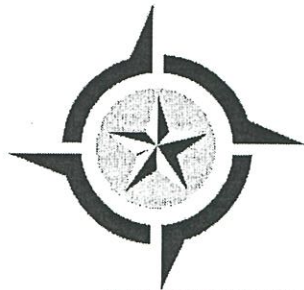


EXHIBIT "A"



**BARTON
& ASSOCIATES
LAND SURVEYING**

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

6.91 ACRE TRACT

Field Notes Description

Being the same 6.91 acre tract conveyed from Loretta Faye Nipp to Harrom Mason Nipp, Sr. by Special Warranty Deed dated March 27, 2017 and recorded in Volume 1810, Page 258 of the Official Records of Fayette County, Texas, same being a part of a 11.911 acre tract of land described in a deed from Frances Krischke Anderle, et al, to Joe Krischke, et ux, dated February 8, 1980, and recorded in Volume 550, Page 479 of the Deed Records of Fayette County, Texas, also comprised of a portion of the Richard Smith League, Abstract 95, and situated in Fayette County, Texas:

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod found east right of way line of F.M. Highway 2238 and at the southwest corner of 3.00 acre tract conveyed to Barry Shepard by Warranty Deed recorded in Volume 681, Page 120 of the Official Records of Fayette County, Texas, for the westerly northwest corner of this herein described tract;

THENCE: N 88°20'18" E -655.00 feet along the south line of said 3.00 and the westerly north line of this herein described tract to a 3/4" iron pipe found at the southeast corner of said 3.00 acre tract, for an interior corner of this herein described tract;

THENCE: N 01°40'12" W -200.00 feet along the east line of said 3.00 acre tract and the northerly west line of this herein described tract to a 1/2" iron rod found at the northeast corner of said 3.00 acre tract, for the easterly northwest corner of his herein described tract;

THENCE: N 88°02'28" E -306.80 feet along the easterly north line of this herein described tract to a point, being an angle corner of this herein described tract;

THENCE: N 88°08'58" E -140.10 feet continuing along the easterly north line of this herein described tract, to a point at an interior corner of a 135.14 acre tract conveyed to Stephen and Susan Polnick by Warranty Deed with Vendor's Lien recorded in Volume 1177, Page 176 of the Official Records of Fayette County, same being the northeast corner of this herein described tract, whence a 3/8" iron rod found bears S 55°26'12" E - 0.56 feet;

THENCE: S 01°51'22" E -391.70 feet along the west line of said 135.14 acre tract and the east line of this herein described tract to a point at the northeast corner of a 12.834 acre tract conveyed to Donald and Carlene McBride by Warranty Deed with Vendor's Lien recorded in Volume 1123, Page 784 of the Official Records of Fayette County, Texas, for the southeast corner of this herein described tract, whence a 3/8" iron rod found bears N 85°32'38" W - 1.09 feet

THENCE: S 88°08'58" W -1103.54 feet along the north line of said 12.834 acre tract and the south line of this herein described tract to a point in the east right of way line of said F.M. Highway 2238 and at the northwest corner of said 12.834 acre tract, for the southwest corner of this herein described tract, whence a 1/2" iron rod found bears S 24°51'01" W - 0.40 feet;

THENCE: N 01°33'42" W -193.28 feet along the east right of way line of said F.M. Highway 2238 and the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 6.91 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "6.91 acre tract" accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

