

Bartlett
Field Notes for
House 4 2.946 Acres

Exhibit A

Being a 2.946 acre tract of land in the J. M. Hill Survey, A-492, of Coryell County, Texas and being out of and a part of that certain 221 acre tract described in a Quit Claim Deed to Paul H. Young recorded in Instrument No. 89761 of the Coryell County Deed Records and being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron stake set in a fence line taken as the W. Boundary of said 221 acre tract, said stake bearing S 19° E 1,923.3 ft from the N.W. corner of said 221 acre tract, said stake being at the N.W. corner of this;

THENCE S 75°54'10" E 187.09 ft with fence to an iron pipe corner post for the N.E. corner of this;

THENCE S 24°51'10" E 244.72 ft with fence to an iron pipe corner post for the most easterly S.E. corner of this;

THENCE S 68°36'06" W 417.06 ft with fence to an iron pipe corner post for an inside corner of this;

THENCE S 18°22'39" W at 766.59 ft passing an iron pipe corner post, and continuing on in all 800.76 ft to a nail set in pavement at center of County Road No. 195 for the most westerly S.E. corner of this;

THENCE N 63°18'34" W 38.65 ft with center of said road to a second nail set in pavement for the S.W. corner of this;

THENCE N 18°35'32" E at 22.00 ft passing an iron stake found in the N. line of said road, and continuing on with fence in all 1,226.35 ft to the place of beginning and containing 2.946 acres of land more or less, of which approximately 0.020 acres lies in county road right-of-way.

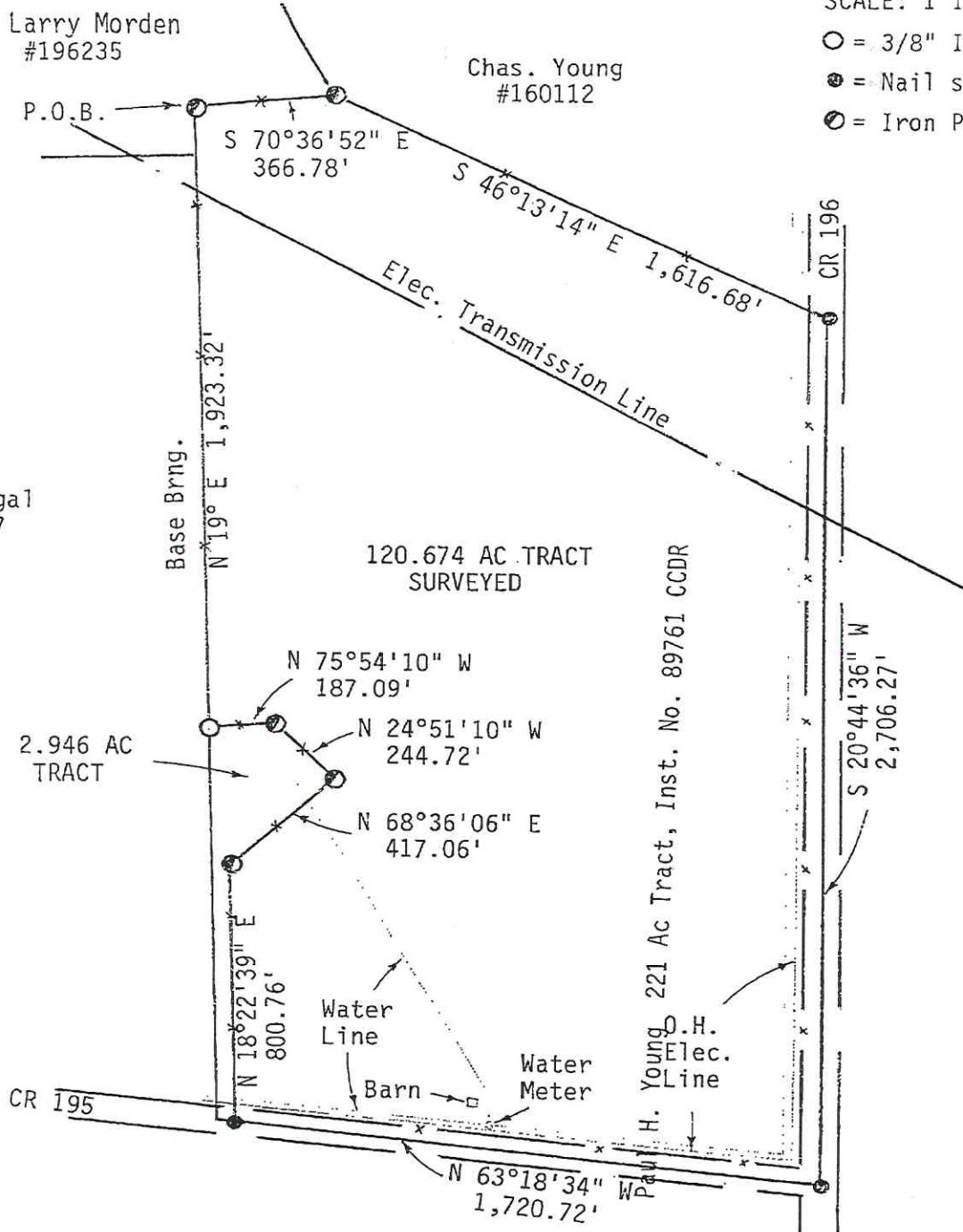
The above bearings are based on the W. line of said 221 acre tract at its N.W. corner as bearing N 19°E as described in the above referenced deed for that tract.

