State of Texas 24.5507 Acres
County of Leon

EXHIBIT "A"

Field Notes of 24.5507 acres (1,069,426 Square Feet), more or less, lying and being situated in the L.B Harris Survey, A-352, Leon County, Texas conveyed to Merle & Gloria Rupp in Volume 1001, Page 916 of the Official Records of Leon County, Texas and being more particularly described by metes & bounds as follows:

BEGINNING at a point in County Road (CR) 428, being the northernmost northeast corner of a called 51.44 acre tract of land conveyed to Joseph and Kasey Konieczny in Volume 1832, Page 211 O.R.L.C.T., for the northernmost northwest corner and the "**POINT OF BEGINNING**" of the herein described 24.5507 acres;

THENCE along and with CR 428 the following courses and distances;

- S 49°08'45" E a distance of 241.62 feet;
- S 46°12'42" E a distance of 149.07 feet;
- S 39°05'15" E a distance of 337.04 feet;
- S 41°10'22" E a distance of 122.34 feet;
- S 32°07'25" E a distance of 103.25 feet to a point being a point in CR 428, the northernmost northwest corner of a called 12.940 acres conveyed to Old Bowling Land Co in Volume 1642, Page 484 O.R.L.C.T.), for the northernmost northeast corner of the herein described 24.5507 acres;

THENCE S 37°44'08" W, departing CR 428, along and with the common line of the called 12.940 acre Old Bowling Tract a distance of 1272.15 feet to an iron rod found, being the southernmost southwest corner of the called 12.940 acre Old Bowling Tract, an interior point along the common line of a called 31.85 acre tract of land conveyed to Leaann Tremayne in Volume 1740, Page 811 O.R.L.C.T., for the southernmost southeast corner of the herein described 24.5507 acres;

THENCE N 72°32'24" W, along and with the common line of the called 21.85 acre Tremayne tract, along and with the common line of a called 120.889 acre tract of land conveyed to Charles D and Rise J OBryan in Volume 1932, Page 219 O.D.R.L.C.T., a distance of 572.53 feet to an iron rod found, being the northernmost northeast corner of the called 120.889 acre Obryan Tract, the southernmost southeast corner of a called 3.00 acre tract conveyed to Niemietz Family Revocable Trust in Volume 1808, Page 226 O.R.L.C.T., for the southernmost southwest corner of the herein described 24.5507 acres;

THENCE N 37°26'49" E, along and with the common line of the called 3.00 acre Niemietz Tract, along and with the common line of a called 16.51 acre tract of land conveyed to Niemietz Family Revocable Trust in Volume 1808, Page 226 O.R.L.C.T., a distance of 993.94 feet to an iron rod found, being the northernmost northeast corner of the called 16.51 acre Niemietz Tract, for an interior corner of the herein described 24.5507 acres;

THENCE N 67°48'46" W, along and with the common line of the called 16.51 acre Niemietz Tract a distance of 464.53 feet to a point, being a point along the common line of the called 16.51 acre Niemietz Tract, the southernmost southeast corner of the called 51.44 acre Konieczny Tract, for the westernmost southwest corner of the herein described 24.5507 acres;

