

Exhibit A - 560 S Katy Rd, Elm Mott TX 76640

Property ID	MCAD Acres	Surveyed Acres*	Taxes	Address	Legal Description	Notes
111467	123	106.64	\$187.26	S KATY RD	MOORE MORRIS Tract 13 Acres 123.0	Native Pasture
111932	50	50	\$62.66	S KATY RD	BURTON SAMUEL A-77 Tract 10 Acres 50.0	Native Pasture
111953	169.997	168.891	\$471.73	S KATY RD	BURTON SAMUEL A-77 Tract 20 Acres 169.997	Improved Pasture
111954	1	1	\$1,866.56	560 S KATY RD	BURTON SAMUEL A-77 Acres 1.0	Dwelling: 1756 sq ft, built 1922
111955	1.478	1.478	\$83.43	S KATY RD	BURTON SAMUEL A-77 Acres 1.478	Improved Pasture
111956	10.841	10.841	\$25.24	560 S KATY RD	BURTON SAMUEL A-77 Acres 10.841	Improved Pasture
	356.316	338.85	\$2,696.88			

* See copy of email from Robert (Bob) Mitchell, President of Mitchell & Associates, Inc. that evaluates the discrepancy in area between MCAD and the survey.



JB HST <closings@jeffbird.net>

560 S Katy Rd - Survey and MCAD not matching up, thanks for investigating

Bob Mitchell <bmittell@mitchellinc.net>

Mon, May 9, 2022 at 11:08 AM

To: "closings@jeffbird.net" <closings@jeffbird.net>, "jbird@kw.com" <jbird@kw.com>

Cc: Stacy Hill <shill@mitchellinc.net>

Natalie,

I have research this 2015 survey to evaluate the discrepancy in area between McLennan County tax records and the Mitchell & Associates survey.

The 123.0 Acres tract, Property Id. 111467, is actually a 106.64 Acres tract. This area was determined by a survey sketch of the description of the property contained in the deed. This accounts for 16.36 Acres.

The 169.997 Acres tract, Property Id. 111953, has a description that is not a mathematically closed object. The description has 212.1 feet from the beginning point to the ending point. The actual area of the description is undefinable. It appears that 1944 was the last time this tract had a land boundary survey. This description was referenced for transactions from that time forward. While not uncommon, it can lead to issues such as this.

I hope this answers your questions. If not, please let me know how I can assist.

Bob

**Robert (Bob) Mitchell, P.E., R.P.L.S.***President***Mitchell & Associates, Inc.**

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