

SCOTT AND AMBERLY MUCKENSTURM

**EXHIBIT A
4.0 ACRE TRACT**

Being a 4.00-acre tract of land situated in the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas being a part of a 6.64-acre tract as conveyed to Scott and Amberly Muckensturm, as recorded in Document No. 20160000004995 in the Official Public Records of Rockwall County, Texas (OPRRCT) said 4.00-acre tract being more particularly described as follows:

COMMENCING at most southeasterly property corner of a 1.50-acre tract owned by Benton and Jenna Muckensturm as recorded in Document # 20120000008241 of the OPRRCT said point also being in the easterly right-of-way line of Jones Road;

THENCE North 45°00'00" East, 730.45 feet to the **POINT OF BEGINNING**;

THENCE North 44°54'09 West, 365.16 feet, along the southwesterly property line of said Muckensturm 4.00-acre tract and the northerly property line of the said Scott and Amberly Muckensturm 2.64-acre tract;

THENCE North 45°00'00" East, 477.04 feet to a point for corner;

THENCE South 44°54'07" East, 365.35 feet to a point for corner said point being on the southeasterly property line of said Muckensturm 4.00-acre tract;

THENCE South 45°01'24" West, 477.04 feet along the southeasterly property line of said Muckensturm 6.64-acre tract to the **POINT OF BEGINNING** and containing 4.00 acres (174,240 square feet), more or less.

PREPARED UNDER MY PERSONAL SUPERVISION

LARRY J. FREEMAN, R.P.L.S. NO. 3239



DATE: _____