

# Exhibit A



## 1 TITLE DESCRIPTION

TRACT I:  
Situated in Webb County, Texas, and being a tract of land containing 1.83 acres tract, more or less, being all of Lot Number 121, CANSICO SUBDIVISION, UNIT 3, as per Plat recorded in Volume 13, page 26, Webb County Plat Records.

TRACT II:  
Situated in Webb County, Texas, and being a tract of land containing 1.11 acre tract, more or less, being all of Lot Number ONE (1), in Block Number ONE GAMBIT PLAT, a subdivision situated in the City of Laredo as per Plat recorded in Volume 37, page 8, Webb County Plat Records.

TRACT III:  
Situated in Webb County, Texas, and being a tract of land containing 11.784 acres, more or less, the greater portion of which is out of L. J. Farnes Survey No. 1055, Abstract No. 317, and small portions of which are out of Estrella de Guadalupe Survey No. 1238, Abstract No. 436, and Augustin-Sancti Spiritus No. 38, Abstract No. 382, and being more particularly described by offset and bounds in Exhibit "A", BEC & BECET, a tract of land containing 10.981 acres, more or less, located in the City of Laredo as a Right-of-Way and recorded in Volume 766, page 575-580, Webb County Official Public Records.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 271008418, EFFECTIVE DATE FEBRUARY 23, 2022, ISSUE DATE MARCH 8, 2022.

## 2 TITLE INFORMATION

5412 SAN BERNARDO ROAD  
THE TITLE DESCRIPTION AND THIS SCHEDULE "B" ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 271008418, EFFECTIVE DATE FEBRUARY 23, 2022, ISSUE DATE MARCH 8, 2022.

## 5 FLOOD INFORMATION

By reading and depicting the following, the subject property lies within Zone(s) X of the Flood Insurance Rate Map for the City of Laredo, Community Panel Map Number 440200000C, having an effective date of April 2, 2008. No flood survey was performed to determine the Zone and Flood Insurance Category. It may be necessary to verify the determination or apply for a re-evaluation from the Federal Emergency Management Agency. Relevant zones are defined on said map as follows:

ZONE "X" - Areas determined to be outside the 0.2% annual chance floodplain.

## 6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

## 7 POSSIBLE ENCROACHMENTS

"NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED."

## 8 ZONING INFORMATION

ZONING INFORMATION NOT PROVIDED

## 10 BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 1983 STATE PLANE COORDINATES OF TEXAS, SOUTH ZONE 4203.

## 3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

TRACT I:

1. Easement and Right-of-Way dated January 16, 1991, executed by Helen Carter in Central Power and Light Company, recorded in Volume 214, pages 534-536, Webb County Official Public Records. DOES AFFECT, IS BLANKET IN NATURE, NOT SHOWN.

2. Right-of-Way dated October 6, 1960, executed by F.M. Canasco to Central Power and Light Company, recorded in Volume 327, pages 380-381, Webb County Official Public Records. DOES AFFECT, NO SPECIFIC WIDTH GIVEN, CERTIFIED ON OVERHEAD UTILITY LINES, PLOTTED AS SHOWN.

3. Right-of-Way Easement dated February 20, 1974, executed by F.M. Canasco to United Gas, Inc., recorded in Volume 451, pages 29-38, Webb County Official Public Records. DOES AFFECT, UNABLE TO DETERMINE LOCATION OF 10' EASEMENT, MONUMENT NOT TO BE DEPENDENT AT TIME OF SURVEY, NOT SHOWN.

4. Subject to 25' public law along western boundary, a 7' Right-of-Way Dedication along the western edge of property, a 6' utility easement along southern boundary, and all plat locations as shown in Canasco Subdivision Unit 3, recorded in Volume 13, page 26, Webb County Plat Records. DOES AFFECT, PLOTTED AS SHOWN.

