

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111)
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036
line

Page 1 of 4
Rev. Aug. 14, 2024
July 2, 2024

Property Description for Parcel P00080219

BEING 0.0184 acre of land in the Northeast Quarter of the Lunatic Asylum Lands, Section 14, Abstract No. 639, Taylor County, Texas, and being out of Lot 1, Block A, Section 1, Colonial Hills, a 5.98-acre tract conveyed from Brian and Martha Carr to Brookshire Wells, LLC recorded in Document No. 2020-14015, Official Public Records, Taylor County, Texas, filed August 5, 2020. Section 1, Colonial Hills Subdivision recorded in Cabinet 3, Slide 501, Plat Records, Taylor County, Texas, filed March 31, 2001. Said 0.0184 acre (802 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch rebar recovered on the south line of a 50-foot road dedication for Colony Hill Road as shown on the aforesaid plat of Section 1, Colonial Hills Subdivision for the northwest corner of Lot 1 and the northeast corner of Lot 13, Block A, Section 1, Colonial Hills Subdivision;

THENCE, South 89 degrees 44 minutes 05 seconds East with the south line of said 50-foot road dedication, the north line of Lot 1, for a distance of 495.97 feet to a 4-inch bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W" set in concrete (TxDOT Type II Monument) on the proposed west R.O.W. line of FM 1750 for the POINT OF BEGINNING at the northwest corner of this parcel and being 80.00 feet right of centerline station 237+87.96 of FM 1750. Northing 6,821,456,.46 Easting 1,595,671.16.

- 1) THENCE, South 89 degrees 44 minutes 05 seconds East with the south line of said 50-foot road dedication, the north line of Lot 1, at a distance of 30.00 feet pass a 1/2-inch rebar recovered for the northeast corner of Lot 1, the northwest corner of the 10-foot right of way dedication as shown on the aforesaid plat of Section 1, Colonial Hills Subdivision and continue the same course for a total distance of 40.00 feet to a point at the intersection of the south line of said 50-foot road dedication and the existing west R.O.W. line of FM 1750, for the northeast corner of this parcel;
- 2) THENCE, South 00 degrees 40 minutes 01 seconds West with the existing west R.O.W. line of FM 1750 for a distance of 1.65 feet to a broken TxDOT Type I Monument recovered for an angle point in the east line of this parcel;
- 3) THENCE, South 00 degrees 48 minutes 15 seconds West with the existing west R.O.W. line of FM 1750 for a distance of 38.35 feet to a TxDOT Type II Monument set on the existing west R.O.W. line of FM 1750 for the south corner of this parcel and being 40.00 feet right of centerline station 238+27.78 of FM 1750;

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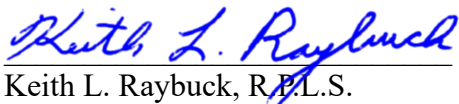
- 4) THENCE, North 44 degrees 28 minutes 05 seconds West with the proposed west R.O.W. line of FM 1750 at a distance of 14.08 feet pass the east line of Lot 1, the west line of the 10-foot right of way dedication and continue the same course for a total distance of 56.30 feet to the POINT OF BEGINNING and containing 0.0184 acre (802 square feet) of land, including 0.0080 acre (350 square feet) within the 10-foot right of way dedication;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



8/14/2024

Keith L. Raybuck, R.P.L.S.
Texas Registration No. 5666

Date

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800



PARENT TRACT INSET
(N. T. S.)



FM 1750

PARCEL P00080219
0.0184 ACRE
800 SQ. FT.

P.O.B.
PARCEL ID P00080219
STA. 237+87.96
OFF: 80.00' RT
N=6821456.46
E=1595671.06

BROOKSHIRE WELLS, LLC
LOT 1 - 5.98 ACRES
DOC. 2020-14015
OFFICIAL PUBLIC RECORDS
5 AUG. 2020

COLONY HILL ROAD

S89°44'05"E 495.97'

P.O.C.
PARCEL ID P00080219
REC 1/2" RBR

SECTION 1
COLONIAL HILLS
CAB. 3, SLIDE 501
MARCH 31, 2001

103

104

13

12

11

SE/4 L.A.L. SEC. 8
A-804

NE/4 L.A.L. SEC. 14
A-639

AREA TABLE (ACRES)

EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
5.98	0.0184		5.962

LEGEND

EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	
POINT OF COMMENCING	
POINT OF BEGINNING	
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	
FOUND AS NOTED	
RECOVERED TYPE I R.O.W. MARKER	
RECOVERED 1/2" REBAR	
RECOVERED 3/8" REBAR	
CONTROL POINT	

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

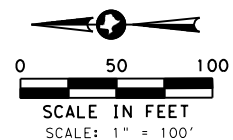
PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

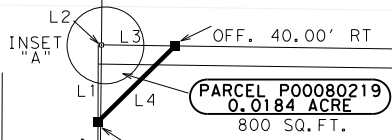
EXHIBIT "A"
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FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.	
6	DATE:	SCALE:	FM 1750		
STATE	PARCEL PLAT SHOWING			COUNTY	
TEXAS	PARCEL ID P00080219			TAYLOR	
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3



240+00 FM 1750
(80' R.O.W.)



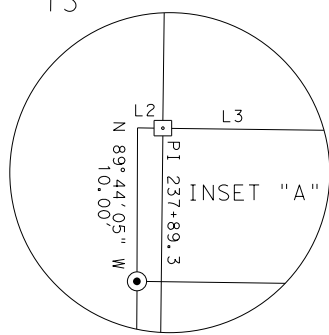
P.O.B.
PARCEL ID P00080219 BROOKSHIRE WELLS, LLC
STA. 237+87.96 LOT 1 - 5.98 ACRES
OFF. 80.00' RT. DOC. 2020-14015
N=6821456.46 OFFICIAL PUBLIC RECORDS
E=1595671.06 5 AUG. 2020

SECTION 1
COLONIAL HILLS
CAB. 3, SLIDE 501
PLAT RECORDS
31 MARCH 2001

103
LOTS 103 & 104
SECTION 1
COLONIAL HILLS
CAB. 2, SLIDE 333-C
PLAT RECORDS
323 MAY 2006

NE/4 L. A. L. SEC. 14
A-639

P.O.C.
PARCEL ID P00080219
REC 1/2" RBR



Keith L. Raybuck
8/14/2024

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°44'05" E	40.00'
L2	S 00°40'01" W	1.65'
L3	S 00°48'15" W	38.35'
L4	N 44°28'05" W	56.30'

COLONY HILL ROAD

50' ROAD DEDICATION BY PLAT

INSET "A"

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
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- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

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P.O.B.

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6	DATE:	SCALE:	FM 1750			
STATE	PARCEL PLAT SHOWING			COUNTY		
TEXAS	PARCEL ID P00080219			TAYLOR		
DISTRICT	RCSJ	1655	01	037	PAGE NO.	
ABL	CCSJ	1655	01	036	4	