

F.D. MCBRIDE & ASSOCIATES, INC.

RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYORS

BOUNDARY SURVEYS
SUBDIVISIONS
WELL LOCATIONS
LEASE SURVEYS
PIPE LINES

605 AVENUE A
PALESTINE, TEXAS 75801
PHONE: (903) 723-8116
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generus1@embarqmail.com

State of Texas Firm No. 10019700

Description of a 1.619 acre tract
ALBERT T. RICE SURVEY, ABSTRACT NO. 875
Anderson County, Texas

All that certain tract or parcel of land, being a part of the ALBERT T. RICE SURVEY, ABSTRACT NO. 875, Anderson County, Texas, also being a part of that certain called 14.397 acre Tract 1 (28,703 acres save and except 14.306 acres) conveyed to Tommie O. Keepers et ux by Gaylon Palms et ux, June 7, 2007, recorded in Volume 2040, page 53 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at the upper Southeast corner of a called 2.72 acre tract described in Document No. 2020-6729 of the Deed Records of Anderson County, Texas, in the East line of the above mentioned 14.397 acre tract and in the centerline of F.M. Road No. 228 as recorded in Volume 24, page 495 of the Commissioners Court Minutes of Anderson County, Texas, from which a set 1/2" Iron Rod Brs. N 88° 16' 55" W - 40.15 feet.

THENCE in a Southerly direction with the East line of said 14.397 acre tract and the centerline of F.M. Road No. 228, a curve to the left which has a delta angle of 7° 33' 03", a radius of 1670.91 feet, a length of 220.21 feet and a chord of S 3° 00' 53" W - 220.05 feet to a corner, from which a set 1/2" Iron Rod Brs. N 88° 16' 55" W - 40.20 feet.

THENCE N 88° 16' 55" W a distance of 293.42 feet to a 1/2" Iron Rod set for corner at the lower Southeast corner of said 2.72 acre tract.


THENCE in a Northerly direction with the lower East line of said 2.72 acre tract as follows: N 12° 52' 59" W - 191.50 feet to a 1/2" Iron Rod set for corner and N 20° 15' 56" E - 36.58 feet to a 1/2" Iron Rod set for corner at an interior corner of said 2.72 acre tract.

Description of a 1.619 acre tract, ALBERT T. RICE SURVEY, ABSTRACT NO. 875, Anderson County, Texas

THENCE S 88° 16' 55" E with the upper South line of said 2.72 acre tract a distance of 335.04 feet to the place of beginning, containing 1.619 acres of land, of which 0.202 of an acre is in F.M. Road No. 228.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the months of November, 2020, and January, 2021. Bearings derived from the West line of a called 28.703 acre tract described in Volume 2040, page 53 of the Deed Records of Anderson County, Texas. All set 1/2" Iron Rods have an orange plastic cap stamped RPLS 4091. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 22nd day of January, 2021.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091



F.D. MCBRIDE & ASSOCIATES, INC.

RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
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Description of a 2.72 acre tract
ALBERT T. RICE SURVEY, ABSTRACT NO. 875
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the ALBERT T. RICE SURVEY, ABSTRACT NO. 875, Anderson County, Texas, also being a part of that certain called 14.397 acre Tract 1 (28.703 acres save and except 14.306 acres) conveyed to Tommie O. Keepers et ux by Gaylon Palms et ux, June 7, 2007, recorded in Volume 2040, page 53 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod found for corner at the Northwest corner of the above mentioned 14.397 acre tract and the Southwest corner of a called 14.62 acre tract described in Volume 2430, page 155 of the Deed Records of Anderson County, Texas, in the East line of a called 49.9 acre tract described in Volume 2168, page 605 of the Deed Records of Anderson County, Texas, the West line of the Albert T. Rice Survey, A - 875, and the East line of the John Durst Survey, A - 18, from which a 26" R.O. x Brs. N 85° 42' E - 25.0 feet.

THENCE S 88° 16' 55" E with the North line of said 14.397 acre tract and the South line of said 14.62 acre tract a distance of 762.21 feet to the Northeast corner of said 14.397 acre tract, in the centerline of F.M. Road No. 228 as recorded in Volume 24, page 495 of the Commissioners Court Minutes of Anderson County, Texas, from which a found 6" Cedar Post Brs. N 88° 16' 55" W - 42.72 feet.

THENCE in a Southerly direction with the East line of said 14.397 acre tract and the centerline of F.M. Road No. 228, a curve to the left which has a delta angle of 1° 23' 50", a radius of 1236.31 feet, a length of 30.15 feet and a chord of S 7° 24' 31" W - 30.15 feet to a corner, from which a set 1/2" Iron Rod Brs. N 88° 16' 55" W - 40.15 feet.

THENCE N 88° 16' 55" W a distance of 335.04 feet to a 1/2" Iron Rod set for corner.

THENCE S 20° 15' 56" W a distance of 36.58 feet to a 1/2" Iron Rod set for corner.

THENCE S 12° 52' 59" E a distance of 191.50 feet to a 1/2" Iron Rod set for corner.

Description of a 2.72 acre tract, ALBERT T. RICE SURVEY, ABSTRACT NO. 875,
Anderson County, Texas

THENCE N 88° 16' 55" W a distance of 462.93 feet to a 1/2" Iron Rod set
for corner in the West line of said 14.397 acre tract, the East line of said
49.9 acre tract, the West line of the Albert T. Rice Survey, A - 875, and the
East line of the John Durst Survey, A - 18, from which a found 1/2" Iron Rod
Brs. S 2° 12' 04" W - 549.77 feet.

THENCE N 2° 12' 04" E with the West line of said 14.397 acre tract, the
East line of said 49.9 acre tract, the West line of the Albert T. Rice Survey,
A - 875, and the East line of the John Durst Survey, A - 18, a distance of
250.00 feet to the place of beginning, containing 2.72 acres of land, of which
0.027 of an acre is in the right-of-way of F.M. Road No. 228.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do
hereby declare that the above field notes were prepared from an actual survey
made by me on the ground during the month of November, 2020. Bearings derived
from the West line of a called 28.703 acre tract described in Volume 2040, page
53 of the Deed Records of Anderson County, Texas. All set 1/2" Iron Rods have
an orange plastic cap stamped RPLS 4091. A plat of this property was prepared
this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 6th day of November, 2020.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091



RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

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Description of a 4.50 acre tract
ALBERT T. RICE SURVEY, ABSTRACT NO. 875
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the ALBERT T. RICE SURVEY, ABSTRACT NO. 875, Anderson County, Texas, also being a part of that certain called 14.397 acre tract (28.703 acres save and except 14.306 acres) conveyed to Tommie O. Keepers et ux by Gaylon Palms et ux, June 7, 2007, recorded in Volume 2040, page 53 of the Official Public Records of Anderson County, Texas, and being more completely described as follows, to wit:

BEGINNING at a 1/2" Iron Rod set for corner at the Southwest corner of a called 2.72 acre tract described in Document No. 2020-6729 of the Official Public Records of Anderson County, Texas, in the West line of 14.397 acre tract, the East line of a called 49.9 acre tract described in Volume 2168, page 605 of the Official Public Records of Anderson County, Texas, the West line of the Albert T. Rice Survey, A - 875, and the East line of the John Dürst Survey, A - 18.

THENCE S 88° 16' 55" E with the lower South line of said 2.72 acre tract and the South line of a called 1.619 acre tract described in Document No. 2021-1334 of the Official Public Records of Anderson County, Texas, a distance of 756.35 feet to the Southeast corner of said 1.619 acre tract, in the East line of said 14.397 acre tract and the center line of F.M. Road No. 228 as recorded in Volume 24, page 495 of the Commissioners Court Minutes of Anderson County, Texas, from which a set 1/2" Iron Rod Brs. N 88° 16' 55" W - 40.25 feet.

THENCE in a Southerly direction with the East line of said 14.397 acre tract and the center line of F.M. Road No. 228, a curve to the left which has a delta angle of 8° 48' 27", a radius of 1670.91 feet, a length of 256.85 feet and a chord of S 5° 09' 52" E - 256.60 feet to a corner, from which a set 1/2" Iron Rod Brs. N 88° 16' 55" W - 40.25 feet.

THENCE N 88° 16' 55" W a distance of 789.24 feet to a 1/2" Iron Rod set for corner in the West line of said 14.397 acre tract, the East line of a called 48.8 acre tract described in Volume 2163, page 412 of the Official Public Records of Anderson County, Texas, the West line of the


Description of a 4.50 acre tract, ALBERT T. RICE SURVEY, ABSTRACT NO. 875, Anderson County, Texas

Albert T. Rice Survey, A - 875, and the East line of the John Durst Survey, A - 18, from which a found 1/2" Iron Rod Brs. S 2° 12' 04" W - 295.01 feet.

THENCE N 2° 12' 04" E with the West line of said 14,397 acre tract, the East line of said 48.8 acre tract, the East line of said 49.9 acre tract, the West line of the Albert T. Rice Survey, A - 875, and the East line of the John Durst Survey, A - 18, a distance of 254.76 feet to the place of beginning, containing 4.50 acres of land, of which 0.236 of an acre is in the right-of-way of F.M. Road No. 228.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the months of November, 2020, January, 2021 and April, 2022. Bearings derived from the West line of a called 28.703 acre tract described in Volume 2040, page 53 of the Official Public Records of Anderson County, Texas. All set 1/2" Iron Rods have an orange plastic cap stamped RPLS 4091. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 18th day of April, 2022.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

BUSH4:ACT:22

