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*King*  
**Land Surveying**

P.O. Box 1909  
1100 Magnolia  
Brownwood, Texas 76804

**THE STATE OF TEXAS:** *Texas Registered Professional Land Surveyor*  
**COUNTY OF MILLS:** **ELECTED BROWN COUNTY SURVEYOR**  
**FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR**  
**WILLIAM M. CHRISTIAN**

All of that certain 382.93 acre tract, or parcel of land being out of the Wm Hays Survey No. 4, Abstract No. 334, being situated in Mills County, Texas, being approximately 19.5 miles N 85-26' 48" W of the Court House of Mills County, Texas, and being the same land as conveyed by Warranty Deed from W.C. Whittenburg et.ux. to William M. Christian et.ux. dated April 5, 2000, being of record in Volume 239, Page 162, of the Deed Records of Mills County, Texas, and is further described as occupied as follows;

BEGINNING at a ½" iron rod set by an occupied fence corner post, being the NEC of said Christian property as occupied, for the North East Corner of this, and being the NWC of a 130.963+- acre tract as surveyed by Larry Hada, R.P.L.S. from which a ½" iron rod found by a fence corner post, being the North Corner of Survey No. 18 of the B.B.B. & C. RR, Abstract No. 54 as occupied, bears;  
S 89-53 E, feet along southerly line of the Archibald Thompson Survey, 5121.2 feet to the intersection of the approximate southwesterly line of said Survey No. 18, and N 45-32 W, with said line of Survey No. 18, 1364.5 feet, to its West Corner, and N 44-47 E, 5277.8 feet, to said ½" iron rod said NEC being 5672.3 feet, S 89-53 E of the intersection of said Survey line and the Easterly line of County Road No. 536;

THENCE with the occupied fence line along the easterly occupied line of said Christian property, S 08-41 W, 1870.8 feet, a 2" steel fence corner post in concrete, S 01-13, with fence and projection thereof, 358.4 feet, to a ½" iron rod by a old rail rod fence corner post in the occupied East line of said former 166 acre tract, and continuing with old fence line along easterly line of abandoned County Road, S 01-05 E, 761.9 feet, to a found iron rod set by Larry Hada, R.P.L.S., being in the northerly line of F.M. Highway No. 574, per recorded deed from P.R. Reid to the State of Texas, dated October 28, 1959, being of record in Volume 120, Page 520, of the Deed Records of said County, for a Easterly South East Corner of this;

THENCE with the northerly lines of said Highway, S 83-42 W, 35.9 feet, a 2" steel fence corner post in concrete at gate, S 44-11 W, 71.8 feet, a 2" steel fence corner post in concrete, S 86-51 W, passing a 2" steel fence post at 2466.4 feet, and continuing a total distance of 2542.2 feet, to a ½" iron rod set, S 89-12 W, with old ROW, 1255.7 feet, a ½" iron rod set, S 49-21 W, 85.0 feet, a 2" steel fence post, S 86-51 W, 1360.7 feet, a 2" steel fence post in concrete, and N 58-35 W, 46.9 feet, a 2" steel fence corner post in the occupied Easterly line of County Road No. 536, for the Westerly South West Corner of this;

THENCE with the occupied easterly lines of said County Road being the Westerly lines of said Christian property, N 01-01 W, 2197.2 feet, a 2" steel fence post in concrete, N 00-49 W, 520.1 feet, a 2" steel fence post in concrete, N 10-34 W, 273.3 feet, a 2" steel fence post in concrete, N 01-44 W, 77.0 feet a 2" steel fence post in concrete, and N 10-45 E, 241.0 feet, to a ½" iron rod set by 2" steel fence corner post in the Southerly line of the Archibald Thompson Survey No. 2, Abstract No. 640 as occupied, being the occupied NWC of said Christian property for the North West Corner of this;

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## CONTINUED FROM PAGE ONE

THENCE with occupied fence line along said Survey, N 89-40 E, 496.2 feet, a ½" iron rod set by 10" Elm Tree, and S 88-20 E, passing a ½" iron rod set on West Bank of Buffalo Creek at 200.2 feet, continuing with projection to centerline of said Creek a total distance of 232.0 feet, to the Center of said Creek for a Northerly Corner of this;

