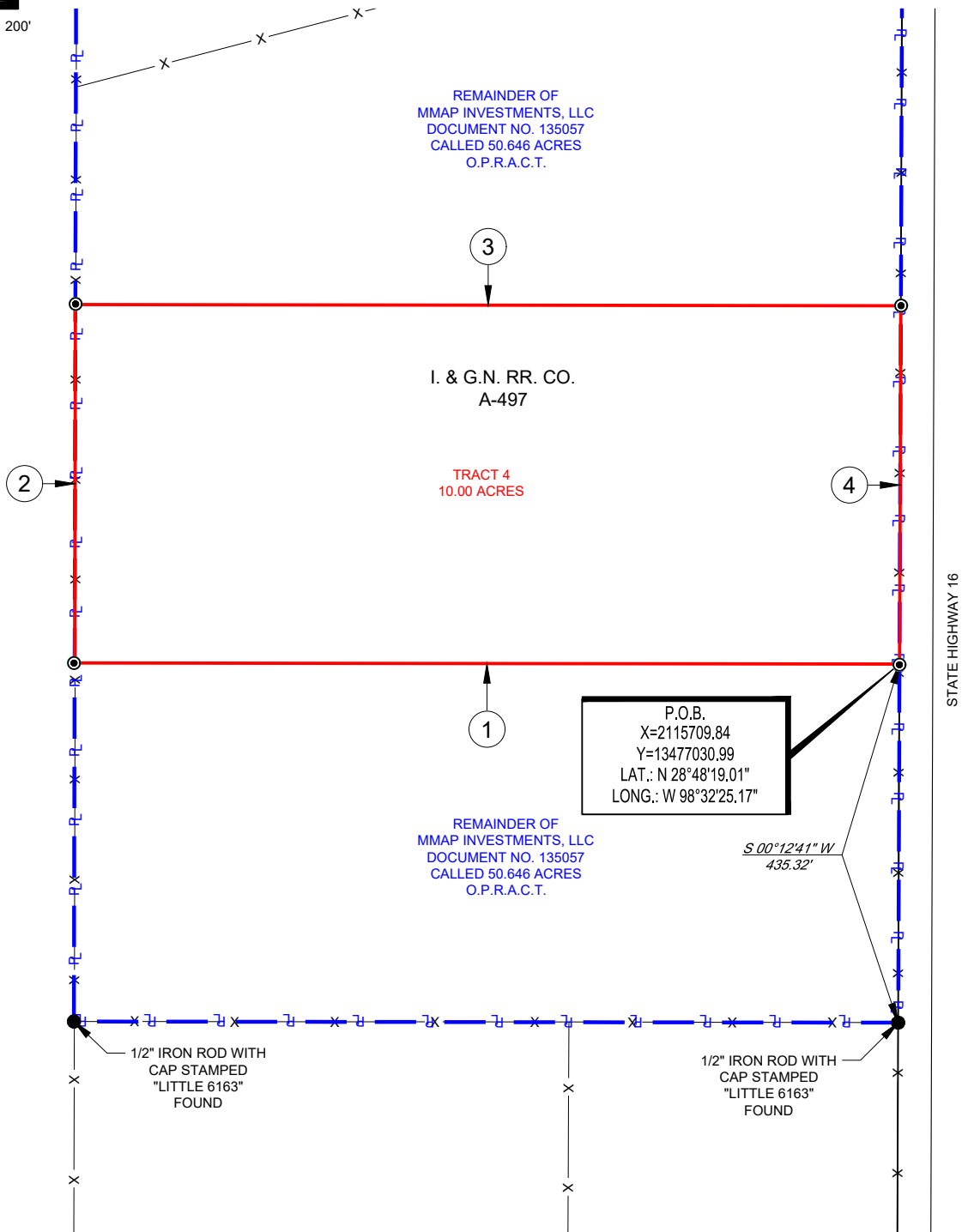


EXHIBIT "A"

I. & G. N. RR. CO. SURVEY, A-497
 ATASCOSA COUNTY, TEXAS
 SURVEY OF 10.00 ACRES



SCALE: 1" = 200'
 0' 100' 200'



LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°55'07" W	1001.18'
2	N 00°07'17" E	434.98'
3	S 89°55'07" E	1001.87'
4	S 00°12'41" W	434.98'

LEGEND

- P — PARENT TRACT BORDER
- PROPOSED TRACT
- ROAD WAY
- X — FENCE LINE
- ⊙ IRON ROD SET
- IRON ROD FOUND



1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
 TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
 TEXAS FIRM REGISTRATION NO. 10042504
 WWW.TOPOGRAPHIC.COM

Patrick A. Fox, R.P.L.S. No. 5069
 SURVEYED ON THE GROUND: January 27, 2021
 Field note description of even date accompanies this plat.

SH 16 JOURDANTON, TX TRACT 4	REVISION:	
	INT	DATE
DATE: 02/04/2021		
FILE:BO_SH16_JOURDANTON_TR4		
DRAWN BY: CAR		
SHEET: 1 OF 2		

NOTES:

- ORIGINAL DOCUMENT SIZE: 8.5" X 14"
- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.
- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY BLUE INDIE REALTY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE. AND MADE FOR THIS TRANSACTION ONLY.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- P.O.B. = POINT OF BEGINNING
- O.P.R.A.C.T. = OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS

