

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 7.31 ACRES OF LAND

BEING 7.31 acres of land out of the Samuel Pharr Survey, Abstract No. 252, Wilson County, Texas and being a part or portion of the land described in a conveyance to Bradley Graf in a deed of record in Volume 1610, Page 478 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap on the northerly right-of-way line of County Road No. 427 for the southeasterly corner of the Bradley Graf land and the lower southwesterly corner of the Wayne Trammell and Cheryl A. Trammell land described in Volume 1738, Page 822, Wilson County Official Public Records;

THENCE North $28^{\circ} 47' 32''$ East, with the common line of the Trammell and Graf lands, distance of 599.98 feet to a found $\frac{1}{2}$ inch pin for the POINT OF BEGINNING and southerly corner of this tract;

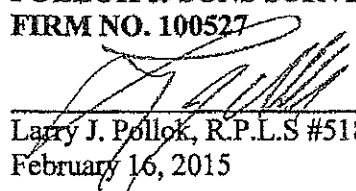
THENCE into the Graf land with the southerly lines of this tract,
North $61^{\circ} 33' 51''$ West, distance of 726.03 feet to a found $\frac{1}{2}$ inch pin;
North $46^{\circ} 25' 25''$ West, distance of 487.09 feet to a found $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the southwesterly corner of this tract for the southwesterly corner of this tract;

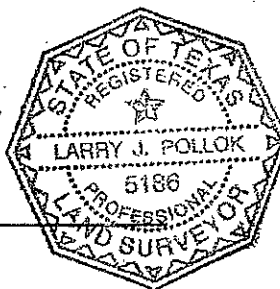
THENCE North $27^{\circ} 34' 07''$ East, with the westerly line of this tract, distance of 170.50 feet to a found $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract on a common line of the Graf and aforementioned Wayne Trammell, et al land;

THENCE with the common lines of the Trammell land and of this tract,
South $60^{\circ} 54' 38''$ East, distance of 1200.36 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap;
South $28^{\circ} 44' 10''$ West, distance of 284.02 feet to the POINT OF BEGINNING containing 7.31 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on NAD83.

POLLOK & SONS SURVEYING, INC.
FIRM NO. 100527


Larry J. Pollok, R.P.L.S #5186
February 16, 2015



PORTIONS OF THIS DOCUMENT MAY
NOT BE LEGIBLE REPRODUCIBLE
WHEN RECEIVED FOR RECORDING

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 4.43 ACRES OF LAND

BEING 4.43 acres of land out of the Samuel Pharr Survey, Abstract No. 252, Wilson County, Texas, being part or portion of the land described in a conveyance to Bradley Graf and William A. Ploch, Jr. in Volume 1532, Page 355, Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ inch pin on the easterly line of the Grisham Halligan Enterprises, LLC land described in Volume 1581, Page 681, Wilson County Official Public Records, the southerly corner of the Bradford J. Winkler land described in Volume 1549, Page 369, Wilson County Official Public Records, the westerly corner of the Bradley Graf and William A. Ploch, Jr. land and of this tract;

THENCE North $28^{\circ} 53' 27''$ East, with the common line of the Winkler and Graf/Ploch lands, distance of 384.14 feet to a found $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the northerly corner of this tract;

THENCE South $60^{\circ} 54' 26''$ East, into the Graf/Ploch land, distance of 388.47 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the easterly corner of this tract;

THENCE South $29^{\circ} 05' 34''$ West, distance of 611.89 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the southerly corner of this tract on the easterly line of the aforementioned Grisham Halligan Enterprises, LLC land;

THENCE North $30^{\circ} 26' 14''$ West, with the common line of the Grisham Halligan Enterprises LLC land and of this tract, distance of 449.15 feet to the **POINT OF BEGINNING** containing 4.43 acres of land as shown on a plat that accompanies this description.