THENCE with meanders of the centerline of said Buffalo Creek, S 31-51 W, 163.6 feet, S 14-24 E, 42.6 feet, S 44-49 E, 182.0 feet, N 71-09 E, 49.6 feet, N 06-09 E, 76.2 feet, N 44-41 E, 93.5 feet, S 32-41 E, 43.9 feet, S 00-08 E, 158.2 feet, S 08-34 E, 115.4 feet, S 78-40 E, 128.1 feet, S 32-18 E, 82.7 feet, N 63-51 E, 139.7 feet, N 21-01 E, 97.7 feet, N 50-16 E, 180.8 feet, N 28-52 E, 62.1 feet, N 62-06 E, 83.5 feet, S 40-35 E, 74.2 feet, S 30-11 E, 79.3 feet, S 07-35 E, 47.8 feet, and S 26-29 E, 91.8 feet to the intersection of a tributary running eastward known as Flat Rock Creek, continuing with said Flat Rock Creek, N 78-39 E, 133.0 feet, N 53-31 E, 75.3 feet, S 75-52 E, 60.3 feet, N 35-46 E, 44.5 feet, N 60-52 E, 90.2 feet, N 27-05 E, 82.0 feet, N 54-14 E, 48.9 feet, N 26-45 E, 120.4 feet, N 63-00 E, 39.5 feet, S 42-19 E, 116.5 feet, N 60-36 E, 52.4 feet, S 60-56 E, 81.2 feet, S 31-58 W, 123.7 feet, S 80-28 E, 52.0 feet, N 62-55 E, 115.4 feet, N 55-01 E, 109.5 feet, N 26-43 W, 109.7 feet, N 42-16 W, 46.6 feet, and N 10-54 E, 57.8 feet, to the intersection of the southerly line of Survey No. 2 as occupied or the projection of the northerly fence line of said Christian property, for a Northerly Corner of this;

THENCE with the northerly lines of said Christian property along the southerly line of said Survey No. 2, S 89-37 E, passing a ½" iron rod by fence post past east bank of said creek at 44.8 feet, continuing with a total distance of 936.8 feet, a ½" iron rod set by fence post, S 89-42 E, 749.8 feet, a ½" iron rod set by fence post, S 89-50 E, 658.0 feet, a ½" iron rod set by fence post, and N 89-57 E, 852.7 feet, to the place of beginning and calculated to contain 382.93 acres of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described above or shown on the attached plat or map which is hereby made a part of this, that said property has been surveyed on the ground as occupied per fence lines and that references of Survey lines are as shown on said plat or map.



Don T. King Registered Professional Land Surveyor of  
The State of Texas

AUGUST 4, 2001



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THE STATE OF TEXAS:

COUNTY OF MILLS: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR  
WILLIAM M. CHRISTIAN

**OCCUPIED EAST PROPERTY LINE:**

BEING the Easterly fence line as occupied on the ground by William M. Christian et.ux. and the Westerly line of a 131 acre tract more or less, to the East of said occupied fence line as surveyed by Larry Hada, R.P.L.S. of the State of Texas, and is further described as follows;

BEGINNING at a ½" iron rod set by a fence corner post in concrete, being the North East Corner of the property as occupied by William M. Christian et.ux. being of record in Volume 239, Page 162, of the Deed Records of Mills County, Texas, and the NWC of said purported 131 acre tract, for the North Corner of this, from which the intersection of the Northerly line of said Christian property and the Easterly line of County Road No. 536 bears N 89-53 W, 5672.3 feet, and from said North Corner, the North Corner of Survey No. 18, of the B.B. B & C. RR Survey, Abstract No. 54, bears, S 89-53 E, 5121.2 feet, N 45-32 W, 1364.5 feet, and N 44-47 E, 5277.8 feet;

THENCE along the occupied fence line, S 08-41 W, 1870.8 feet, a 2" steel fence post in concrete, S 01-13 W, 358.4 feet, to a ½" iron rod set by old rail rod tie, and S 01-05 E, with the fence line and projection thereof to fence along the easterly line of an old abandoned County Roadway, 761.9 feet, to a ½" iron rod found in place by fence corner post in the northerly line of F.M. Highway No. 574, being the Westerly SWC of the same land as conveyed by Deed of Gift from W.C. Whittenburg et.ux. to Jack A. Whittenburg and Clinton Reid Whittenburg, dated January 1, 1981, being of record in Volume 164, Page 540, of the Deed Records of Mills County, Texas, for the End of this, from which a ½" iron rod set by a fence corner post, being the occupied SWC of same land as conveyed by deed in Volume 176, Page 536, of the Deed Records bears, N 86-49 E, 1469.5 feet, and from the end of said occupied fence line described above, the Westerly South West Corner of said Christian property bears along said Highway, S 83-42 W, 35.9 feet, S 44-11 W, 71.8 feet, S 86-51 W, 2542.2 feet, S 89-12 W, 1255.7 feet, S 49-12 W, 85.0 feet, S 86-51 W, 1360.7 feet, and N 58-35 W, 46.9 feet;

