

EXHIBIT "A"

Field Notes for 57.684 Acres
WM. R. WILSON SURVEY, A-66
Anderson County, Texas

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57.684 acres out of and a part of the WM. R. WILSON SURVEY, A-66 in Anderson County, Texas and being out of and a part of the same land described in a Gift Deed to Orin S. Daniels from Loys Daniels recorded in Vol. 1173, Page 845 of the Anderson County Deed Records, which 57.684 acres more particularly described by metes and bounds as follows:

BEGINNING on a point in the center of County Road No. 185, for the North West corner of this tract and being the North East corner of the now or formerly Wade Walker called 3.72 acres tract, recorded in Vol. 1302, Page 573 of the Land Records of Anderson County, found 1/4 inch iron rod for reference corner N 0° 06' 10" W 20.33 feet;

THENCE along with and near the center of said County Road as follows; N 78° 12' 01" E 82.23 feet, N 89° 27' 45" E 150.99 feet, N 82° 26' 55" E 93.89 feet, N 76° 22' 04" E 126.22 feet, N 74° 43' 23" E 372.35 feet, N 72° 01' 30" E 243.31 feet, and N 75° 38' 29" E 304.65 feet to corner in same, same being the North West corner of the now or formerly Don H. Wilson called 2.0 acres tract, recorded in Vol. 1381, Page 727 of the Anderson County Land Records, set 1/4 inch iron rod for reference corner S 9° 14' 18" W 22.37 feet;

THENCE S 9° 14' 18" W 406.53 feet to a 1/4 inch iron rod found for corner, same being the South West corner of the said called 2.0 acres tract;

THENCE S 81° 05' 38" N 210.66 feet to a 1/4 inch iron rod found for the South East corner of said called 2.0 acres tract;

THENCE N 8° 29' 21" E 417.48 feet to corner in the center of said County Road No. 185, and being the North East corner of the said 2.0 acres tract, set 1/4 inch iron rod for reference corner S 8° 29' 21" W 27.38 feet;

THENCE along with the center of said County Road No. 185 as follows; S 67° 23' 10" E 159.56 feet and S 62° 39' 02" E 37.11 feet to corner in same, same being the North West corner of the now or formerly Calvin Hicks called 0.808 acre recorded in Vol. 1430, Page 345 of the Land Records of Anderson County, set 1/4 inch iron rod for reference corner S 5° 44' 29" W 30.33 feet;

THENCE S 5° 44' 29" W 790.00 feet to a 1/4 inch iron rod set for corner, same being the South West corner of the now or formerly Pearl Hicks called 2.732 acres tract, recorded in Vol. 1591, Page 847 of the Land Records of Anderson County;

THENCE N 89° 37' 33" E 300.00 feet to a 1/4 inch iron rod set for corner, same being the South East corner of the said 2.732 acres tract and the South West corner of the now or formerly Cleo Robertson et al called 9.25 acres tract, recorded in Vol. 930, Page 887 of the Land Records of Anderson County;

THENCE N 85° 12' 38" E 420.20 feet to a 1/4 inch iron rod set for corner, same being in the South line of the said called 9.25 acres tract and being the North West corner of the now or formerly Richard J. Kuppert called 23.33 acres tract, recorded in Vol. 1949, Page 184 of the Land Records of Anderson County;

THENCE S 9° 39' 45" W 757.28 feet to a 1/4 inch iron rod found for corner, same being the South West corner of the said called 23.33 acres tract;

THENCE N 79° 27' 35" W with the South line of this tract, 2285.09 feet to a 1/4 inch iron rod set for corner with same, same being the South East corner of the now or formerly Wade Walker called 3.72 acres tract;

THENCE N 0° 06' 10" W 947.33 feet to the place of beginning and containing 57.684 acres of land more or less, of which 0.803 acre is in said County Road No. 185.

Surveyed May 2007.



