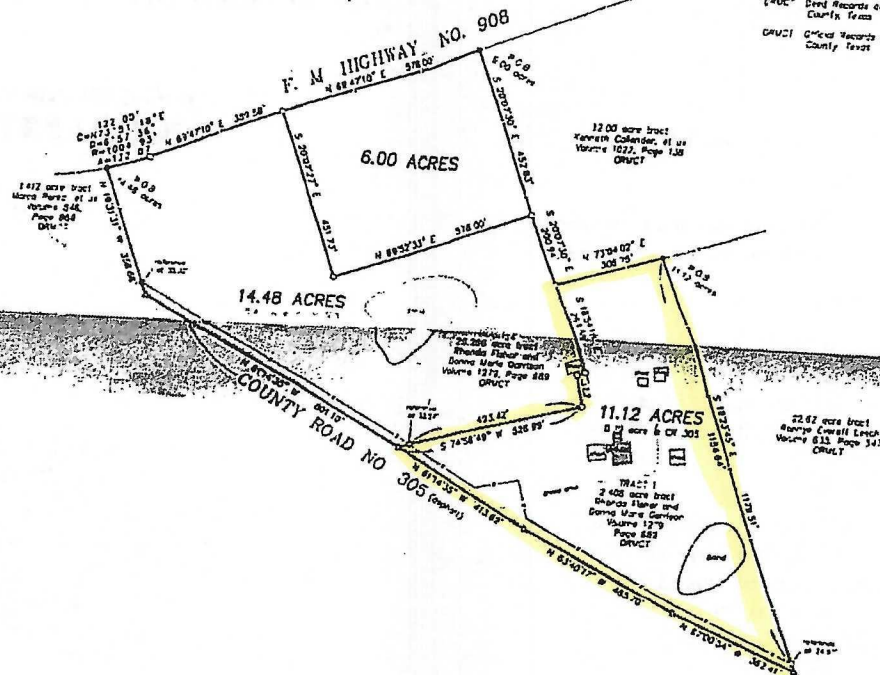


# EXHIBIT "A"

## STERLING C. ROBERTSON SURVEY, A-52 MILAM COUNTY, TEXAS

### LEGEND

- Found 1/2" iron rod
- Found 5/8" iron rod w/ tag  
was stamped "APLS 2512"
- Set 1/2" iron rod w/ stake  
was stamped "APLS 2512"
- △ Calculated
- Overhead electric lines
- 80% fences
- Dead trees
- CRUCI Deed Records of Milam  
County, Texas
- CRUCI Official Records of Milam  
County, Texas



This survey was prepared without benefit of a title opinion and may not reflect all matters of record affecting the subject tract. No search of the public record was made for encumbrances.

There are no flood maps available for reference for this area of Milam County, Texas.

All bearings shown herein are referenced to Geodetic North.

This plat is to accompany a fieldnote description of the 6.00 acre tract of land, the 11.12 acre tract of land and the 14.48 acre tract of land shown herein.

I, Don Randolph Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on December 7, 2016.

*Don Randolph Hughes*  
Don Randolph Hughes Registered Professional Land Surveyor No. 5345

LINE	BEARING	DISTANCE
1	N 89°47'10" E	309.58'
2	S 74°58'48" W	526.89'

### PARTITION SURVEY

OF A 6.00 ACRE TRACT, A 11.12 ACRE TRACT AND A  
14.48 ACRE TRACT OF LAND IN THE STERLING C.  
ROBERTSON SURVEY, A-52, MILAM COUNTY, TEXAS

*DR* Hughes Surveying

State Board of Professional Land Surveying (File Number 10000300)  
P. O. BOX 1135  
212 N. CENTRAL AVENUE  
CAMERON, TEXAS 76520  
PHONE (254) 697-3846 FAX (254) 697-8778

DATE 12/07/16  
Proj. No. 5349  
Dwn. By LEM  
Scale 1"=200'  
Drawn No. C-1121  
SHT. OF

## EXHIBIT "A"

### FIELDNOTE DESCRIPTION

#### 11.12 ACRE TRACT

Being a 11.12 acre tract of land in the Sterling C. Robertson Survey, Abstract No. 52, Milam County, Texas and being all of that certain 2.408 acre tract of land designated as TRACT 1 and a part of that certain 29.266 acre tract of land designated as TRACT 2 described in a deed to Rhonda Fisher and Donna Marie Garrison, recorded in Volume 1279, Page 689 of the Official Records of Milam County, Texas (ORMCT). Said 11.12 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod at a 2" pipe fence corner post at the most easterly northeast corner of above mentioned 29.266 acre tract, same being the northwest corner of a 22.62 acre tract of land to Ronnye Everett Leech (635/547 ORMCT), in the south line of a 12.00 acre tract of land to Kenneth Callender, et ux, (1022/138 ORMCT);

**THENCE** along an east line of said 29.266 acre tract, same being the west line of said 22.62 acre tract and generally along a fence, South 19 degrees 23 minutes 45 seconds East, at a distance of 1154.64 feet passing a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the north right-of-way line of County Road 305, continuing along said course for a total distance of 1179.51 feet to the center of the road;

**THENCE** along the center of County Road 305, as follows:

North 67 degrees 00 minutes 54 seconds West, a distance of 362.41 feet;

North 63 degrees 40 minutes 17 seconds West, a distance of 465.70 feet;

North 61 degrees 14 minutes 35 seconds West, a distance of 413.69 feet;

**THENCE** entering said 29.266 acre tract, North 74 degrees 58 minutes 49 seconds East, at a distance of 33.57 feet passing a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the north right-of-way line of the road, continuing along said course for a total distance of 526.99 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

**THENCE** North 11 degrees 07 minutes 43 seconds West, a distance of 84.22 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

**THENCE** North 70 degrees 21 minutes 33 seconds East, a distance of 22.52 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

**THENCE** North 18 degrees 54 minutes 18 seconds West, a distance of 263.58 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" at an interior ell corner of said 29.266 acre tract, same being the southwest corner of said Callender 12.00 acre tract;

EXHIBIT "A"

**THENCE** along a north line said 29.266 acre tract, same being the south line of said 12.00 acre tract and generally along a fence, North 73 degrees 04 minutes 02 seconds East, a distance of 306.75 feet to the **POINT OF BEGINNING**, containing 11.12 acres of land.

All bearings recited herein are referenced to Geodetic North.

December 7, 2016  
Don Randall Hughes  
Registered Professional Land Surveyor  
Texas No. 5345



---