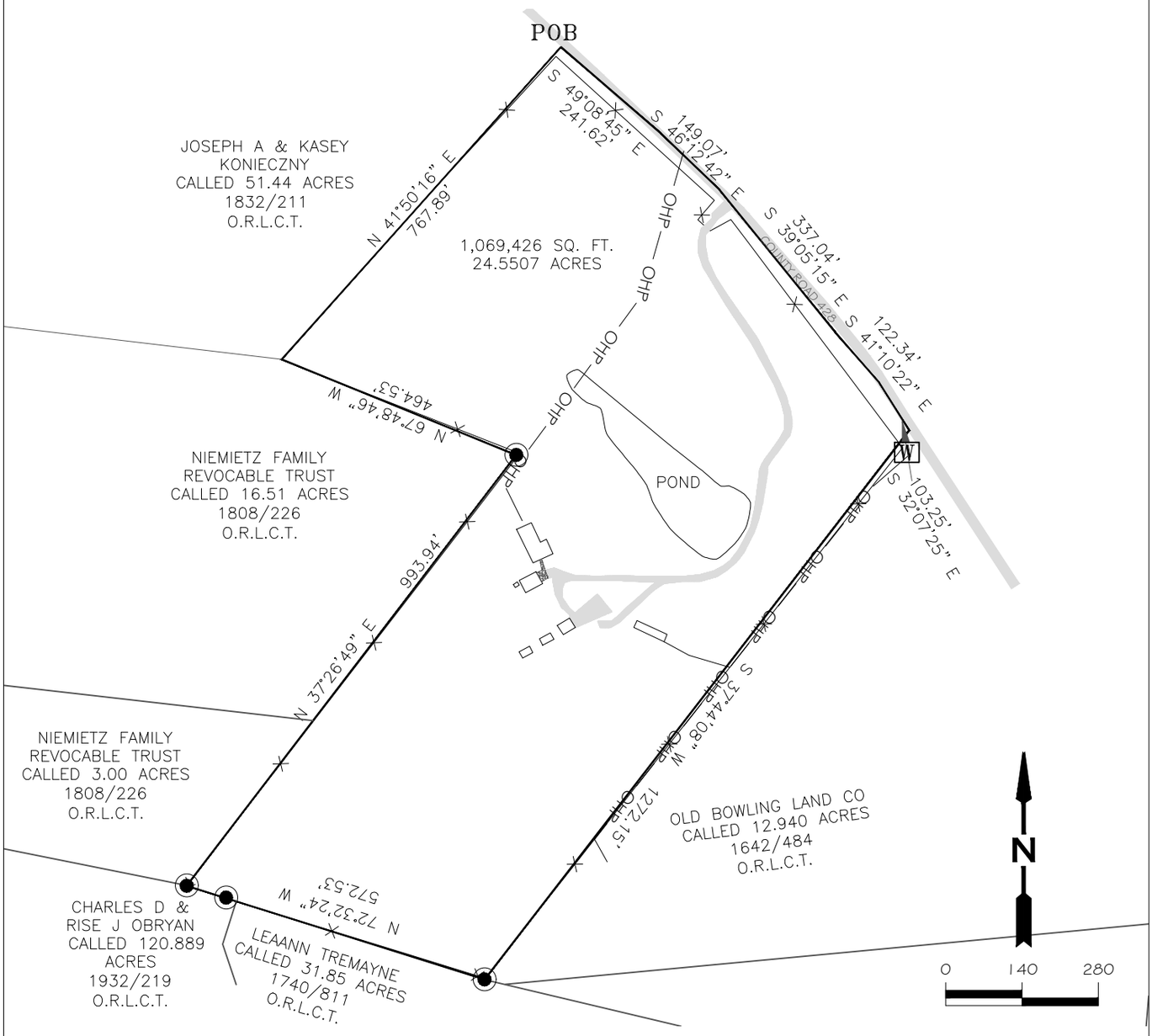
THENCE N 41°50'16" E, along and with the common line of the called 51.44 acre Konieczny Tract a distance of 767.89 feet and back to the "**POINT OF BEGINNING**" and containing all of that 24.5507 acres within these metes & bounds, more or less. (All bearings are based on The Texas Coordinate System, Central Zone 4203, NAD83). I hereby certify that the foregoing legal description was prepared from an on the ground survey performed on August 24, 2024, under my supervision and it correctly represents the facts found at the time of the survey.

Xavier Sandoval

Registered Professional Land Surveyor
Texas Registration No. 5886



Survey of 24.5507 acres (1,069,426 Square Feet), more or less, lying and being situated in the L.B Harris Survey, A-352, Leon County, Texas conveyed to Merle & Gloria Rupp in Volume 1001, Page 916 of the Official Records of Leon County, Texas



Subject Address:
4952 CR 428
MARQUEZ TX 77865

CERTIFICATION

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 24th DAY OF August, 2024.

STATE OF TEXAS
REGISTERED
XAVIER SANDOVAL
5886
PROFESSIONAL
LAND SURVEYOR

Notes:
1.This survey was completed without the benefit of a Title Commitment

Basis of Bearings for this Survey is Grid North from GPS Observation TEXAS CENTRAL 4203 NAD83

LEGEND

— = Subject Property Line
◉ = Found Monument
EB = Electric Box
–X– = Fence
F = Fire Hydrant
–OHP–= Overhead Power Line
AC = Air Conditioner
CO = Clean Out
(R) = Record Measurement
W = Water Meter
⬡ = Set 1/2" Iron Rod
POB = Point of Beginning

XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 08.24.2024
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT LISTED OWNER
GLORIA RUPP
100 DETERING ST APT 1127
HOUSTON TX 77007 8458

DRAWING NO:2024 –4952MARQ	SCALE:1"=280'
DRAWN BY: CAC	DATE: 08/24/24
CHECKED BY: XDS	DATE: 08/24/24
SURVEYED BY: B.THEECK	
TBPELS NO. 10194595	

INTEGRITY BEYOND REPROACH | TITUS 2:8

1836 Surveying & Mapping
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