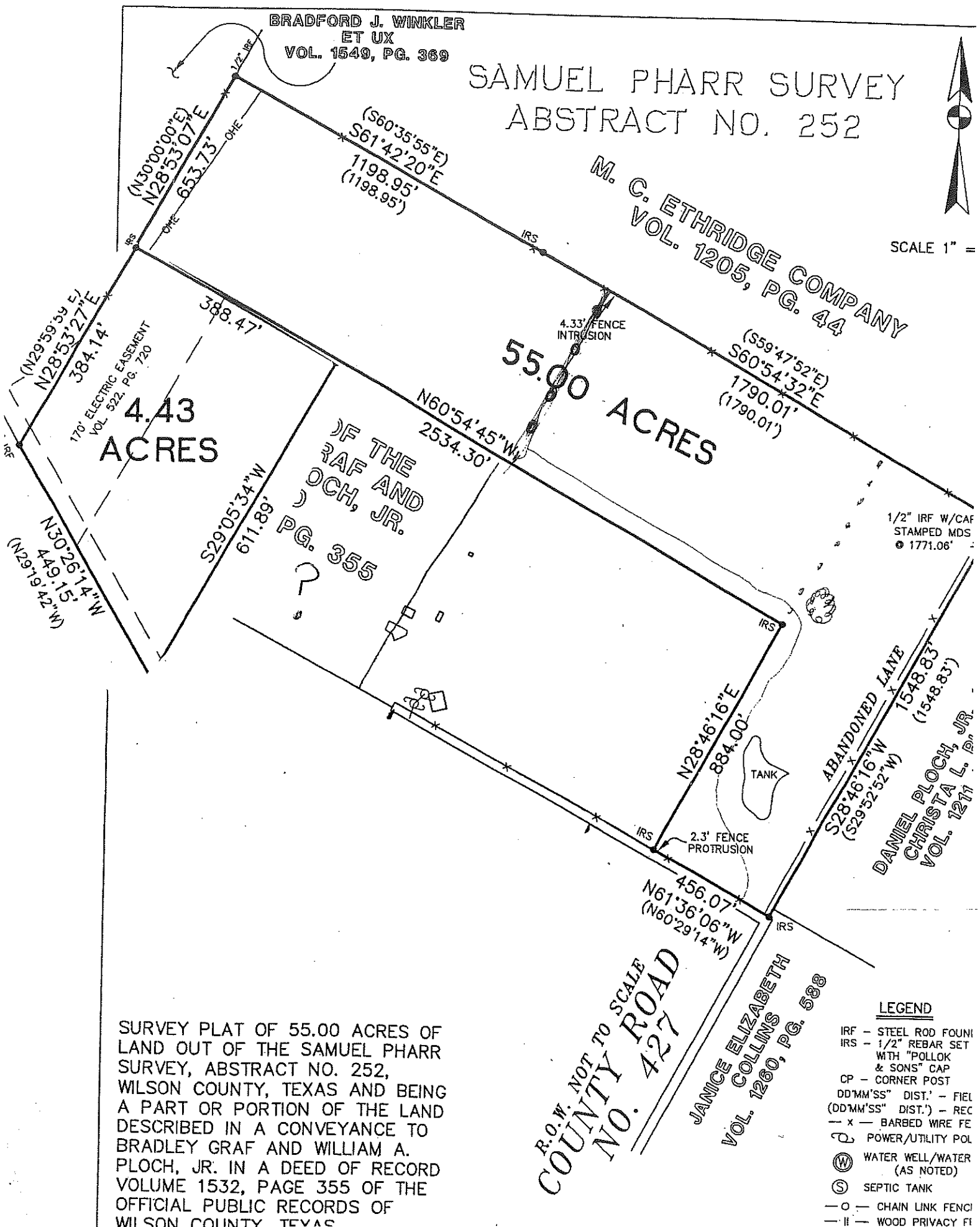
TOGETHER with and subject to a part or portion of a 30 feet wide Ingress and Egress Easement described in Volume 458, Page 623, Wilson County Deed Records adjoining the common line of the Grisham Halligan Enterprises LLC and Graf/Ploch lands.

THE bearing system is based on NAD83.

POLLOK & SONS SURVEYING, INC.

Larry J. Pollok, R.P.L.S. #5186
November 23, 2011





SURVEY PLAT OF 55.00 ACRES OF LAND OUT OF THE SAMUEL PHARR SURVEY, ABSTRACT NO. 252, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO BRADLEY GRAF AND WILLIAM A. PLOCH, JR. IN A DEED OF RECORD VOLUME 1532, PAGE 355 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 7.59 ACRES OF LAND

BEING 7.59 acres of land out of the Samuel Pharr Survey, Abstract No. 252, Wilson County, Texas, being part or portion of the land described in a conveyance to Bradley Graf in deed of record in Volume 1610, Page 478, Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING a found ½ inch rebar with a "Pollok & Sons" cap on the northwesterly line of the W 3 Bar, LLC land described in Volume 1262, Page 15, Wilson County Official Public Records for the southwesterly corner of the Wayne Trammel and Cheryl Trammel land described in Volume 1738, Page 822, Wilson County Official Public Record, the westerly corner of the Bradley Graf land and of this tract;

THENCE North 29° 05' 16" East, with the common line of the Trammel and Graf lands, distance of 611.83 feet to a found ½ inch rebar with a "Pollok & Sons" cap for a common corner;

THENCE South 60° 55' 28" East, continuing with the common line of the Trammel and Graf lands, distance of 944.90 feet to a set ½ inch rebar with a "Pollok & Sons" cap for a common corner;

THENCE into and across the Graf land,

South 27° 35' 40" West, distance of 170.41 feet to a set ½ inch rebar with a "Pollok & Sons" cap;

North 88° 31' 44" West, distance of 502.52 feet to a set ½ inch rebar with a "Pollok & Sons" cap;

North 56° 17' 43" West, distance of 465.58 feet to a set ½ inch rebar with a "Pollok & Sons" cap;

