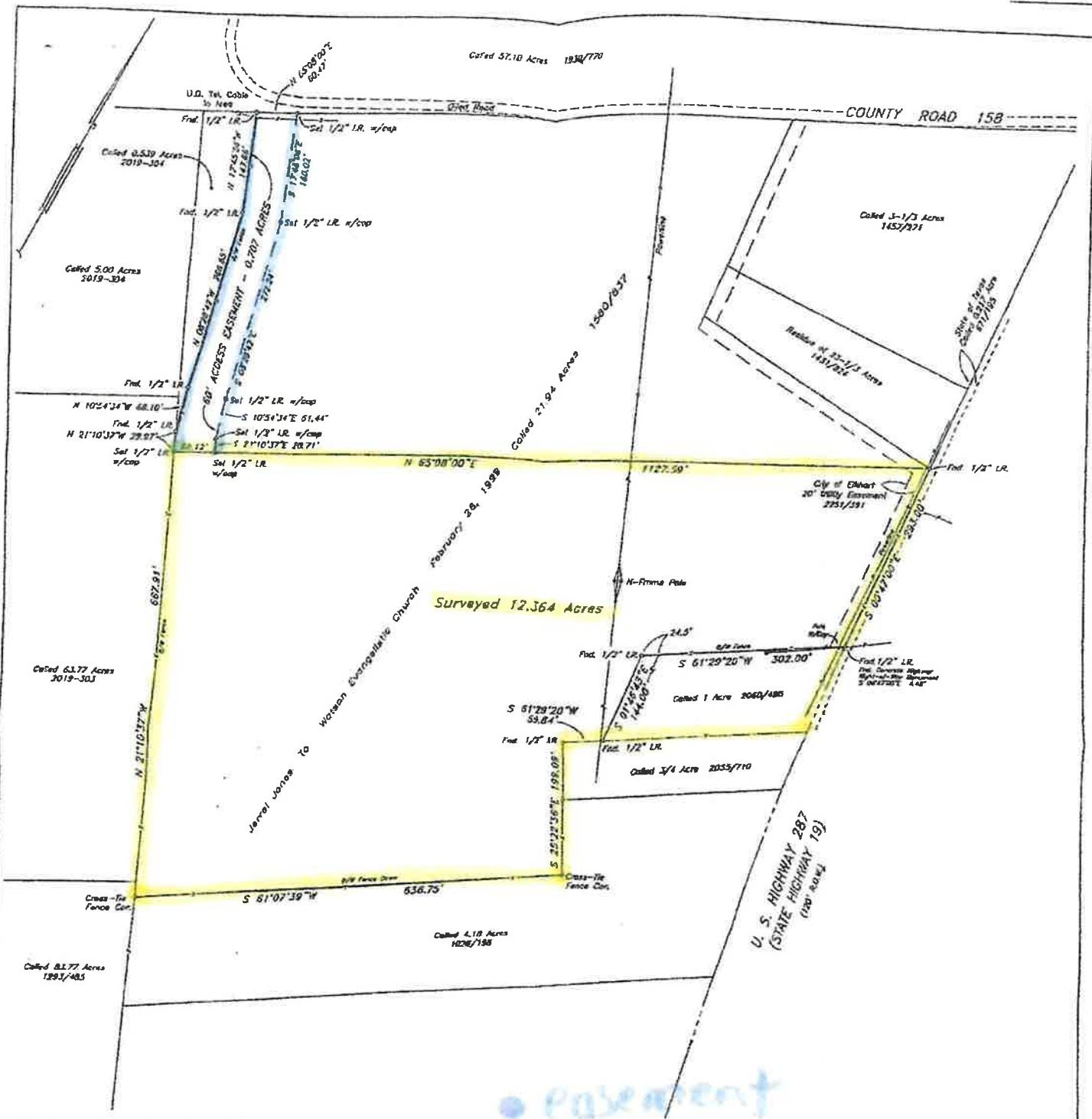




NOTE: w/cap = a plastic cap marked CL SURV RPLS 418.

Bearings and distances in parentheses are called.

Bearings are based on the lower West line of the 21.94 acre tract in Vol. 1580, Pg. 637 of the Anderson County Official Public Records. Called N 21°10'37\"W.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the FEMA Anderson County Community Panel Number 490001 05750, dated February 3, 2010, this property is located in Zone X (White). Easements recorded in the following Vol.'s and Pg.'s of the Anderson County Official Public Records affect this property: 367/414, 636/111 and 2251/391. A Field Note Description contains additional details and is a part of this survey. This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the user's risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Charles L. Suur
CHARLES L. SUUR
Registered Professional Land Surveyor
State Of Texas Number 4181

SURVEY PLAT

SHOWING 12.364 ACRES IN THE
WILLIAM FROST SURVEY, A-25
ANDERSON COUNTY, TEXAS

SCALE: 1"=100' JULY 6, 2021

FORM NO. 1004ES00
IVES TECHNICAL SERVICE
P.O. BOX 1561 (903) 729-7206
PALESTINE, TEXAS 75802

EXHIBIT A

TRACT ONE: (Fee)

