

HODDE & HODDE
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TBPLS FIRM REGISTRATION NO. 10018800
TBPE FIRM REGISTRATION NO. F-18046

W. O. No. 7381

EXHIBIT "A"

THE STATE OF TEXAS

COUNTY OF WASHINGTON

SURVEYOR'S LEGAL DESCRIPTION

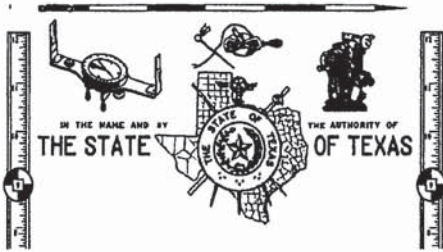
6.430 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the Nester Clay Survey, A-29, being a resurvey of the same land described as 2.000 acres (Tract 1) and being a resurvey of the same land described as 4.425 acres (Tract 2) in the deed from Guy A. Mason and Francene M. Mason to Gregory Byrne and Maria Byrne, dated September 16, 2003, as recorded in Volume 1096, Page 94, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at 1/2 inch iron rod found near a 6 inch treated post on a Southwest right of way line of F. M. Highway No. 390 E. for the North corner hereof and of said original tract called 4.425 acres, being the East corner of the Michael Flynn and Amy Dreyer Flynn tract called 5.898 acres, as recorded in Volume 1091, Page 94, in said Official Records of Washington County, Texas;

THENCE along Southwest right of way lines of said F. M. Highway No. 390 E. for Northeast lines hereof and of said original tracts called 4.425 acres and 2.000 acres, S 64°19'10" E 160.42 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) at the beginning of a curve to the left, through a central angle of 11°38'23", having a radius of 612.97 feet, a chord of S 70°08'22" E 124.31 feet, for an arc distance of 124.53 feet to the East corner hereof and of said original tract called 2.000 acres, being on a Southwest right of way line of said highway, being the North corner of the Larry L. Earls, et ux tract called 5.00 acres, as recorded in Volume 1157, Page 828, in said Official Records of Washington County, Texas, a 1/2 inch iron rod found bears S 2°15'52" E 0.33 feet, and a 3/8 inch iron rod found bears S 26°35'49" W 1.49 feet;

THENCE along the Southeast line hereof and of said original tract called 2.000 acres, common with the Northwest line of said Earls tract called 5.00 acres, being along or near an existing fence, S 26°35'49" W 921.43 feet to a 1/2 inch iron rod found near a 6 inch treated fence corner post for the South corner hereof and of said original tract called 2.000 acres, being the West corner of said Earls tract called 5.00 acres, and being an exterior angle point of the Gregory J. Byrne, et ux tract called 15.031 acres, as recorded in Volume 788, Page 422, in said Official Records of Washington County, Texas, and being on or near the Southwest line of said Nester Clay Survey, A-29, common with a Northeast line of the J. F. Perry Survey, A-93;



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THENCE along the Southwest lines of said original tracts called 2.000 acres and 4.425 acres for Southwest lines hereof, being along Northeast lines of said Byrne tract called 15.031 acres, being along or near the common division line of said surveys, being partly along or near an existing fence, N 45°21'08" W 289.93 feet to a 1/2 iron rod found for the West corner of said original tract called 2.000 acres, common with a South corner of said original tract called 4.425 acres, and being an exterior angle point of said Byrne tract called 15.031 acres, and N 45°58'58" W 99.87 feet to a 1/2 inch iron rod found, 2.1 feet Southwest of a 6 inch treated post for the West corner hereof and of said original tract called 4.425 acres, being an interior angle point of said Byrne tract called 15.031 acres, and being the South corner of said Flynn tract called 5.898 acres;

THENCE along the Northwest line hereof and of said original tract called 4.425 acres, being along the Southeast line of said Flynn tract called 5.898 acres, N 32°55'53" E 789.37 feet to the Place of Beginning and containing 6.430 acres of land.

The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°17'02.58" N – Longitude: 96°24'41.70" W (WGS-84).

There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing legal description describing 6.430 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 16th day of April, 2018, A. D.

Jon E. Hodde
Registered Professional
Land Surveyor No. 5197

