

FIELD NOTES
TRACT ONE - 22.05 ACRES
H. CHANDLER SURVEY, A - 9
MADISON COUNTY, TEXAS
FEBRUARY 18, 2016

Exhibit "B"
2016

All that certain lot, tract or parcel of land being 22.05 acres situated in the H. CHANDLER SURVEY, Abstract No. 9, Madison County, Texas, and being a part of that certain Called 62.4 acre tract described in the gift deed from Patricia Lee Drake to Aron Eugene Drake, et al, of record in Volume 994, Page 153, of the Official Records of Madison County, Texas, said 22.05 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an 8" Fence Corner Post found for the occupied northeast corner of said Called 62.4 acre tract for the northeast corner, said corner being the occupied northwest corner of the Billy Haskett, et al, Called 100 acre tract of record in Volume 656, Page 114 and being located in the occupied south line of the Kenneth Theiss and wife, Marie Theiss Called 128.48 acre tract of record in Volume 255, Page 875;

THENCE S 02° 48' 12" E, a distance of 809.77 feet to a ½" Iron Rod with Cap set for the southeast corner, said corner being the northeast corner of a 20.97 acre tract, surveyed same date;

THENCE S 89° 25' 36" W, along the south line of said 22.05 acre tract and the north line of said 20.97 acre tract a distance of 1486.13 feet to a calculated point in the centerline of Blagraves Road for the southwest corner, a ½" Iron Rod with Cap set for reference bears N 89° 25' 36" E a distance of 24.73 feet;

THENCE along the centerline of said Blagraves Road and the calculated west line of said Called 62.4 acre tract for the following calls:

- N 35° 11' 49" E, a distance of 79.91 feet to a calculated point for corner;
- N 34° 50' 17" E, a distance of 315.30 feet to a calculated point for corner;
- N 28° 40' 31" E, a distance of 53.36 feet to a calculated point for corner;
- N 26° 06' 20" E, a distance of 94.95 feet to a calculated point for corner, and
- N 20° 29' 31" E, a distance of 324.76 feet to a calculated point for the northwest corner, said

corner being the calculated northwest corner of said Called 62.4 acre tract and being the calculated southwest corner of said Called 128.48 acre tract;

THENCE N 86° 30' 53" E, at a distance of 29.88 feet passing a ½" Iron Rod with Cap set for reference and continuing for a total distance of 1041.13 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 22.05 ACRES OF LAND, MORE OR LESS, with 0.49 of one acre being within Blagraves Road, according to a survey performed during February 2016, by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. North orientation is grid north, NAD83, Texas State Plane Central Zone, as derived by gps observations. For other information, see accompanying plat.

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