FIELD NOTE DESCRIPTION

12.364 ACRES

ALL that certain tract of land in Anderson County, Texas, in the WILLIAM FROST SURVEY, Abstract 25, being a portion of that same tract called 21.94 acres in deed from Jaxrel Jones to Watson Evangelistic Church dated February 16, 1939, recorded in Volume 1580, Page 837 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:
w/cap = plastic cap marked CL SMITH RFLS 4161

BEGINNING at a 1/2" iron rod found marking the lower Northeast corner of said 21.94 acre tract and the Southeast corner of the residue of 23-1/3 acres in Volume 1431, Page 824 O.P.R., being in the West right-of-way line of U. S. Highway 287 based on a width of 120 feet.

- THENCE, S 00° 47' 00" E, with said West right-of-way line 293.00 feet to a 1/2" iron rod found marking the Northeast corner of a 1 acre tract in Volume 2060, Page 490 O.P.R.
- THENCE, S 61° 29' 20" W, with the Northwest line of the 1 acre tract 302.00 feet to a 1/2" iron rod found.
- THENCE, S 01° 46' 43" E, with the West line of the 1 acre tract 144.00 feet to a 1/2" iron rod found in the Northwest line of a 3/4 acre tract in Volume 2035, Page 710 O.P.R.
- THENCE, S 61° 29' 20" W, with the Northwest line of said 3/4 acre tract 59.84 feet to a 1/2" iron rod found.
- THENCE, S 25° 22' 36" E, with the Southwest line of the 3/4 acre tract and the upper Southwest line of a 4.18 acre tract in Volume 1020, Page 138 O.P.R. 199.09 feet to a cross-tie fence corner.
- THENCE, S 61° 07' 39" W, with the lower Northwest line of said 4.18 acre tract 636.78 feet to a cross-tie fence corner found in the East line of an 83.77 acre tract in Volume 1293, Page 485 O.P.R.
- THENCE, N 21° 10' 37" W, (bearing orientation line) with the lower West line of the 21.94 acre tract, the East line of said 83.77 acre tract and the East line of a 53.77 acre tract in Instrument No. 2019-303 O.P.R. 567.91 feet to a 1/2" iron rod w/cap set. Found a 1/2" iron rod N 21° 10' 37" W, 29.97 feet for reference.
- THENCE, N 65° 08' 00" E, 1127.89 feet to the PLACE OF BEGINNING containing 12.364 acres.

TRACT TWO: (Easement)

FIELD NOTE DESCRIPTION

60' ACCESS EASEMENT

BEING a 60 feet wide access easement in Anderson County, Texas, in the WILLIAM FROST SURVEY, Abstract 25, being across a portion of that same tract called 21.94 acres in deed from Jerral Jones to Watson Evangelistic Church dated February 26, 1999, recorded in Volume 1580, Page 837 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

w/cap = plastic cap marked CL SMITH NPLS 4181

BEGINNING at a 1/2" iron rod found marking the Northwest corner of said 21.94 acre tract and the Northeast corner of a 0.539 acre tract in Instrument No. 2019-304 O.P.R., being in the Southeast line of a 57.10 acre tract in Volume 1930, Page 770 O.P.R. and being in the Southeast margin of oiled County Road 158.

THENCE; N 63° 08' 00" E, with the Northwest line of the 21.94 acre tract, the Southeast line of the 57.10 acre tract and Southeast margin of the county road 60.47 feet to a 1/2" iron rod w/cap set.

THENCE; In a Southerly direction parallel with and 60.00 feet Easterly of and at a right angle to the West line of said 21.94 acre tract as follows:
S 17° 45' 06" E, 160.02 feet to a 1/2" iron rod w/cap set.
S 08° 28' 42" E, 272.24 feet to a 1/2" iron rod w/cap set.
S 10° 54' 34" E, 61.44 feet to a 1/2" iron rod w/cap set.
S 21° 10' 37" E, 20.71 feet to a 1/2" iron rod w/cap set.

THENCE; S 65° 08' 00" W, 60.12 feet to a 1/2" iron rod w/cap set in the lower West line of the 21.94 acre tract and the East line of a 63.77 acre tract in Instrument No. 2019-303 O.P.R.

THENCE; N 21° 10' 37" W, (bearing orientation line) with the lower West line of the 21.94 acre tract and the East line of said 63.77 acre tract 29.97 feet to a 1/2" iron rod found marking the South corner of said 0.539 acre tract.

THENCE; In a Northerly direction with the upper West lines of the 21.94 acre tract and the East lines of said 0.539 acre tract as follows:
N 10° 54' 34" W, 68.10 feet to a 1/2" iron rod found.
N 08° 28' 42" W, 268.68 feet to a 1/2" iron rod found.
N 17° 45' 06" W, 147.68 feet to the PLACE OF BEGINNING containing 0.707 acres.