

SURVEY SHOWING A 1.369 ACRE TRACT OF LAND LOCATED IN THE ANTONIO MENCHACA SURVEY, ABSTRACT NO. 12, BELL COUNTY, TEXAS, SAID 1.369 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 168.45 ACRE TRACT OF LAND RECORDED IN VOLUME 986, PAGE 486, DEED RECORDS, BELL COUNTY, TEXAS.

COOPER, JAMES ROBERT
41.409 ACRES
DOCUMENT NO. 2018-00049233
OFFICIAL PUBLIC RECORDS

FEMA FLOOD ZONE "A" AS SCALED FROM FEMA MAP 48027C0550E. EFFECTIVE DATE 09/26/2008

S72° 27' 31"E 1039.78'
DOC. NO. 2018-00049233

S72° 27' 31"E 1039.78'

POINT OF BEGINNING
RECORD CALL PER VOLUME 986, PAGE 486
1/2" IRON ROD FOUND
CONCRETE MONUMENT FOUND
SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
WIRE FENCE

- NOTES:
- 1) WORK PERFORMED ON AUGUST 24, 2020
 - 2) OWNER: COOPER KRAUSE FARM LLC
 - 3) ADDRESS: KRAUSE ROAD, BELL COUNTY, TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER FM48027C0550E, EFFECTIVE DATE SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES IN ZONE "A", WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERBESH OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT WAS MADE AS PART OF THIS SURVEY FOR THE EXPOSURE, SIZE, DEPTH, LOCATION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

SCHEDULE B EXCEPTIONS:
10a) EASEMENTS TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 1444, PAGE 317, DEED RECORDS, BELL COUNTY, TEXAS, (DOES NOT APPLY, LOCATED NORTHWEST OF PROPERTY)

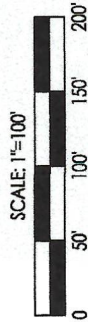
TAISLER, BARBARA ANN
CALLED 42 ACRES
DOCUMENT NO. 201500046562
OFFICIAL PUBLIC RECORDS

COOPER KRAUSE FARM LLC
REMAINING PORTION OF
CALLED 78.38 ACRES
VOLUME 807, PAGE 1&3
DEED RECORDS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 18-20882



COOPER, JOHN ROBERT
6.210 ACRES
DOCUMENT NO. 2018-00049231
OFFICIAL PUBLIC RECORDS

LEGEND

- () P.O.B.
- 1/2" IRON ROD FOUND
- ⊙ CONCRETE MONUMENT FOUND
- SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
- X — WIRE FENCE

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571



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FIELD NOTES FOR A 1.369 ACRE TRACT OF LAND:

BEING A 1.369 ACRE TRACT OF LAND, LOCATED IN THE ANTONIO MENCHACA SURVEY, ABSTRACT NO. 12, BELL COUNTY, TEXAS; SAID 1.369 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 168.45 ACRE TRACT OF LAND RECORDED IN VOLUME 986, PAGE 486, DEED RECORDS, BELL COUNTY, TEXAS; SAID 1.369 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument located at the southeast corner of the remainder of said 168.45 acre tract, the northeast corner of the remaining portion of that called 78.38 acre tract of land recorded in Volume 986, Page 486, Deed Records, Bell County, Texas, being in a northwest line of that called 42 acre tract of land recorded in Document No. 2015-00046562, Official Public Records, Bell County, Texas, said point being the southeast corner of the herein described tract of land;

Thence, with the south lines of the remainder of said 168.45 acre tract, the north lines of the remainder of said 78.38 acre tract, the following two (2) courses and distances:

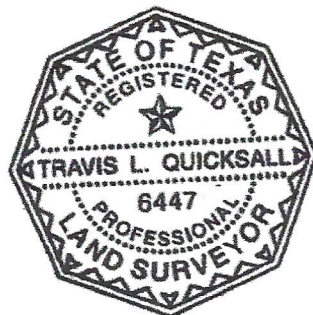
1. **N 74° 39' 58" W**, a distance of **479.82'** (Record: N 73° 28' 06" W, a distance of 481.00'), to a concrete monument located for an angle point of the herein described tract of land;
2. **N 69° 05' 58" W**, a distance of **567.36'** (Record: N 67° 54' 06" W), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for the southwest corner of the remainder of said 168.45 acre tract, the northwest corner of the remainder of said 78.38 acre tract, being in a southeast line

EXHIBIT
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of that certain 6.210 acre tract of land recorded in Document No. 2018-00049231, Official Public Records, Bell County, Texas, said point being the southwest corner of the herein described tract of land which bears $N 26^{\circ} 49' 16'' E$, a distance of 159.81' from a 1/2" iron rod located for the southeast corner of said 6.210 acre tract;

3. **Thence**, with a northwest line of the remainder of said 168.45 acre tract, the southeast line of said 6.210 acre tract, $N 26^{\circ} 49' 16'' E$, a distance of **37.62'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap located for the northwest corner of the remainder of said 168.45 acre tract, the northeast corner of said 6.210 acre tract, an angle point of that certain 41.409 acre tract of land recorded in Document No. 2018-00049233, Official Public Records, Bell County, Texas, said point being the northwest corner of the herein described tract of land;
4. **Thence**, with the north line of the remainder of said 168.45 acre tract, a south line of said 41.409 acre tract, $S 72^{\circ} 27' 31'' E$, a distance of **1039.78'** (Record per Doc. No. 2018-00049233: $S 72^{\circ} 27' 31'' E$, a distance of 1039.78'), to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for the northeast corner of the remainder of said 168.45 acre tract, the southeast corner of said 41.409 acre tract, being in a northwest line of said 42 acre tract, said point being the northeast corner of the herein described tract of land;
5. **Thence**, with the southeast line of the remainder of said 168.45 acre tract, a northwest line of said 42 acre tract, $S 17^{\circ} 32' 29'' W$, a distance of **51.89'**, to the **POINT OF BEGINNING** containing **1.369 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.





Travis L. Quicksall RPLS #6447
Date: 09/02/2020
Job #18-2082.2

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