5. Easement and Right-of-Way dated October 30, 1960, executed by F.M. Canasco, Ltd. to Central Power and Light Company, recorded in Volume 87, pages 11-13, Webb County Official Public Records. DOES NOT AFFECT, FALLS NORTH OF THE SUBJECT PROPERTY, NOT SHOWN.

6. Easement and Right-of-Way dated September 1, 1982, executed by F.M. Canasco, Ltd. to Central Power and Light Company, recorded in Volume 63, pages 43-45, Webb County Official Public Records. DOES NOT AFFECT, FALLS NORTH OF THE SUBJECT PROPERTY, NOT SHOWN.

7. Right-of-Way dated October 24, 1984, executed by F.M. Canasco, Ltd. to Central Power and Light Company, dated October 24, 1984, recorded in Volume 265, pages 38-40, Webb County Official Public Records. DOES NOT AFFECT, FALLS NORTH OF THE SUBJECT PROPERTY, NOT SHOWN.

8. Easement and Right of Way dated September 7, 1993, executed by F.M. Canasco, Ltd. to Central Power and Light Company, recorded in Volume 121, pages 45-47, Webb County Official Public Records. DOES NOT AFFECT, FALLS OUTSIDE OF THE SUBJECT PROPERTY, NOT SHOWN.

9. Declaration of Reciprocal Easement and Reservation dated December 5, 1995, executed by F.M. Canasco, Ltd., recorded in Volume 451, pages 127-131, Webb County Official Public Records. DOES AFFECT, CONTAINS PROVISIONS FOR INGRESS/EGRESS, ACCESS, PARKING AND UTILITIES, BLANKET IN NATURE, NOT SHOWN.

10. Subject to terms, conditions and right of others under Reciprocal Easement Agreement executed by and between F.M. Canasco, Ltd. and F.M. Canasco, Ltd. to F.M. Canasco, Ltd., recorded in Volume 271, pages 45-52, Webb County Official Public Records. DOES AFFECT, CONTAINS PROVISIONS FOR INGRESS/EGRESS, ACCESS, PARKING AND UTILITIES, BLANKET IN NATURE, NOT SHOWN.

11. Easement and Right of Way dated November 11, 2002, executed by Rio Hondo Shopping Center, L.P. to AEP Texas Central Company, recorded in Volume 172L, pages 341-344, Webb County Official Public Records. DOES NOT AFFECT, FALLS OUTSIDE OF THE SUBJECT PROPERTY, NOT SHOWN.

12. Easement and Right of Way dated October 5, 2005, executed by Rio Hondo Shopping Center, L.P. to AEP Texas Central Company, recorded in Volume 193L, pages 455-457, Webb County Official Public Records. DOES NOT AFFECT, FALLS WEST OF THE SUBJECT PROPERTY, NOT SHOWN.

13. Terms, conditions and reporting of Lease Agreement between F.M. Canasco, Ltd. and Texas Limited Partnership, as Lessee, and Canasco, L.L.C., a Texas Corporation, as Lessor, dated April 26, 1993, a Memorandum of which is dated July 27, 1993, and recorded in Volume 137, pages 5-5, Webb County Official Public Records, and Assignment of Lease dated December 15, 1995, executed by and between Canasco, L.L.C., to Laredo Joint Venture, recorded in Volume 258, pages 83-94, Webb County Official Public Records, which Lease is subject to terms and conditions of Non-Competition Agreement dated November 10, 1998, executed by and between Laredo Joint Venture, L.P., (hereinafter, "Laredo JV"), Laredo, Texas, L.L.C., (hereinafter, "Laredo L.L.C."), and F.M. Canasco, Ltd., recorded in Volume 451, pages 279-286, Webb County Official Public Records, and subject to terms and conditions of Lease Agreement between Laredo JV, Laredo, Texas, L.L.C., and F.M. Canasco, Ltd., recorded in Volume 1185, pages 123-125, Webb County Official Public Records, and subject to terms and conditions of Lease Agreement between Laredo JV, Laredo, Texas, L.L.C., and F.M. Canasco, Ltd., recorded in Volume 1185, pages 123-125, Webb County Official Public Records, and subject to terms and conditions of Lease Agreement between Laredo JV, Laredo, Texas, L.L.C., and F.M. Canasco, Ltd., recorded in Volume 1185, pages 123-125, Webb County Official Public Records.

