

## EXHIBIT "A"

ALL that certain tract of land in Anderson County, Texas, in the ROBERT MADDEN SURVEY, Abstract 515 being a portion of that same tract called 136.8984 acres in deed from Jerrel W. Jones, et ux to the Deborah M. Williams Family Partnership LTD dated August 16, 2002, recorded in Volume 1737, Page 595 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

w/cap = plastic cap marked CE SMITH RPLS 418x

BEGINNING at a cross-tie fence corner found marking the Northwest corner of the 136.8984 acre tract and the lower Northeast corner of Tract Three called 97.088 acres in Volume 2341, Page 616 O.P.R., being in a South line of a 203.242 acre tract in Volume 2372, Page 796 O.P.R. A 22" Blackjack Snag marked /X// (old) bears N 22° 32' E, 10.4 feet for witness.

TRENCE: S 88° 43' 06" E, with the North line of the 136.8984 acre tract and the South line of the 203.242 acre tract 1514.70 feet to a 1/2" iron rod found marking the Northeast corner of the 136.8984 acre tract and a Southeast corner of the 203.242 acre tract in the West line of a 2.530 acre tract in Volume 1893, Page 492 O.P.R.

THENCE: S 00° 27' 53" W, the East line of the 136.8984 acre tract and the West line of the 2.530 acre tract 460.02 feet to a 1/2" iron rod w/cap set in the West right-of-way line of FM Road 228 based on a width of 80 feet as described in Volume 24, Page 495 of the Commissioners Court Minutes.

THENCE: In a Southerly direction with said right-of-way line, being a curve to the left having a central angle of 1° 48' 49", a radius of 1949.86 feet, a length of 61.72 feet and a chord bearing S 19° 14' 43" W, 61.71 feet to a 1/2" iron rod w/cap set.

THENCE: N 88° 43' 06" W, 1491.07 feet to a 1/2" iron rod w/cap set in the West line of the 136.8984 acre tract and the lower East line of said 97.088 acre tract.

THENCE: N 00° 02' 58" E, with the West line of the 136.8984 acre tract and the lower East line of the 97.088 acre tract 518.60 feet to the PLACE OF BEGINNING containing 18.000 acres.

Bearings are based on the lower East line of Tract Three called 97.088 acres in Volume 2341, Page 616 O.P.R. Called N 00° 02' 58" E.

# EXHIBIT "A"

## FIELD NOTE DESCRIPTION

### TRACT TWO - 0.363 ACRE

ALL that certain tract of land in Anderson County, Texas, in the ROBERT MADDEN SURVEY, Abstract 515, being a portion of that same tract called 1.000 acre in deed from Paula Stroud Scoggins to Charlie Scoggins dated April 24, 2012, recorded in Volume 2313, Page 338 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

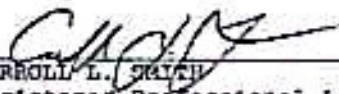
BEGINNING at a 1/2" iron rod w/cap found marking the South corner of the 1.000 acre tract in the West right-of-way line of FM Road 228 based on a width of 80 feet as described in Volume 24, Page 495 of the Commissioners Court Minutes, being in the East line of an 18.000 acre tract in Instrument No. 2019-4994.

THENCE: N 00° 27' 53" E, (bearing orientation line) with the East line of the 18.000 acre tract and the West line of the 1.000 acre tract 295.04 feet to a 1/2" iron rod w/cap set. A 1/2" iron rod found marking the Northeast corner of said 18.000 acre tract bears N 00° 27' 53" E, 164.98 feet for reference.

THENCE: S 71° 06' 18" E, 119.70 feet to a 1/2" iron rod w/cap set in the East line of the 1.000 acre tract and said West right-of-way line of FM Road 228.

THENCE: In a Southerly direction with said right-of-way line, being a curve to the left having a central angle of 8° 16' 05", a radius of 1949.86 feet, a length of 281.40 feet and a chord bearing S 24° 17' 11" W, 281.16 feet to the PLACE OF BEGINNING containing 0.363 acre.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on January 10, 2020.

  
CARROLL L. SMITH  
Registered Professional Land Surveyor  
State of Texas No. 4181  
Firm No. 10046800