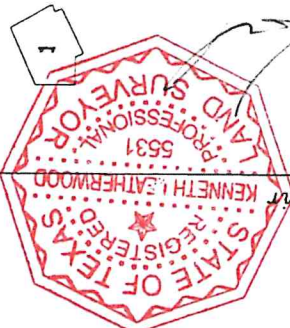


Note: Bearings shown are Texas State Plane Coordinate System, North Central Zone, as determined by an RTK GPS Autonomous position.

Charles Terry Keith & Thomas Gary Keith
June 18, 1998
Vol. 1317, Pg. 549

Surveyed 21 September 2022
C1836 Erath County, Texas



413.33 acres Tract Two Parcel 1
Shirley Ann Keith, Ind. Executrix
to
Charles Terry Keith & Thomas Gary Keith

A. Jordan Survey A - 980

295.08 acres

100 acres Tract One Parcel One
Shirley Ann Keith, Ind. Executrix
to
Charles Terry Keith & Thomas Gary Keith
June 18, 1998
Vol. 1317, Pg. 549

100 acres Tract Seven
Buck Gaddy Estate
to
Sam Otto Gaddy
December 28, 2004
Vol. 1202, Pg. 1093

S 00°04'54"W 64.76'
S 89°13'57"E 743.83'
fd 3/8"r
N 01°28'42"W 1.80'
fd 3/8"r bears

S 01°28'42"E 1482.69'

60.355 acres
Brian W. Miller
to
Brian W. Miller Living Trust
January 6, 2022
Doc. No. 2022-00132

R.J. Tibbets Survey A - 1420

191.55 acres
P. Fantasky
to
VIKE 72, LLC
July 20, 2022
Doc. No. 2022-05192

D.A. Perry Survey A - 611

N 89°06'17"E 2.80'
3" pipe post bears

7.97 acres
Janet Genry
to
Charles T. Keith, et al
June 27, 2005
Vol. 1231, Pg. 78

416.9 acres Tract Eight Parcel One
Shirley Ann Keith, Ind. Executrix
to
Shirley Ann Keith
June 18, 1998
Vol. 957, Pg. 810

Stephen Churchill Survey A - 129

200.00 acres
Herbert H. Hill to Virgil Hamilton
February 8, 2005 Vol. 1209, Pg. 950

12 acre
Tract 6
Parcel One

40.3 acres
Tract 6
Parcel Two

N 45°15'14"W 3421.04'
gas pipelines per
Tx RRC GIS website

Erath County
Road No. 151
20.89'
fd spike
N 23°13'30"E 834.456'
E 3/8"r
20.00'

Exhibit A

Kenneth D. Leatherwood

Registered Professional Land Surveyor

384 PR 829

Stephenville, Texas 76401

Phone 254 968 5539

txrpls5531@gmail.com

Land Description

State of Texas:
County of Erath:

All that certain 295.08 acre tract of land in the Stephen Churchill Survey, A – 129, the W.M. Phillips Survey, A – 1041, the R.J. Tibbits Survey, A – 1420, and the A. Jordan Survey, A – 980, in Erath County, Texas, being a part of that certain 416.9 acre tract eight, parcel one, all of that certain 12 acre tract six, parcel one, and a part of that certain 40.3 acre tract six, parcel two described in deed from Shirley Ann Keith, Independent Executrix to Shirley Ann Keith, dated June 18, 1998, and recorded in volume 957, page 810 of the official public records of Erath County, Texas, and all of that certain 100 acre tract described in deed from Shirley Ann Keith, Independent Executrix to Charles Terry Keith and Thomas Gary Keith, dated June 18, 1998, and recorded in volume 1317, page 549 of the official public records of Erath County, Texas, and all of that certain 7.97 acre tract described in deed from Janet Gentry to Charles Terry Keith, et al. dated June 27, 2005, and recorded in volume 1231, page 78 of the official public records of Erath County, Texas, and described as follows:

Beginning at a the northeast corner of the said 100 acre tract, in the north line of the Jordan Survey, the south line of the D.A. Perry Survey, A – 611, in the south line of a 60.355 acre tract described in deed from Brian W. Miller to the Brian W. Miller Living Trust, dated January 6, 2022, and recorded in document number 2022-00132 of the official public records of Erath County, Texas, and at the northeast corner of a 100 acre tract described in deed from the Buck Gandy Estate to Sam Otto Gaddy, dated December 28, 2004, and recorded in volume 1202, page 1093 of the official public records of Erath County, Texas, for the most easterly northeast corner of this tract, from which a 3/8" iron rod found at a wood fence corner post bears N 01° 28' 42" W, 1.80';

Thence S 01°28'42" E, along a fence and the east line of the said 100 acre tract, 1482.68' to a spike found at a wood fence corner post at the occupied southeast corner of the said 100 acre tract, the southwest corner of the said 100 acre Gandy tract, and in the north line of a 413.33 acre tract described in deed said Keith deed, for the southeast corner of this tract;

Thence N 89°51'40" W, along a fence and the south line of the said 100 acre tract, at 3222.92' (per deed) passing the southwest corner of the said 100 acre tract and the east line of the Phillips Survey, continuing across the said 40.3 acre tract, a total distance of 3909.67' to a capped 3/8" iron rod found at a fence corner post, for a corner of this tract;




Thence N 45°15'14" W, along a fence and crossing the said 40.3 and 416.9 acre tract, at 3401.04' passing a capped 3/8" iron rod found in the east line of Erath County Road No. 151, continuing a total distance of 3421.04' to the most westerly southwest corner of this tract;

Thence N 23°13'30" E, along the center of the said county road, 834.46' to the southwest corner of a 200.00 acre tract described in deed from Herbert H. Hill to Virgil Hamilton, dated February 8, 2005, and recorded in volume 1209, page 950 of the official public records of Erath County, Texas, for the northwest corner of this tract;

Thence N 89°06'15" E, along the south line of the said 200.00 acre tract, at 20.89' pass a spike found at the base of a pipe post in the east line of the said county road, continuing partly along a fence, 3381.63' to the southeast corner of the said 200.00 acre tract in the west line of a 191.55 acre tract described in deed from P. Fantiskey to VIKF 72, L.L.C, dated July 20, 2022, and recorded in document number 2022-05192 of the official public records of Erath County, Texas, for the most northerly northeast corner of this tract, from which a 2" pipe post bears N 89° 06' 17" E, 2.80';

Thence S 00°53'37" E, along a fence and the west line of the said 191.55 acre tract, 1670.28' to a capped 3/8" iron rod found in the concrete base of a pipe post, for the southwest corner of the said 191.55 acre tract, an interior corner of this tract;

Thence S 89°40'12" E, along a fence and the south line of the said 191.55 acre tract, 1821.18' to a 3/8" iron rod found at the southeast corner of the said 191.55 acre tract and in the west line of the said 60.355 acre Miller tract;

Thence S 00°04'54" W, along a fence, 64.76' to a 3/8" iron rod found at the southwest corner of the 60.355 acre Miller tract, for an interior corner of this tract;

Thence S 89°13'57" E, along a fence and the south line of the said 60.355 acre tract, 743.83' to the point of beginning and containing 295.08 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on September 21, 2022.