14. Easement dated March 12, 2018, executed by Walter E. Squared Laredo, L.L.C. to Crown Enterprises, L.L.C., and recorded in Volume 445L, pages 313-314, Webb County Official Public Records. DOES AFFECT, IS PLOTTED AS SHOWN.

TRACT II:

1. Private Road and Utility Easement as set out in Volume 445L, page 10, in Volume 445L, page 477, and in Volume 477, page 181, Webb County Deed Records. DOES NOT AFFECT, NOW FALLS IN DEDICATED RIGHT-OF-WAY, NOT SHOWN.

2. Easement and Right of Way dated September 1, 1993, executed by F.M. Canasco to Central Power and Light Co., recorded in Volume 121, pages 45-47, Webb County Official Public Records. DOES AFFECT, PLOTTED AS SHOWN.

3. Right of Way Easement dated May 26, 1981, executed by Canasco Properties, Inc. to Central Power and Light Co., recorded in Volume 366L, page 61, Webb County Real Property Records. DOES AFFECT, BLANKET IN NATURE, NOT SHOWN.

4. Subject to actual term, right of way dedications and plat relations as shown in Gambit Plat as recorded in Volume 37, page 8, Webb County Plat Records. DOES AFFECT, PLOTTED AS SHOWN.

TRACT III:

1. Easement and Right of Way dated June 24, 1980, executed by Yellow Freight Systems, Inc. to Central Power and Light Company, recorded in Volume 83L, pages 299-299, Webb County Deed Records. DOES AFFECT, PLOTTED AS SHOWN.

2. Subject to Zoning Ordinance of the City of Laredo, effective September 1, 1983, EFFECT UNKNOWN.

3. Laredo Subdivision Ordinance dated January 17, 1984, prescribing rules and regulations governing plat and subdivision of land within the corporate limits and extra-territorial jurisdiction of the City of Laredo. EFFECT UNKNOWN.

4. Subject to terms and conditions of any and all unrecorded Lease Agreements covering subject property. EFFECT UNKNOWN.

5. Easement and Right of Way dated June 26, 2019, executed by Crown Enterprises, L.L.C. to AEP Texas Inc. and recorded in Volume 445L, pages 313-314, Webb County Official Public Records.