SCALE: 1 IN. = 500 FT.

○ = 3/8" Iron Stake Set

● = Nail set in pavement

⊙ = Iron Pipe Corner Post



PLAT SHOWING SURVEY OF A 120.674 ACRE TRACT OUT OF THE PAUL H. YOUNG 221 ACRE TRACT IN THE J.M. HILL SURVEY OF CORYELL COUNTY, TEXAS

Surveyed: June 17, 2009

James T. Conner

6-18-09



James T. Conner, R.P.L.S., Texas No. 2139
804 FM 217
Valley Mills, TX 76689
Phone: (254) 932-6268

PROPERTY (including any improvements): Being a 120.674 acre tract of land in the J. M. Hill Survey, A-492, of Coryell County, Texas and being out of and a part of that certain 221 acre tract described in a Quit Claim Deed to Paul H. Young recorded in Instrument No. 89761 of the Coryell County Deed Records and being further described by metes and bounds as follows:

BEGINNING at an iron pipe corner post found at the N. W. corner of said 221 acre tract for the N. W. corner of this;

THENCE S 70°36'52" E 366.78 ft with fence taken to be along the N. line of said 221 acre tract to an iron pipe corner post found at an angle point for an angle point in the N. E. boundary of this;

THENCE S 46°13'14" E with fence take to be along ht end. line of said 221 acre tract, and its extension, at 1,592.28 ft passing a cedar corner post found in the westerly line of County Road No. 196 and continuing on in all 1,616.68 ft to a nail set in center of said road for the most easterly corner of this;

THENCE S 20°44'36" W 2,706.27 ft along center of said road to a nail set at its intersection with the center line of County Road No. 195, said nail being at the S.E. corner to this;

WARRANTY DEED - PG. 1
YOUNG/BARTLETT

THENCE N 63°18'34" W 1,720.72 ft with the center of said County Road No. 195 to a nail set in pavement for the southerly S.W. corner of this;

THENCE with fence along boundaries of a certain 2.946 acre tract as follows:

N 18°22'39" E 800.76 ft, iron pipe corner post found;
N 68°36'06" E 417.06 ft, iron pipe corner post found;
N 24°51'10" W 244.72 ft, iron pipe corner post found;
and N 75°54'10" W 187.09 ft to a 3/8 inch iron stake set in a fence line taken to be a westerly line of said 221 acre tract for northerly S.W. corner of this;

THENCE N 19° E 1,923.32 ft with said fence to the place of beginning and containing 120.674 acres of land more or less, of which approximately 2.287 acres lies in rights-of-way of said county roads.

The above bearings are based on the W. line of said 221 acre tract at its N.W. corner as bearing N 19° E as described in the above referenced deed for that tract.

RESERVATIONS FROM CONVEYANCE AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Seller retains a non-participating fifty percent (50%) interest in all royalty payment for fifty (50) years
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property.

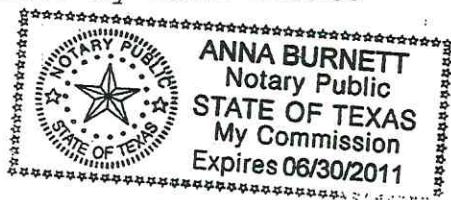
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien and superior title retained in this deed are retained by PAUL YOUNG, Payee, in the note.

When the context requires, singular nouns and pronouns include the plural.

STATE OF TEXAS
COUNTY OF HAMILTON

This instrument was acknowledged before me on June 30,
2009 by **PAUL YOUNG**.

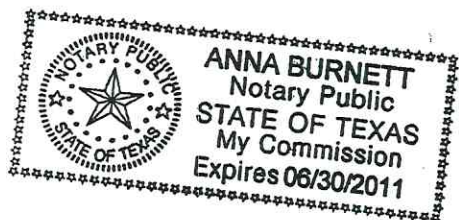




Notary Public State of Texas

STATE OF TEXAS
COUNTY OF HAMILTON

This instrument was acknowledged before me on June 30,
2009 by **TAMMY YOUNG**.





Notary Public State of Texas