

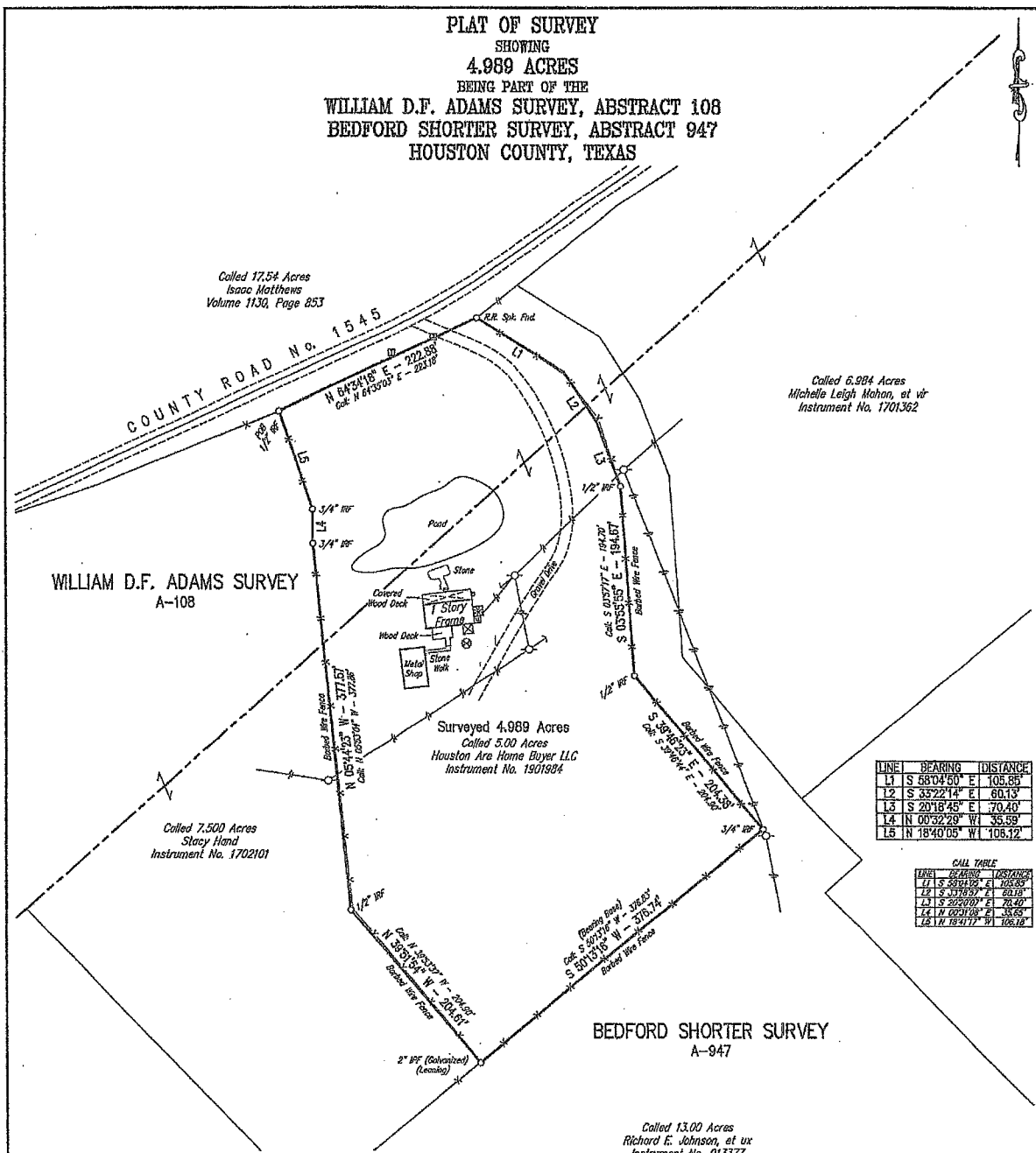
PLAT OF SURVEY

SHOWING

4.989 ACRES

BEING PART OF THE

WILLIAM D.F. ADAMS SURVEY, ABSTRACT 108
BEDFORD SHORTER SURVEY, ABSTRACT 947
HOUSTON COUNTY, TEXAS



Aldrich Abstract Company
GF No. A20642

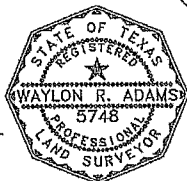
(NOTE: Easement research was limited to data
provided by above referenced Title Company.)

Schedule "B"

- 10k) Right of Way Easement: Instrument No. 0700140 - Unable to determine.
10j) Right of Way Easement: Instrument No. 0708104 - Unable to determine.
10m) Right of Way Easement: Instrument No. 1004290 - Unable to determine.
10n) Right of Way Easement: Instrument No. 1004339 - Unable to determine.

I, Waylon R. Adams, do hereby certify that this Plat
does accurately represent an actual on the ground
survey made under my direction and supervision on
November 2, 2020, and is being submitted along with
a legal description of the tract(s) shown herein.