THE ABOVE FIELD NOTES REPRESENTS the results of an on the ground survey, that said fence line is the dividing line as occupied between the 131 acres more or less tract, and the occupied William Christian tract.



Don T. King Registered Professional Land Surveyor of  
The State of Texas

AUGUST 4, 2001



[illegible]

WHITTENBURG  
MILLS CO.

EXHIBIT "A"

FIELD NOTES, 130.23 ACRES

ARCHIBALD THOMPSON SURVEY NO. 2, ABSTRACT NO. 640

FN 01061

JOHN VAN WINKLE SURVEY NO. 66, ABSTRACT NO. 695

JUNE 28, 2001

MILLS COUNTY, TEXAS

PART OF CALLED 286 ACRE TRACT, DEED VOLUME 164 PAGE 540

PART OF 476 ACRE TRACT, DEED VOLUME 109 PAGE 165

DEED RECORDS OF MILLS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 130.23 ACRE TRACT OF LAND BEING 1.67 ACRES OUT OF AND A PART OF ARCHIBALD THOMPSON SURVEY NO. 2, ABSTRACT NO. 4 AND 128.56 ACRES OUT OF AND A PART OF THE JOHN VAN WINKLE SURVEY NO. 66, ABSTRACT NO. 695 LOCATED IN MILLS COUNTY, TEXAS AND BEING A PART OF THAT 476 ACRE TRACT CONVEYED TO W.C. WHITTENBURG BY DEED RECORDS AND BEING A PART OF THAT CALLED 286 ACRE TRACT CONVEYED FROM W.C. WHITTENBURG AND WIFE, VERA REID WHITTENBURG, TO JACK A WHITTENBURG AND CLINTON REID WHITTENBURG BY DEED RECORDED AT VOLUME 164 PAGE 540 OF THE MILLS COUNTY DEED RECORDS; SAID 130.23 ACRES BEING MORE PARTICULARLY DESCRIBED AS ONE TRACT BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pipe fence post found in the occupied South line of the Archibald Thompson Survey No. 2, Abstract No. 640 and the occupied North line of the John Van Winkle Survey No. 66, Abstract No. 695 which bears N89°33'41"E, 289.61 feet from the calculated Northeast corner of the W.M. Hays Survey No. 4, Abstract No. 334 and the Northwest corner of said Van Winkle Survey, and being also in the occupied South line of that tract conveyed to Edwin G. Perkins by deed recorded at Volume 233 Page 749 of the Mills County Deed Records, the occupied Northeast corner of that tract conveyed from W.C. Whittenburg, et ux, to William M. Christian by deed recorded at Volume 239 Page 162 of the Mills County Deed Records and the Northwest corner of the herein described tract;

THENCE, along a new fence as the occupied East line of said Christian Tract, S8°35'57"W, 1870.26 foot to a pipe post for angle point;

THENCE, S01°16'34"W, part way with fence then with projection thereof, 358.90 feet to an iron rod found at the base of a railroad tin post in old fence on the East side of an abandoned roadway for angle point, S01°11'22"E, 761.50 feet to a 1/2" iron rod set at the base of a wood fence post for angle point and S45°32'57"E, 67.44 feet to a 1/2" iron rod set in the occupied North line of Farm-to-Market Road No. 574 as the Southwest corner hereof;

THENCE, along said North line of FM 574, N86°45'16"E, 1477.23 feet to an iron pin found as the Southwest corner of that 73.884 acre tract conveyed out of said called 286 acre tract from Jack A. Whittenburg to Ervin W. Symank by deed recorded at Volume 176 Page 536 of the Mills County Deed Records and the Southeast corner hereof;