## 11 SURVEYOR'S NOTES

- This survey is based on information shown on a title report prepared by Chicago Title Insurance Company, G.F. No. 271008418, effective date February 23, 2022, issue date March 8, 2022, and Schedule B exceptions in said title report have been addressed. The surveyor did not conduct this property and has relied on said title report for all matters of record.
- Subject tract has deeded driveway access to Santa Maria Avenue, W Carlton Road and Texas Plaza, public rights-of-way.
- There is no observable evidence of north-south walls, or building construction.
- No observable evidence of any changes in street right-of-way or record street or sidewalk construction or repair.
- All statements within the certification, and other reference block elements herein, related to utilities, improvements, encroachments, easements, easements, encroachments and encroachments are based solely on above ground, visible evidence, unless otherwise stated or indicated in a specifically referenced location.
- All plat and 1/2" bear with an instrument not interpreted "PLS 540" unless otherwise noted.
- The survey does not include a determination or opinion concerning the accuracy or reliability of methods, techniques, tools or hardware used in the certification, and other reference block elements herein, related to utilities, improvements, encroachments, easements, easements, encroachments and encroachments are based solely on above ground, visible evidence, unless otherwise stated or indicated in a specifically referenced location.
- The point of beginning is identified on the survey and was taken from the nearest adjacent grade of said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other operations on the survey.
- No underground utility lines have been located and/or shown on this survey. Only visible and apparent above ground utility structures are shown.
- All Reciprocal Easement Agreements, CHENAG, that have been recorded by the title report provided have been checked on the survey and all shown thereon. The listing of any utility easements or easements that have been checked by the title report provided have been checked on the survey and all shown thereon.
- No other utility lines have been located and/or shown on this survey. Only visible and apparent above ground utility structures are shown.
- All Reciprocal Easement Agreements, CHENAG, that have been recorded by the title report provided have been checked on the survey and all shown thereon. The listing of any utility easements or easements that have been checked by the title report provided have been checked on the survey and all shown thereon.
- Unless shown otherwise, no visible evidence of substantial traces of refuse were observed at the time the fieldwork was performed.
- No visible certain division or partly walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any displayed by the client. Necessary permissions were not provided.
- This ALTA/NSPS map and this survey on which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy.
- ELEVATION BENCHMARK: "1" is in concrete set at the following locations:  
TBM - A Elevation = 422.3'  
TBM - B Elevation = 422.4'  
TBM - C Elevation = 422.4'
- Visible observation of area used as right-of-way, no document(s) provided for right-of-way easement or dedication. Trust subject to reference, easements and EPC, if any, and provided.
- All assumed parking spaces. Observed evidence of parking area at time of survey.
- The plat of Canasco Subdivision, Unit 3, recorded in Volume 13, page 26, P.R.W.C.T., is illegible. Property boundary calculated per adjoining deeds, plat and found monuments. Subject property is subject to limitations, easements and rights-of-way that are not visible.

## 16 VICINITY MAP



## 12 PARKING INFORMATION

5412 SAN BERNARDO ROAD  
455 STANDARD PARKING SPACES  
11 HANDICAP PARKING SPACES  
498 TOTAL PARKING SPACES

## 13 LAND AREA

TRACT I:  
5412 SAN BERNARDO  
7.338 ACRES  
(320,566 SQ. FT.)  
TRACT II:  
6055 TESORO PLAZA  
1.11 ACRES  
(48,134 SQ. FT.)  
TRACT III:  
1318 CALTON ROAD  
11.784 ACRES  
(513,732 SQ. FT.)

## 14 BUILDING AREA

TRACT I  
5412 SAN BERNARDO  
37,517 SQUARE FEET  
TRACT II  
6055 TESORO PLAZA  
17,575 SQUARE FEET  
TRACT III  
1318 CALTON ROAD  
80,406 SQUARE FEET  
(SEE NOTE 6)

## 15 BUILDING HEIGHT

TRACT I  
5412 SAN BERNARDO  
HEIGHT = 41 ft.  
TRACT II  
6055 TESORO PLAZA  
HEIGHT = 30 ft.  
TRACT III  
1318 CALTON ROAD  
HEIGHT = 51 ft.  
(SEE NOTE 6)

## 4 SURVEYOR CERTIFICATION

To: Crown Enterprises, L.L.C.  
Marian E. Squared Laredo, L.L.C., a Delaware limited liability company;  
Chicago Title Insurance Company;  
Commercial Due Diligence Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6A, 6B, 7B, 7C, 8, 9, and 10 of the ALTA/NSPS Surveyor's Handbook as promulgated on February 21, 2022.

Date of Plat or Map:

ANTHONY RAY CROWLEY, R.P.L.S. 6484  
CROWLEY SURVEYING  
FNN 10404503  
4251 FM 2181, #230-464  
CORINTH, TX 76210  
(469) 850-CPS (52757)  
acrowley@crowsleysurveying.com



## KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARINGS
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 ALTA/NSPS Land Title Survey
- 19 SURVEY DRAWINGS
- 20 PROJECT ADDRESS

## 18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

This Work Coordinated By:

CDS  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Toll Free: 888.457.7878

Drawn By: LIG Date: Revision: --

Surveyor's Ref. No.: 22-01-0212 Date: Revision: --

Approved By: ARC Date: Revision: --

Field Date: 02/21/2022 Date: Revision: --

Scale: Date: Revision: --

Prepared For:

NCSN: Client Ref. No.:

Project Name:

CROWN/LAREDO TX

CDS Project Number:

22-01-0212

Approved CDS Surveyor  
ANTHONY RAY CROWLEY, R.P.L.S. 6484  
CROWLEY SURVEYING  
FNN 10404503  
4251 FM 2181, #230-464  
CORINTH, TX 76210  
(469) 850-CPS (52757)  
acrowley@crowsleysurveying.com



Copyright Commercial Due Diligence Services. The name and logo are trademarks. Copyright all rights are reserved. Any use of the name and logo is strictly prohibited without written permission from Commercial Due Diligence Services.

This survey is conducted for and prepared in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6A, 6B, 7B, 7C, 8, 9, and 10 of the ALTA/NSPS Surveyor's Handbook as promulgated on February 21, 2022.

This survey is conducted for and prepared in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6A, 6B, 7B, 7C, 8, 9, and 10 of the ALTA/NSPS Surveyor's Handbook as promulgated on February 21, 2022.







- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC BOX
- CITY BOX
- CITY MARKER SIGN
- GUY WIRE
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- STORM SEWER MANHOLE
- WHITE SILET
- TELEPHONE BOX
- FUEL TANK
- WATER VALVE
- WATER METER
- AIR CONDITIONER
- ROLLER
- SIGN
- HANDCAP PARKING
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- MONUMENT NOT FOUND OR SET
- CONCRETE
- WALL
- PARKING STRIP
- RECORD CALL
- CALCULATED CALL
- RECORD CALL
- MEASURED CALL
- RIGHT OF WAY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LOCATION
- EASEMENT LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINE
- ELEVATION
- SEE GENERAL NOTE NUMBER

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys.

This Work Coordinated By:

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No: 405-253-2444  
Toll Free: 888.457.7878

Prepared For:

NCS No.:  
Client Ref. No.: Asset No:

5412 SAN BERNARDO  
1318 CARLTON ROAD  
4925 TESORO  
LAREDO, TEXAS

Project Name:

CROWN-LAREDO TX  
CDS Project Number:  
22-01-0212

Approved CDS Surveyor

ANTHONY RAY CROWLEY, R.P.L.S. 6484  
CROWLEY SURVEYING  
PRN:10046500  
4251 FM 2181, #230-484  
CORINTH, TX 76710  
(409) 850-CPLS(2767)  
acrowley@crowleysurveying.com



Copyright Commercial Due Diligence Services. This format and style is protected by Copyright. All rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.



**EXHIBIT "A"**  
**19.401 ACRES**  
**LEGAL DESCRIPTION**

(STATE OF TEXAS)

(COUNTY OF WEBB)

All that certain 19.401 acre tract of land being situated in the E. Garza Survey, Abstract Number 425, and in the J. L. Fuentes Survey, Abstract Number 317, in Webb County, Texas, being all of a called 6.83 acre tract of land recorded as Lot Number 3, Canseco Subdivision, Unit 3, recorded in Volume 13, Page 30, of the Plat Records of said county, and being all of Lot 1, Block 1 of Gambit Plat, recorded in Volume 37, Page 8, of said Plat records, and being all of a called 11.1784 acre tract of land to Crown Enterprises, Inc. recorded in Volume 3098, Page 12 of the deed records of said county, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rebar found in the east right-of-way line of Santa Maria Avenue, for the west corner of said 11.1784 acre tract, and for west corner described herein; **(NOTE: BEARINGS ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS SOUTH ZONE – 4205);**

**THENCE** North 15°15'09" East, with said east right-of-way line, a distance of 51.86 feet to a ½ inch iron rebar found for the northwest corner of said 11.1784 acre tract and the southwest corner of said Lot 3;

**THENCE** North 15°29'37" East, continuing with said east right-of-way line, a distance of 539.43 feet to the northwest corner of said Lot 3, and the northwest corner described herein, from which a PK Nail found for the southwest corner of Lot 4, Block 1 of Canseco Subdivision Unit 4, recorded in Volume 25, Page 149, of said plat records bears North 89°50'00" West, a distance of 5.18 feet;