EXHIBIT "A"
ATASCOSA COUNTY, TEXAS
10.00 ACRE TRACT DESCRIPTION

February 4, 2021
Sheet 2 of 2

Field notes of a 10.00 acre tract as shown on sheet 1 of 2 of this Exhibit "A", situated in the I. & G.N. RR. Co. Survey, Abstract No. 497, Atascosa County, Texas, also being out of a called 50.646 acre tract of land, described in deed to MMAP Investments, LLC, recorded in Document No. 135057, Official Public Records, Atascosa County, Texas, (O.P.R.A.C.T.), said 10.00 acre tract being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=2115709.84, Y=13477030.99) at a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the West right of way of State Highway 16, and the East line of said 50.646 acre tract, for the Southeast corner of this 10.00 acre tract, from which a 1/2-inch iron rod with cap stamped "LITTLE 6163" found for the Southeast corner of said 50.646 acre tract, bears:
South 00°12'41" West, a distance of 435.32 feet;

THENCE North 89°55'07" West, a distance of 1,001.18 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the West line of said 50.646 acre tract, for the Southwest corner of this 10.00 acre tract;

THENCE North 00°07'17" East, along the West line of said 50.646 acre tract, a distance of 434.98 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Northwest corner of this 10.00 acre tract;

THENCE South 89°55'07" East, a distance of 1,001.87 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the West right of way of State Highway 16, and the East line of said 50.646 acre tract, for the Northeast corner of this 10.00 acre tract;

THENCE South 00°12'41" West, along the West right of way of State Highway 16, and the East line of said 50.646 acre tract, a distance of 434.98 feet to the POINT OF BEGINNING containing 10.00 acres.

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), South Central Zone, in U.S. Survey Feet.

Plat of even date accompanies this field note description.

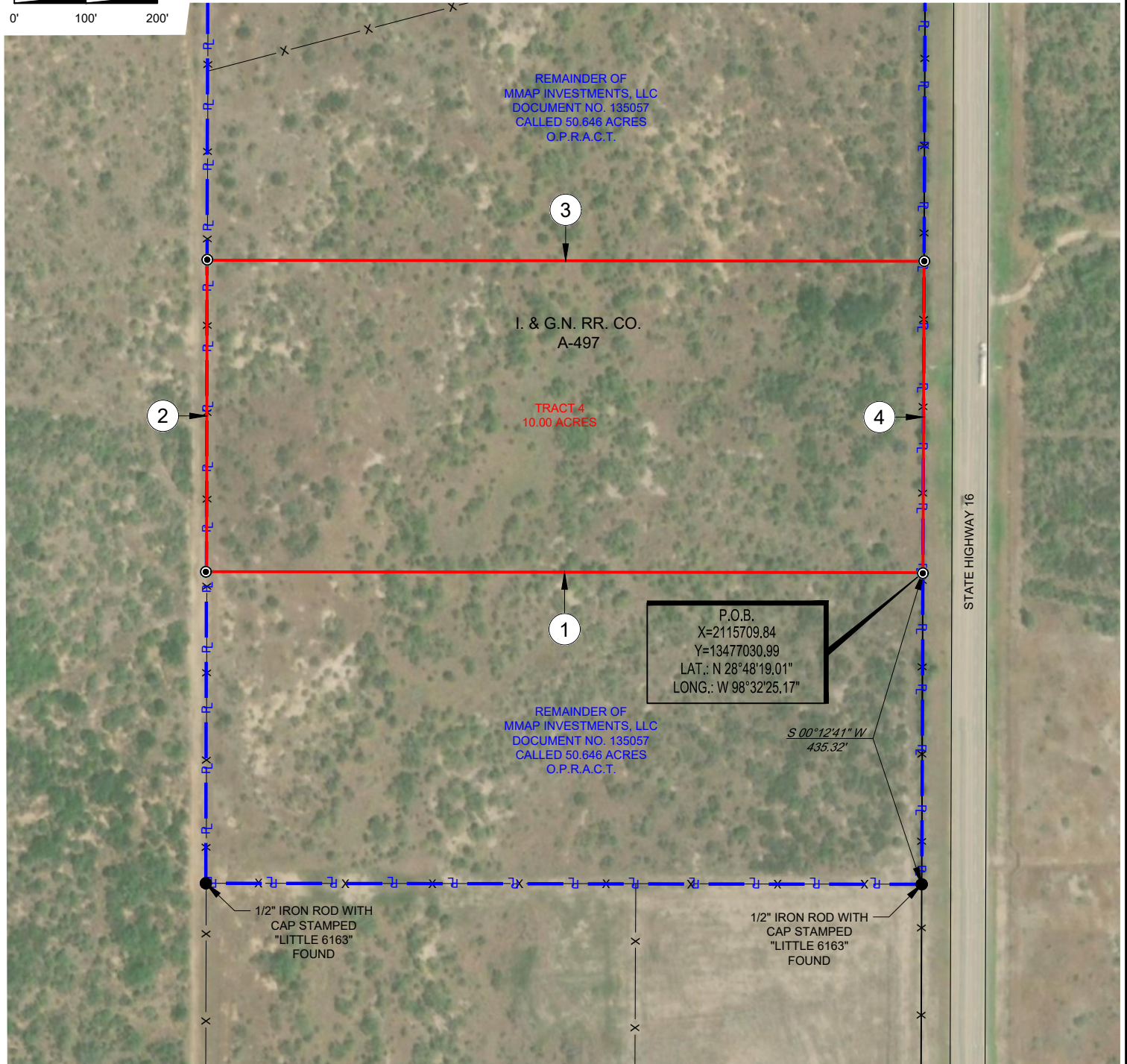
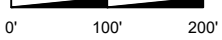
AERIAL MAP

I. & G. N. RR. CO. SURVEY, A-497
ATASCOSA COUNTY, TEXAS
SURVEY OF 10.00 ACRES

BLUE INDIE REALTY



SCALE: 1" = 200'



LINE TABLE

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LEGEND

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