

cm = control monument

Bearings shown hereon are based on the record bearing for the Northeast line of the original called 10.00 acre tract recorded in Volume 1261, Page 319 of the Official Records of Washington County, Texas.

The subject tract shown hereon does not appear to lie within the Special Flood Hazard Area according to the FEMA Flood Hazard Boundary Map for Washington County, Texas, Map No. 48477C0315C, effective date August 18, 2011.

Plat accompanied by metes and bounds description.



James Walker Survey Abstract No. 106 Washington County, Texas

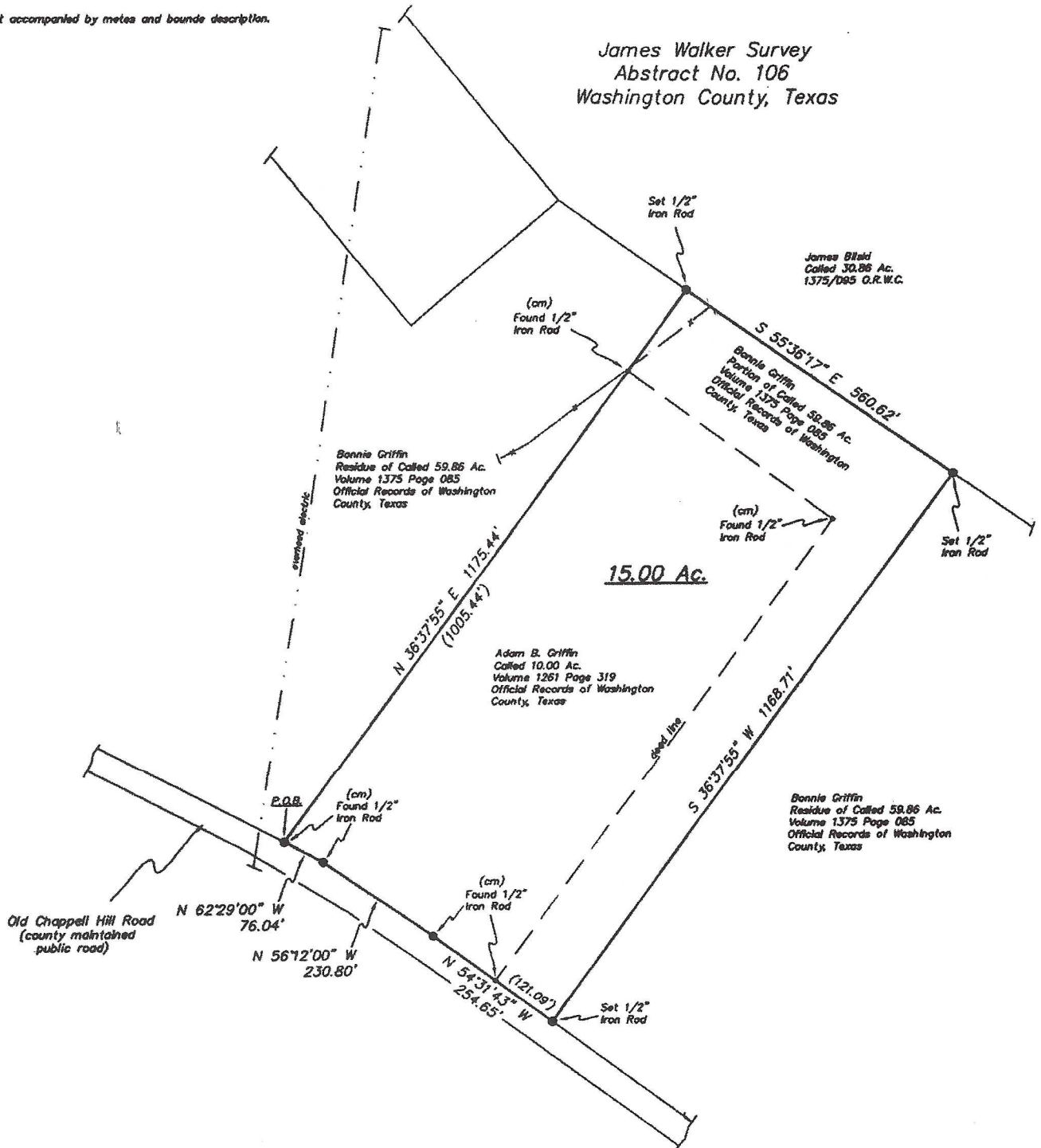


EXHIBIT "A"