**THENCE** South 89°50'00" East, departing said east right-of-way line, and with the common line of said Lot 3 and said Lot 4, a distance of 735.70 feet to a PK Nail found in the west right-of-way line of Tesoro Plaza, a fifty-foot-wide public right-of-way, and for the northeast corner described herein;

**THENCE** South 00°10'01" West, a distance of 329.42 feet to a ½ inch iron rebar found for the southeast corner of said Lot 3, and in the north line of Lot 5, Block 1 of Tesoro Plaza, recorded in Volume 3, Page 25 of said plat records;

**THENCE** South 89°55'18" West, a distance of 87.95 feet to ½ inch iron rebar found for the northwest corner of said Lot 5 and the northeast corner of said Lot 3;

**THENCE** South 15°13'29" West, a distance of 884.19 feet to a ½ inch iron rebar with cap stamped "RPLS 6484" set for the northwest corner of said Lot 1 and the southwest corner of Lot 1, Block 1 of Jose Lopez Plat recorded in Volume 13, Page 100 of said plat records;

**THENCE** South 86°42'49" East, a distance of 132.50 feet to a PK Nail found in the west right-of-way line of said Tesoro Plaza, for the northeast corner of said Lot 1, and for the southeast corner of said Jose Lopez Plat;

**THENCE** South 03°45'01" West, with said west right-of-way line and said east line of Lot 1, a distance of 324.35 feet to a ½ inch iron rebar found at the beginning of a non-tangent curve to the right;

**THENCE** with said non-tangent curve to the right having an arc length of 18.97 feet, a radius of 13.00 feet, a chord bearing of South 60°52'23" West, and a chord length of 17.33 feet to a PK Nail found in the south line of



said Lot 1 and the north right-of-way line of Calton Road, a variable-width right-of-way and at the beginning of a compound curve to the right;

**THENCE** with said compound curve to the right having an arc length of 56.79 feet, a radius of 666.00 feet, a chord bearing of North 74°53'05" West, and a chord length of 56.77 feet to the beginning of a reverse curve to the left;

**THENCE** with said reverse curve to the left having an arc length of 125.25 feet, a radius of 757.00 feet, a chord bearing of North 77°10'56" West, and a chord length of 125.11 feet to a ½ inch iron rebar found for the southwest corner of said Lot 1 and being in the east line of said 11.1784 acre tract;

**THENCE** South 15°13'29" West, a distance of 71.62 feet to a point in Calton Road for a south corner described herein;

**THENCE** North 89°06'23" West, a distance of 370.41 feet to a point in said Calton Road for the southwest corner described herein;

**THENCE** North 15°10'36" East, passing at 53.06 feet a ½ iron rebar found, passing at 99.87 feet a ½ inch iron rebar found, passing at 109.57 feet a ½ inch iron rebar found, in all a total distance of 1,043.28 feet to a ½ inch iron rebar found for the northeast corner of a tract of land described in a deed to AEP Central Texas Company, recorded in Volume 1436, Page 435, of said deed records;

**THENCE** South 85°12'37" West, with the common line of said 11.1784 acre tract and said AEP Central Texas Company tract, a distance of 376.73 feet to the **POINT OF BEGINNING** and containing 845,090 square feet or 19.401 acres of land, more or less.

*I hereby certify that the above and foregoing description represents an on the ground survey conducted in March of 2022 and is true and correct to the best of my knowledge.*

*Original signed and stamped in green ink.*

*Anthony Ray Crowley*

Digitally signed by  
Anthony Crowley  
Date: 21-May-24

Date of Signature: May 21, 2024

ANTHONY RAY CROWLEY, R.P.L.S. No. 6484

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.

FRN: 10046500

117 West Archer Street

Jacksboro, TX 76458

(469) 850-CPLS Office

(940) 567-2155 Fax