FILED FOR RECORD on 11/30/2012 at 10:49 AM AG
Wanda Burke, County Clerk, ANDERSON COUNTY, TX

Exhibit "A"

FIELD NOTE DESCRIPTION

2.611 ACRES

ALL that certain tract of land in Anderson County, Texas, in the WILLIAM R. WILSON SURVEY, Abstract 66 being that same tract called 2.732 acres in deed from Calvin Ricks et ux to Billy Stephens, et ux dated May 18, 1999, recorded in Volume 1591, Page 847 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:
w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1/2" iron rod found inside a 3/4" iron pipe marking the Southwest corner of a 15.77 acre tract in Volume 2432, Page 238 O.P.R., being in the lower North line of a 57.684 acre tract in Volume 2380, Page 82 O.P.R.


THENCE; S 89° 37' 33" W, (bearing orientation line) with the lower North line of said 57.684 acre tract 300.07 feet to a 1/2" iron rod with cap marked CRH 1645 found marking an interior corner of the 57.684 acre tract.

THENCE; N 05° 44' 29" E, with the upper East line of the 57.684 acre tract 450.00 feet to a 1/2" iron rod w/cap set at the Southwest corner of the residue of a 3.59 acre tract in Volume 2424, Page 217 O.P.R.

THENCE; N 71° 44' 26" E, with the South line of the residue of the 3.59 acre tract 185.24 feet to a 1/2" iron rod w/cap set in the lower West line of said 15.77 acre tract.

THENCE; S 08° 55' 33" E, with the lower West line of the 15.77 acre tract 510.00 feet to the PLACE OF BEGINNING containing 2.611 acres.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on June 7, 2016. A map (C-1-3450) shows additional details and is a part of this survey.


CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181

FILED FOR RECORD on 06/29/2016 at 03:27 PM RP
Mark Staples, County Clerk, ANDERSON COUNTY, TX

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EXHIBIT "A"

ATTACHED TO AND A PART OF THAT SPECIAL WARRANTY DEED DATED FEBRUARY 27th, 2014, FROM DON H. WILSON, INC. TO THOMAS CLAYTON TYER AND JO MARIE TYER.

2.00 acres of land situated within the W.R. Wilson Survey Abstract No. 66 in Anderson County, Texas and being a part of that certain called 52.67 acre First Tract in deed from Cora E. Strong to C.D. Harvey dated October 22, 1943 and recorded in Volume 331, Page 346 of the Deed Records of Anderson County, Texas. This 2.00 acre tract more fully described as follows:

COMMENCING at a 1/2" iron rod found .at the southwest corner of the above described 52.67 acre tract in the northwest line of said W.R. Wilson Survey:

THENCE North 55 deg 55 min 36 sec East a distance of 2112.86 feet across said 52.67 acre tract to a 1/2" iron rod set in the centerline of County Road No. 185 for the PLACE OF BEGINNING at the northeast corner of this 2.00 acre tract, an angle corner of said 52.67 acre tract bears South 80 deg 42 min 54 sec East a distance of 203.86 feet in the centerline of an abandoned road:

THENCE South 10 deg 21 min 19 sec West a distance of 420.90 feet across said 52.67 acre tract to a 1/2" iron rod set for corner in same:

THENCE North 79 deg 38 min 41 sec West a distance of 208.71 feet across said 52.67 acre tract to a 1/2" iron rod set for corner in same:

THENCE North 10 deg 21 min 19 sec East a distance of 402.87 feet across said 52.67 acre tract to a 1/2 " iron rod set for corner in the centerline of the present County Road No. 185:

THENCE with the centerline of said present County Road No. 185 as follows:

1. North 88 deg 56 min 12 sec East a distance of 97.66 feet
2. South 78 deg 59 min 03 sec East a distance of 112.99 feet

to the PLACE OF BEGINNING and containing 2.00 acres of land.

DON H. WILSON, INC.

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