**BONNIE GRIFFIN AND ADAM B. GRIFFIN
15.00 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 15.00 acres, situated in Washington County, Texas, being out of the James Walker Survey, Abstract No. 106, being all or a portion of a called 10.00 acre tract described in that deed from Julian P. Bilski, et ux to Adam B. Griffin, dated October 19, 2007, recorded in Volume 1261, Page 319 of the Official Records of Washington County, Texas, and being a portion of a called 59.86 acre tract described in that deed from R. B. Schawe, Independent Executor of the Estate of Julian P. Bilski, Deceased, et al to Bonnie Griffin, dated June 1, 2011, recorded in Volume 1375, Page 085, Official Records of Washington County, Texas, said 15.00 acre tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, lying in the Northeast margin of Old Chappell Hill Road (county maintained public road), marking the West corner of the original called 10.00 acre tract, a South corner of the original called 59.86 acre tract, and the West corner of the herein described tract;

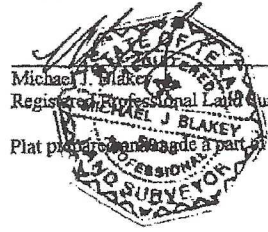
THENCE departing said road margin, along a Southeast line of the original called 59.86 acre tract, with the Northwest line of the original called 10.00 acre tract, and with the Northwest line of the herein described tract, N 36deg 37min 55sec E, at 1005.44 ft. passing a found 1/2 inch iron rod, marking a re-entrant corner of the original called 59.86 acre tract, and marking the North corner of the original called 10.00 acre tract, and CONTINUING for a TOTAL DISTANCE of 1175.44 ft., to a 1/2 inch iron rod, set for corner, lying in a Northeast line of the original called 59.86 acre tract, also lying in the Southwest line of the James Bilski called 30.86 acre tract (Volume 1375, Page 093, Official Records of Washington County, Texas), and marking the North corner of the herein described tract;

THENCE along a portion of the Southwest line of said Bilski called 30.86 acre tract, with a portion of a Northeast line of the original called 59.86 acre tract, S 55deg 36min 17sec E, 560.62 ft., to a 1/2 inch iron rod, set for corner, and marking the East corner of the herein described tract;

THENCE with the Southeast line of the herein described tract, S 36deg 37min 55sec W, 1168.71 ft., to a 1/2 inch iron rod, set for corner, lying in the Northeast margin of the aforementioned Old Chappell Hill Road, also lying in a Southwest line of the original called 59.86 acre tract, and marking the South corner of the herein described tract;

THENCE along the Northeast margin of Old Chappell Hill Road, with the Southwest line of the herein described tract, N 54deg 31min 43sec W, at 121.09 ft. passing a found 1/2 inch iron rod, marking a West corner of the original called 59.86 acre tract, and marking the South corner of the original called 10.00 acre tract, and CONTINUING for a TOTAL DISTANCE of 254.65 ft., to a found 1/2 inch iron rod, marking a deed angle of the original called 10.00 acre tract; N 56deg 12min 00sec W, 230.80 ft., to a found 1/2 inch iron rod, marking a deed angle of the original tract; and, N 62deg 29min 00sec W, 76.04 ft., to the PLACE OF BEGINNING and containing 15.00 acres of land.

December 17, 2018
W.O.#2018-2813



Michael J. Blake
Registered Professional Land Surveyor No. 5935
Plat prepared and made a part of this description.

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on **DEC 28 2018**



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2018 DEC 27 PM 1:33
Beth A. Rothermel
WASHINGTON COUNTY CLERK



Google

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Boundary

Tina Seeker

The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to

production of oil and gas by means of drilling wells, as well as coal, lignite uranium and uranium bearing ores, and other minerals; provided however, without surface operations of any kind.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Rights of the public to area of the Property located within the public road/roadway.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records and pertaining to the Property.
3. Any claim or right of adjoining property owner to that strip of land lying between the fence and the boundary line along the northwest property line shown on survey dated December 17, 2018, prepared by Michael J. Blakey, R.P.L.S. No. 5983.

Additional Restrictions

4. No mobile homes or modular homes shall be allowed on the Property.
5. No towers used for commercial purposes (such as cell phone, radio transmission, and wind energy) allowed on the Property.
6. No storage lots or yards shall be allowed on the Property, specifically including, without limitation, wrecker yards or commercial storage.
7. No dumping or storing of trash, refuse, recyclables, or any toxic materials allowed on the Property.
8. No auto wreckage, salvage yards, abandoned or junk vehicles shall be allowed on the Property.
9. No swine, feed lots, or commercial poultry operations of any kind shall be allowed on the Property.