Waylon R. Adams
Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748



Note: Bearings are based on the southeast line of that certain called
5.00 acre tract conveyed to Houston Area Home Buyer LLC as recorded in
Instrument No. 1901984 of the Official Records of Houston County, Texas.

Waylon R. Adams
02/26/25

- LEGEND
- POWER POLE
 - ⊕ GUY ANCHOR
 - ⊞ ELECTRIC METER
 - TELEPHONE PEDestal
 - ⊞ A/C UNIT
 - ⊞ SEPTIC TANK
 - ⊞ SEPTIC PUMP

EXCEPT AS SHOWN

0 100 200

DRAWN BY: W.R.A.
JOB No.: 201128
DATE: 11/3/2020
FB/PG: 117/22

REVISIONS

EAST TO WEST SURVEYING, INC.
1500 SSW LOOP 323, SUITE 127
TYLER, TEXAS 75701
PH: (903) 405-3494, FAX: (903) 405-3474
TBPLS FIRM REGISTRATION No. 10194274

EAST TO WEST
SURVEYING, INC.

PLAT OF SURVEY
CONNOR SHORT AND
JESSICA SHORT
2977 C.R. 1645, CROCKETT
TX 75845



EXHIBIT A

**4.989 ACRES
WILLIAM D.F. ADAMS SURVEY, ABSTRACT 108
BEDFORD SHORTER SURVEY, ABSTRACT 947
HOUSTON COUNTY, TEXAS**

BEING 4.989 ACRES OF LAND situated in the William D.F. Adams Survey, Abstract 108 and the Bedford Shorter Survey, Abstract 947, Houston County, Texas and being all of that certain called 5.00 acre tract conveyed to Houston Area Home Buyer LLC as recorded in Instrument No. 1901984 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found at a 6" wood fence corner post in the south line of County Road No. 1545 for the northwest corner of said called 5.00 acre tract and the northeast corner of that certain called 7.500 acre tract conveyed to Stacy Hand as recorded in Instrument No. 1702101 of the Official Records of Houston County, Texas;

THENCE North $64^{\circ}34'18''$ East with the north line of said called 5.00 acre tract and the south line of said County Road No. 1545 a distance of 222.88 feet to a railroad spike found at a 6" wood fence corner post for the northeast corner of said called 5.00 acre tract and the most northerly northwest corner of that certain called 13.00 acre tract conveyed to Richard E. Johnson, et ux as recorded in Instrument No. 013377 of the Official Records of Houston County, Texas;

THENCE with the east line of said called 5.00 acre tract, the most northerly west line of said called 13.00 acre tract, and generally with a barbed wire fence as follows:

South $58^{\circ}04'50''$ East a distance of 105.85 feet to a point,
South $33^{\circ}22'14''$ East a distance of 60.13 feet to a point, and
South $20^{\circ}18'45''$ East a distance of 70.40 feet to a $\frac{1}{4}$ " iron rod found at a 6" wood fence post;

THENCE South $03^{\circ}55'35''$ East continuing with the east line of said called 5.00 acre tract, the most northerly west line of said called 13.00 acre tract, and generally with a barbed wire fence a distance of 194.67 feet to a $\frac{1}{4}$ " iron rod found at a 6" wood fence corner post;

THENCE South $39^{\circ}46'23''$ East continuing with the east line of said called 5.00 acre tract, the most northerly west line of said called 13.00 acre tract, and generally with a barbed wire fence a distance of 204.38 feet to a $\frac{1}{4}$ " iron rod found at a 6" wood fence corner post for the southeast corner of said called 5.00 acre tract and an interior ell corner of said called 13.00 acre tract;

THENCE South $50^{\circ}13'16''$ West with the southeast line of said called 5.00 acre tract, the most westerly northwest line of said called 13.00 acre tract, and generally with a barbed wire fence a distance of 376.74 feet to a 2" galvanized iron pipe found (leaning) at a 4" wood fence corner post for the southwest corner of said called 5.00 acre tract and the southeast corner of said called 7.500 acre tract;

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THENCE North 39°51'54" West with the west line of said called 5.00 acre tract, the east line of said called 7.500 acre tract, and generally with a barbed wire fence a distance of 204.61 feet to a 1/4" iron rod found for corner;

THENCE North 05°44'23" West continuing with the west line of said called 5.00 acre tract, the east line of said called 7.500 acre tract, and generally with a barbed wire fence a distance of 377.57 feet to a 1/4" iron rod found at a 6" wood fence post;

THENCE North 00°32'29" West continuing with the west line of said called 5.00 acre tract, the east line of said called 7.500 acre tract, and generally with a barbed wire fence a distance of 35.59 feet to a 1/4" iron rod found at a 6" wood fence post;

THENCE North 18°40'05" West continuing with the west line of said called 5.00 acre tract, the east line of said called 7.500 acre tract, and generally with a barbed wire fence a distance of 106.12 feet back to the PLACE OF BEGINNING and containing 4.989 ACRES OF LAND.

Note: Bearings are based on the southeast line of that certain called 5.00 acre tract conveyed to Houston Area Home Buyer LLC as recorded in Instrument No. 1901984 of the Official Records of Houston County, Texas.

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