THENCE, along a fence as the Eastern line of said 73.884 acre tract, N23°29'16"E, 711.86 feet to an iron pin found as angle point, N14°38'59"E, 900.64 feet to an iron pin found as angle point, N19°56'28"E, 219.27 feet to an iron pin found as angle point, N07°49'37"E, 341.87 feet to an iron pin found as angle point, N03°09'42"W, 620.76 feet to an iron pin found as angle point and N02°52'17"W, 252.66 feet to an iron pin found in the North line of said John Van Winkle Survey No. 66 and the South line of said Archibald Thompson Survey as the Northwest corner of said 73.884 acre tract and an angle point hereof;

THENCE, continuing with a fence N01°46'44"W, 56.06 feet to a pipe corner fence post in the occupied Southern line of Mills County Road No. 532 for the Southern Northeast corner hereof;

THENCE, with a fence as the occupied Southwest line of said CR 532, N64°41'42"W, 152.67 feet to a pipe post as angle point, N49°17'06"W, 22.58 feet to a pipe post as angle point, N36°42'31"W, 103.65 feet to a pipe post as angle point, N26°28'18"W, 141.20 feet to a pipe post as angle point and N12°58'09"W, 78.47 feet to a pipe post for the Northern Northeast corner hereof;

THENCE, S81°45'44"W, at 11.39 feet passing a pipe post in the East line of an abandoned roadway and continuing for a total distance of 26.66 feet to a point in the centerline of said abandoned roadway.

THENCE, along the centerline of said roadway and the West line of that 476 acre tract conveyed to W.C. Whittenburg by partition deed recorded at Volume 100 Page 165 of the Mills County Deed Records, S00°30'48"E, 479.61 feet to a point in the occupied South line of said Thompson Survey and the occupied North line of said

WLS

EXHIBIT A Pg. 2

## EXHIBIT "A" CONTINUED

WHITTENBURG  
MILLS CO.

## CONTINUATION

FIELD NOTES, 130.23 ACRES

ARCHIBALD THOMPSON SURVEY NO. 2, ABSTRACT NO. 640 JUNE 20, 2001

JOHN VAN WINKLE SURVEY NO. 66, ABSTRACT NO. 695

MILLS COUNTY, TEXAS

PART OF CALLED 286 ACRE TRACT, DEED VOLUME 164 PAGE 540

PART OF 476 ACRE TRACT, DEED VOLUME 109 PAGE 165

DEED RECORDS OF MILLS COUNTY, TEXAS

Van Winkle Survey which bears  $N89^{\circ}34'13''E$ , 15.00 feet from an iron rod set at the occupied Southeast corner of that tract conveyed to Edwin G. Perkins by deed recorded at Volume 233 Page 749 of the Mills County Deed Records said point being the Southwest corner of that 476 for an interior corner hereof:

THENCE, along a fence to the occupied South line of said Thompson Survey, the occupied North line of said Van Winkle Survey, the occupied South line of said Perkins Tract, the occupied North line of said called 286 acre Whittenburg Tract and the North line herein,  $S89^{\circ}34'13''W$ , at 15.00 feet passing said iron rod set at the occupied Southeast corner of said Perkins Tract in the West line of an abandoned roadway and continuing for a total distance of 1467.83 feet to the POINT OF BEGINNING and calculated to contain 130.23 acres therein of which 1.67 acres are within the Archibald Thompson Survey No. 2, Abstract No. 640 and 128.56 acres are within the John Van Winkle Survey No. 66, Abstract No. 695.

SUBJECT TO: This tract is subject to an UNDERGROUND TELEPHONE line part way along the South line of said 476 acre tract, along the North line of FM 574 and along the East line of said abandoned roadway as conveyed by instrument recorded at Volume 193 Page 199 and an ELECTRICAL EASEMENT along the South line of said 476 acre tract as conveyed by instrument recorded at Volume 183 Page 168 both of the Mills County Deed Records.

BASIS OF BEARINGS: A line from the Southwest corner to the Northwest corner of the 73.884 acre tract described in deed recorded at Volume 176 Page 536 of the Mills County Deed Records,  $N11^{\circ}16'00''E$ .

I, the undersigned do hereby certify that the foregoing Field Notes and accompanying Survey Plat were prepared from an actual survey made on the ground, the Records of Mills County, Texas and surveys of area properties, that the corners and boundaries with marks natural and artificial are as found on the ground, that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent, to me are shown or described hereon and that said property has access to and from a dedicated roadway.

*Larry G. Hada*  
Larry G. Hada, R.P.L.S.  
State of Texas No. 2153



W.B.E.

EXHIBIT - A 98.3