March 16, 2018

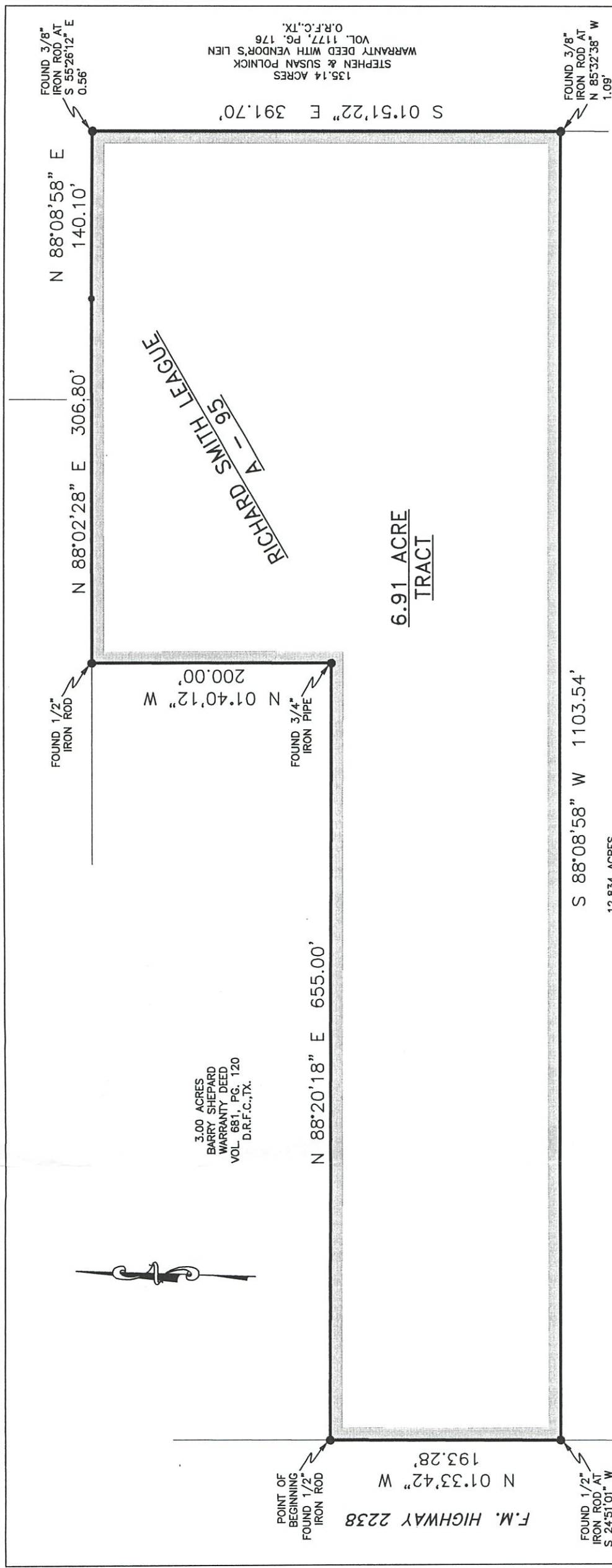
Job No. 1803011

AF



COLE E. BARTON
R.P.L.S. No. 6368





3.00 ACRES
BARRY SHEPARD
WARRANTY DEED
VOL. 681, PG. 120
D.R.F.C., TX.

RICHARD SMITH LEAGUE
A - 95

6.91 ACRE TRACT

12.834 ACRES
DONALD & CARLENE MCBRIDE
WARRANTY DEED WITH VENDOR'S LIEN
VOL. 1123, PG. 784
O.R.F.C., TX.

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 3/15/18. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton
COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368



2323 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 206-4252
TEXAS LICENSED SURVEYING FIRM 10194009
THE ART OF SURVEYING WITH A DIFFERENCE

6.91 ACRE TRACT
BEING THE SAME 6.91 ACRE TRACT CONVEYED FROM LORETTA FAYE NIPP TO WARREN MASON NIPP, SR. BY SPECIAL WARRANTY DEED DATED MARCH 27, 2017 AND RECORDED IN VOLUME 1810, PAGE 258 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, ALSO COMPRISED OF A PORTION OF THE RICHARD SMITH LEAGUE, ABSTRACT 95, AND SITUATED IN FAYETTE COUNTY, TEXAS

Completion Date: 3/16/18	File Name: BOUNDARY.DWG
Scale: 1"=100'	Surveyed by: ST/LB
Drawn by: AF	Checked by: CB