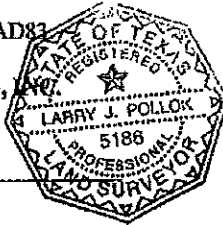
South 29° 05' 16" West, distance of 269.73 feet to a set ½ inch rebar with a "Pollok & Sons" cap for a southerly corner of this tract on the aforementioned northwesterly line of the W 3 Bar LLC land;

THENCE North 30° 27' 02" West, with the common line of said W 3 Bar, LLC land, distance of 46.41 feet to the POINT OF BEGINNING containing 7.59 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on NAD83

POLLOK & SONS SURVEYING, INC.
FIRM NO. 100527

Larry J. Pollok, R.P.L.S. #5186
January 07, 2014



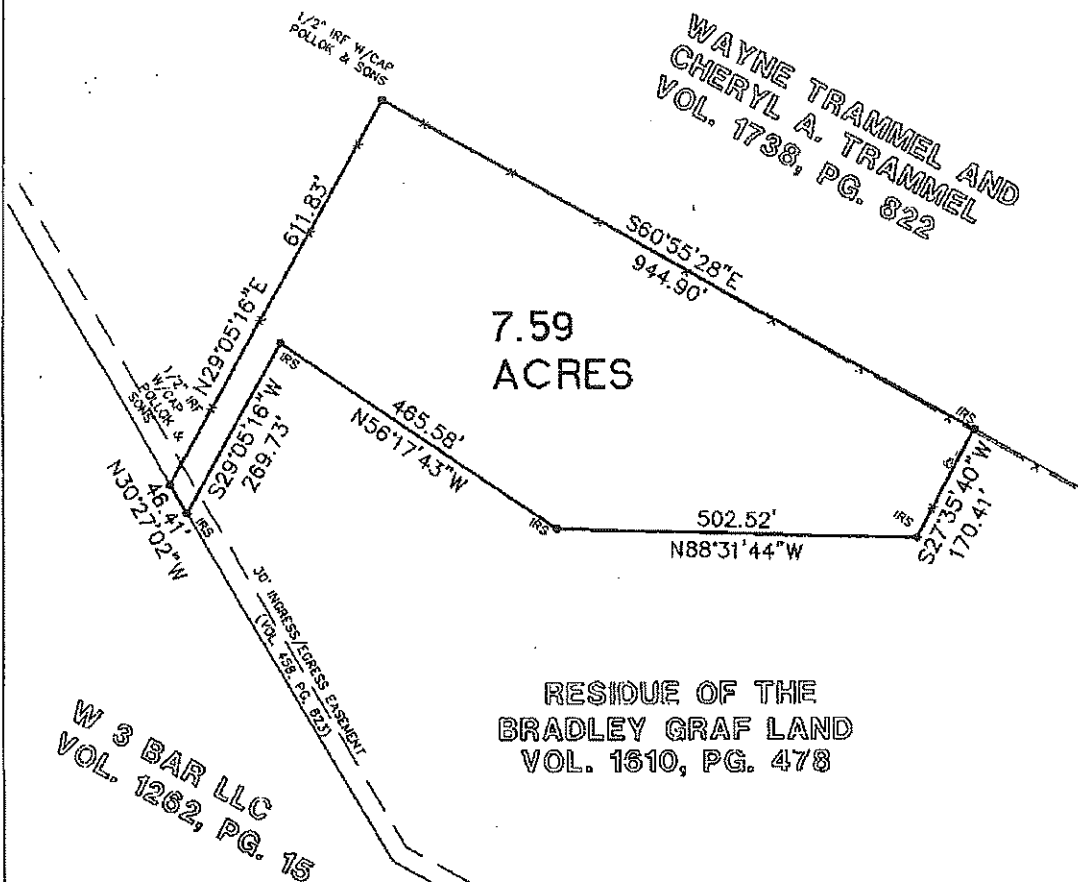
Ref: 13-0437
01151403



SAMUEL PHARR SURVEY ABSTRACT NO. 252

SCALE 1" = 200'

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET
 - WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DD/V/S/S" DIST. - FIELD
 - (DD/V/S/S" DIST.) - RECORD
 - X - BARBED WIRE FENCE
 - ⊕ - POWER/UTILITY POLE
 - ⊙ - WATER WELL/WATER METER (AS NOTED)
 - ⊙ - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - II - WOOD PRIVACY FENCE



SURVEY PLAT OF 7.59 ACRES OF LAND OUT OF THE SAMUEL PHARR SURVEY, ABSTRACT NO. 252, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO BRADLEY GRAF IN THE DEED OF RECORD IN VOLUME 1610, PAGE 478 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83.
- 4.) THIS PLAT WAS PREPARED FOR BRADLEY GRAF. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE: VOL. 1610, PG. 478 - DEED



**POLLOK & SONS
SURVEYING, INC.**
FLORESVILLE, TEXAS
(830) 393-4770
FIRM NO. 100527

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE IS AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 7TH DAY OF JANUARY, 2014 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. 13-0437
DRAWN BY: