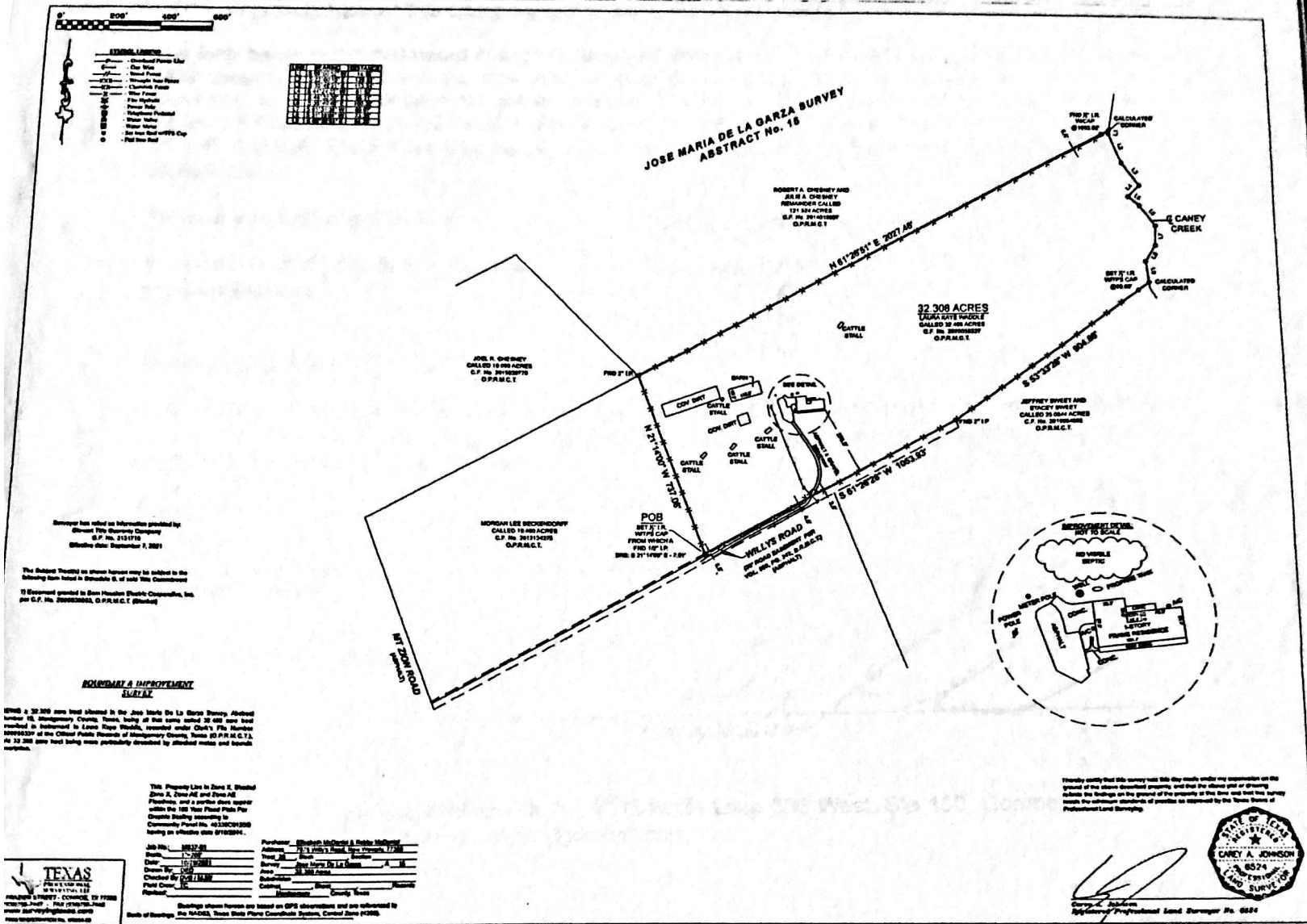




Survey Required
and Accepted By:

[Signature]
[Signature]
 11/19/21
 Date

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2131718

BEING a 32.308 acre tract, more or less, situated in the Jose Maria De La Garza Survey, Abstract Number 15, Montgomery County, Texas, being all that same called 32.488 acre tract described in Instrument to Laura Kaye Waddle, recorded under Clerk's File Number 2020058337 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 32.308 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of Willy's Road (30 foot road easement per Volume 560, Page 242 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.)), in the easterly line of that certain called 19.400 acre tract described in instrument to Morgan Lee Beckendorff, recorded under Clerk's File Number 2013134275, O.P.R.M.C.T., for the southwesterly corner of said 32.308 acre tract and the herein described 32.308 acre tract, from which a 1/2 inch iron pipe found for the southeasterly corner of said 19.400 acre tract bears, South 21° 14'00" East, 7.01 feet;

THENCE North 21°14'00" West, 737.08 feet, with the common line between said 32.488 acre tract and said 19.400 acre tract, to a 2 inch iron pipe found for the common corner of said 32.488 acre tract, said 19.400 acre tract, that certain called 10.000 acre tract described in Joel R. Chesney, recorded under Clerk's File Number 2015030779, O.P.R.M.C.T., and the remainder of that certain called 121.524 acre tract described in instrument to Robert A. Chesney and Julie A. Chesney, recorded under Clerk's File Number 2014015007, O.P.R.M.C.T., being the northwesterly corner of the herein described 32.308 acre tract;

THENCE North 61°26'51" East, with the common line between said 32.488 acre tract and said remainder of 121.524 acre tract, at a distance of 1993.62 feet, pass a 1/2" inch iron rod with cap found for reference, in all, a total distance of 2027.46 feet, to a calculated point in the approximate centerline of Caney Creek, for the common easterly corner of said 32.488 acre tract and said remainder of 121.524 acre tract, being the northeasterly corner of the herein described 32.308 acre tract;

THENCE with the approximate centerline of said Caney Creek, the easterly line of said 32.488 acre tract, the following nine (9) courses and distances:

1. South 09°00'52" West, 14.56 feet, to a calculated point for corner;
2. South 22°00'10" East, 128.85 feet, to a calculated point for corner;
3. South 35°48'21" East, 113.24 feet, to a calculated point for corner;
4. South 44°24'22" West, 61.52 feet, to a calculated point for corner;
5. South 48°32'20" East, 56.21 feet, to a calculated point for corner;
6. South 35°40'46" East, 100.32 feet, to a calculated point for corner;
7. South 01°31'38" West, 80.07 feet, to a calculated point for corner;
8. South 31°18'04" West, 73.35 feet, to a calculated point for corner;
9. South 06°52'51" East, 84.29 feet, to a calculated point for the common easterly corner of said

32.488 acre tract
and that certain called 25.0644 acre tract described in instrument to Jeffrey Sweet and Stacey Sweet, recorded under Clerk's File Number 2019084066, O.P.R.M.C.T., being the southeasterly corner of the herein described 32.308 acre tract;

THENCE South 53°33'28" West, with the common line between said 32.488 acre tract and said 25.0644 acre tract, at a distance of 50.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 904.86 feet, to a 2 inch iron pipe found for the common corner of said 32.488 acre tract, said 25.0644 acre tract and said 30 foot road easement, being an angle point in the southeasterly line of the herein described 32.308 acre tract;

THENCE South 61°26'28" West, 1053.93 feet, with the northwesterly margin of said 30 foot road easement, a southeasterly line of said 32.488 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 32.308 acres of land, more or less, within this Field Note Description.