

Nieves Jesus Mendez
Called 3.04 A
Instrument No. 20

INSTRUMENT NO. 2014-0153
O.P.R.B.C.T.

O.P.R.B.C.T.

1001

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TOLL FREE FIRM NO. 10184515

P.O. BOX 117
STEPHENVILLE, TX 79401

EXHIBIT "A"

BEING 9.469 acres of land situated within the F.A. Thompson Survey, Abstract No. 803, Bosque County, Texas, being that called 9.464 acre tract of land described in a deed to Clinton C. Marken, et ux recorded in Volume 332, Page 312 of the Official Public Records of Bosque County, Texas (O.P.R.B.C.T.), being more particularly described as follows:

BEGINNING at a 5/8" rebar rod with aluminum cap stamped "4849" (Control Monument) found for a common corner between said 9.464 acre tract, a called 20.53 acre tract of land described in a deed to Cesar Leal, et ux recorded in Volume 595, Page 735 of said O.P.R.B.C.T., and a called 3.49 acre tract of land described in a deed to Aqua Texas, Inc recorded in Instrument No. 2014-01531 of said O.P.R.B.C.T.;

THENCE South 11°45'57" East, 654.05' along the East line of said 9.464 acre tract to a 3/8" rebar rod (Control Monument) found for a common corner between said 9.464 acre tract, a called 3.988 acre tract of land described in a deed to Martin Dean Cogburn, et ux recorded in Instrument No. 2013-03802 of said O.P.R.B.C.T., and a called 8.516 acre tract of land described in a deed to Patricia Ann White recorded in Instrument No. 2020-00739 of said O.P.R.B.C.T.;

THENCE South 87°17'28" West, 757.29' along the common line between said 9.464 acre tract and said White tract to a cotton spindle set for a common corner between said 9.464 acre tract, said White tract, a called 4.43 acre tract of land described in a deed to John L. Stuart recorded in Instrument No. 2010-00837 of said O.P.R.B.C.T., said point being a centerline angle corner of a 50' Wide Roadway Easement No. 3 recorded in Volume 276, Page 533 of the Deed Records of Bosque County, Texas being CR 3198;

THENCE South 69°58'11" West, 72.96' along the common line between said 9.464 acre tract, said Stuart tract, and the center of said CR 3198 and said 50' easement to a 1/2" rebar rod (Control Monument) found for a common corner between said 9.464 acre tract, said Stuart tract, said Leal tract, and a called 3.94 acre tract of land described in a deed to Nieves Jesus Mendoza-Acosta, et ux recorded in Instrument No. 2014-03109 of the O.P.R.B.C.T.;

THENCE North 00°50'57" East, 447.86' along the common line between said 9.464 acre tract and said Leal tract to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between said 9.464 acre tract and said Leal tract;

THENCE North 69°42'30" East, 730.31' along the common line between said 9.464 acre tract and said Leal tract to the PLACE OF BEGINNING and containing 9.469 acres of land of which 0.055 acres are situated within CR

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System Texas Central Zone 4203.

3198.