

EXHIBIT "A"
ANNEXATION DESCRIPTION
36.144 ACRES

BEING A 36.144 ACRE TRACT OF LAND SITUATED IN THE EDWARD WEST SURVEY, ABSTRACT NO. 917, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A 6.62 ACRE TRACT AND 8.58 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 3329, PAGE 492 AND INSTRUMENT NO. 2014-7586, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND ALL OF A 2.01 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 3721, PAGE 700, SAID PUBLIC RECORDS, AND BEING A PORTION OF A 21.011 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 2314, PAGE 779, SAID PUBLIC RECORDS. SAID 36.144 ACRE TRACT, WITH REFERENCE BEARING OF BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), WITH A COMBINED SCALE FACTOR IS 1.000120000, DISTANCES ARE SURFACE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID 21.011 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A 3.908 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 1711, PAGE 604, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 516 (ELLIS STREET), BEING A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE, NORTH 59 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF SAID 21.011 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 635.49 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BALLARD" FOUND FOR THE NORTHWEST CORNER OF AFORE SAID 2.01 ACRE TRACT;

THENCE, NORTH 59 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF SAID 2.01 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.01 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A 9.75 ACRE TRACT CONVEYED TO EAGLE FORD LAND PARTNERS, L.P. AS RECORDED IN BOOK 2171, PAGE 559, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, SOUTH 29 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 347.20 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BALLARD" FOUND;

THENCE, ALONG THE COMMON LINE OF AFORE SAID 21.011 ACRE TRACT AND SAID 9.75 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES;

SOUTH 29 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 531.60 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KHA" FOUND BEARS, NORTH 19 DEGREES 01 MINUTES 13 SECONDS WEST, A DISTANCE OF 3.01 FEET;

NORTH 59 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF 484.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID 21.011 ACRE

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AND 9.75 ACRE TRACTS AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 623 (HARDY ROAD), A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE, SOUTH 30 DEGREES 22 MINUTES 56 SECONDS EAST, ALONG THE COMMON LINE OF SAID 21.011 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.97 FEET TO A PK-NAIL WITH SHINER STAMPED "BALLARD" FOUND FOR THE COMMON CORNER OF SAID 21.011 ACRE TRACT AND THE REMAINDER OF A 23.88 ACRE TRACT CONVEYED TO A.V. BALL AS RECORDED IN BOOK 970, PAGE 199, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, SOUTH 59 DEGREES 35 MINUTES 33 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE COMMON LINE OF SAID 21.011 ACRE AND 23.88 ACRE TRACTS, A DISTANCE OF 349.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BALLARD" FOUND AT THE NORTHWESTERLY CORNER OF AFORESAID 8.58 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 23.88 ACRE TRACT, ALONG THE NORTHERLY LINE OF SAID 8.58 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES;

SOUTH 55 DEGREES 02 MINUTES 21 SECONDS EAST, A DISTANCE OF 284.27 FEET TO A 4-INCH WOOD POST FOUND;

SOUTH 32 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 183.19 FEET TO A 4-INCH WOOD POST FOUND;

NORTH 61 DEGREES 05 MINUTES 52 SECONDS EAST, A DISTANCE OF 224.25 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BALLARD" FOUND IN AFORESAID WESTERLY RIGHT-OF-WAY LINE;

THENCE, SOUTH 30 DEGREES 24 MINUTES 43 SECONDS EAST, ALONG THE COMMON LINE OF SAID 8.58 ACRE TRACT AND WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.22 FEET TO 1/2-INCH IRON ROD FOUND DAMAGED;

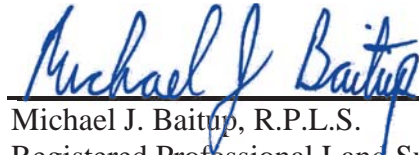
THENCE, SOUTH 59 DEGREES 56 MINUTES 53 SECONDS WEST, DEPARTING SAID RIGHT-OF-LINE, AND ALONG THE EASTERLY LINE OF SAID 8.58 ACRE TRACT, A DISTANCE OF 953.45 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BARNEY" FOUND FOR THE COMMON CORNER OF SAID 8.58 ACRE TRACT AND AFORESAID 6.62 ACRE TRACT;

THENCE, SOUTH 60 DEGREES 03 MINUTES 01 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID 6.62 ACRE TRACT, A DISTANCE OF 412.68 FEET TO 1/2-INCH IRON ROD FOUND IN THE COMMON LINE OF SAID 23.88 ACRE TRACT AND A 23.83 ACRE TRACT CONVEYED TO ADAM ZDUNIEWYCZ AS RECORDED IN BOOK 2417, PAGE 562, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS;

