel pipe fence corner on the west line of Texas Farm Road No. 3529, being the northeast corner of the said Morin & Gould First Tract and on the south line of the said Allison "Pract II".

THENCE South 02 degrees 29 minutes 46 seconds West for a distance of 207.40 feet to a 1 inch cap on a 1/2 inch iron rod set at a point of curvature of the said highway, being a corner of the said Mornin & Gould Tract.

THENCE with a curve to the left, having a radius of 1195.92 feet and an arc length of 331.88 feet, being subtended by a chord of South 05. degrees 27' minutes 14 seconds East for a distance of 330.81 feet, to a point of tangency on the west line of the said highway being a corner of the said Morn & Cuddis Tract.

THEENCE South 13 degrees 24 minutes 14 seconds East for a distance of 3,46.17 feet to a 1 inch cap on a 1½ inch iron rod set at a point of curvature of the said highway, being a corner of the said Morrin & Gould Tract.

THEENCE with a cove to the right, having a radius of 1095.92 feet and an arc length of 269.38 feet, being subtended by a chord of South 06 degrees 21 minutes 44 seconds East for a distance of 268.70 feet, to a 1/2 inch cap on a 1/2 inch iron rod set at a point of tangency on the west line of the said highway, being a corner of the said Morn & Gould Tract.

THE NE South 00 degrees 40 minutes 46 seconds West for a distance of 2511.10 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of the said highway and the said Morn & Gould First Tract.

THESE South 45 degrees 40 minutes 46 seconds West for a distance of 70.71 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of the said highway and the said Morn & Gould First Tract.

said highway and in R. G. Loop Road (Gravel County Road) being the most southern southeast corner of the said Morn & Gould First Tract and on the south line of said Morn & Gould First Tract, No. 292.

THENCE North 89 degrees 56 minutes 20 seconds West for a distance of 1796.4 feet to a MAG-nail set in R. G. Loop Road, being the southeast corner of the said Morn & Gould Tract and a southeast corner of the said J. W. Gunn Tract "Red Two".

tract described in a deed to Chad & Courtney Morris and John & Susan Gould recorded in Instrument No. 22003669, Official Public Records of Young County, being more particularly described as follows:

BEGINNING at a 1 inch cap on a 1/2 inch iron rod set, being the northeast corner of the said Morn & Gould Second Tract & Abstract No. 336, and a corner of the Randolfs Investments Inc. Tracts recorded in Volume 869, Page 670, Official Public Records of Young County.

THENCE South 00 degrees 40 minutes 46 seconds West for a distance of 778.69 feet to a 1 inch cap on a 1/2 inch iron rod set on the east line of Texas Farm Road No. 3329 being the south corner of the said Morn & Gould Second Tract, on the east line of the said Ward Tract and on a west line of the said Randlers Investments Inc. Tracts.

THENCE North 13 degrees 24 minutes 14 seconds West for a distance of 273.99 feet to a 1 inch cap on a 1/2 inch iron rod set at a point of curvature on the east line of the said highway, being a corner of the said Morin & Gould Second Tract.

THEENCE, with five to the right, having a pabis of 1095.92 feet and an arc length of 384.42 feet, being subdivided by a chord of North 05 degrees 27' minutes-14 seconds West for a distance of 363.15 feet, to a 1 inch cap on a 1/2 inch iron rod set at a point of tangency on the east line degrees 27' minutes-14 seconds West for a distance of 363.15 feet, to the said highway, bearing a corner of the said Moom & Condit Second Tract.

THENCE North 0.92 degrees 29 minutes 46 seconds East for a distance of 211.12 feet to a 1 inch cap on a 1/2 inch iron rod set on the east line of the said highway; bearing the northwest corner of the said Mornin & Gould Second Tract and on the north line of the said Ward Tract & Abstract 336.

THEENCE South 89 degrees 38 minutes 06 seconds East for a distance of 92.37 feet to the place of beginning.
having an area of 36297.5 square feet, 1.292 acres

This plot represents a survey conducted on the ground under my supervision on August 14, 2022.

Clinton W. Farris, R.P.L.S.

This plot of description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. It is not intended to imply that any adjoining tracts referenced in this document have been actually surveyed on the ground. Any assessments of record, restrictive covenants or encumbrances that may be shown are only from visible inspection and are not intended to reflect a survey based on a current title search.

F.E.C.L. CO. SURVEY
SECTION NO. 26
ABSTRACT NO. 302

Double S Surveying LLC
Surveying & Mapping Services
Firm No. 10194391
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-282-9804 zack@doublessurveying.com
Those Should Not Remove Thy Neighbor's Landmark® Paul, 1994

Plot No.: J2210131
 Geor. File: J2210131
 SCALE: 1 INCH = 500 FEET
 0 500 1000 1500
 GRAPHIC SCALE - FEET

GRAPHIC SCALE - FEET