THENCE, NORTH 30 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID COMMON LINE AND SOUTHWESTERLY LINE OF SAID 6.62 ACRE TRACT, A DISTANCE OF 570.28 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE COMMON CORNER OF SAID 6.62 ACRE AND 23.83 ACRE TRACTS, AND AFOREMENTIONED 21.011 ACRE TRACT AND A 11.02 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 1711, PAGE 612, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS;

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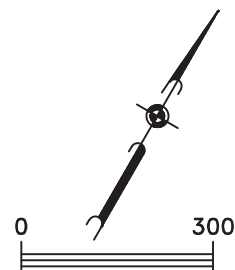
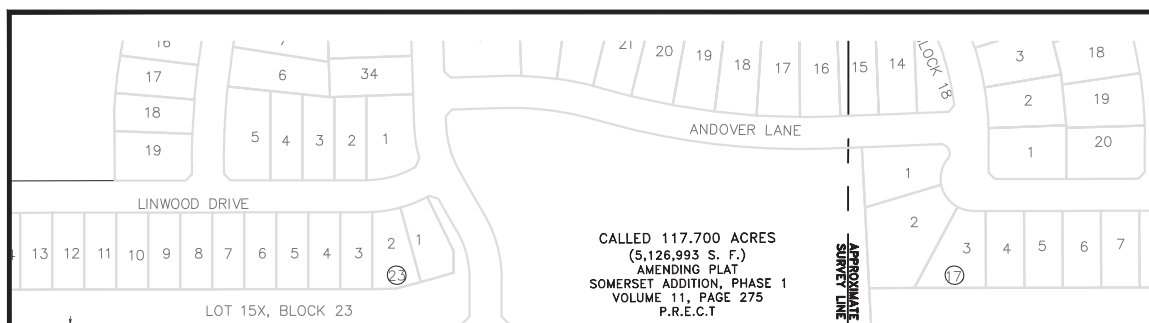
THENCE, NORTH 30 DEGREES 18 MINUTES 30 SECONDS WEST, ALONG THE COMMON LINE OF SAID 21.011 ACRE AND 11.02 ACRE TRACTS, IN PASSING AT A DISTANCE OF 690.71 FEET A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BALLARD" FOUND FOR THE COMMON CORNER OF SAID 11.02 ACRE TRACT AND AFORESAID 3.908 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 978.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,574,446 SQUARE FEET OR 36.144 ACRES OF LAND.



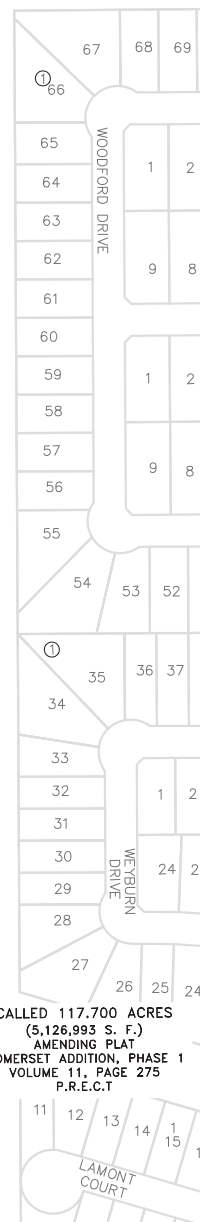
Michael J. Baitup, R.P.L.S.
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FEBRUARY 22, 2018

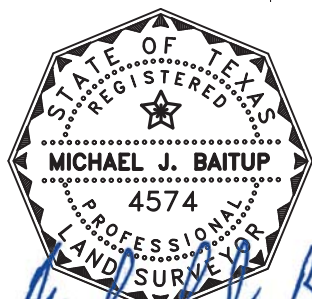




SCALE IN FEET

$$1'' = 300'$$


CALLED 117.700 ACRES
 (5,126,993 S. F.)
 AMENDING PLAT
 SOMERSET ADDITION, PHASE 1
 VOLUME 11, PAGE 275
 P.R.E.C.T



DATE: 2/22/18

DATE: 2/22/18

SHEET

SCALE: 1" = 300'

DRAWN BY: ATP

CHECKED BY: MEK

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EXHIBIT A
ANNEXATION BOUNDARY

SITUATED IN THE
EDWARD WEST SURVEY ABSTRACT NO. 917 AND
THE SETH M BLAIR SURVEY, ABSTRACT NO. 72,
JOHNSON COUNTY, TEXAS

JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
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TBPLS FIRM REGISTRATION NO. 10152300