

# Exhibit A Tract A

WALKER, WARREN, & JORDAN SURVEYING & MAPPING - 10819 HWY 69 N. TYLER, TX 75706 - TBELS No: 10025300



**SURVEYED 17.770 ACRES**  
**J. MANNING SURVEY, A-381**  
**WOOD COUNTY, TEXAS**  
**J22-1490B**

**October 21st, 2022**

**Field Note** description for a 17.770 acre tract being located in the J. MANNING Survey, Abstract No. 381, Wood County, Texas, and being part of a tract of land conveyed to Penelope L. Hill as described and recorded in Document Number 2021-13095 of the Official Public Records of Wood County, Texas, said 17.770 acre tract to be more particularly described as follows;

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

**BEGINNING** at a Point near the centerline of County Road 1468 for the Northeast corner of herein described tract, being in the North line of said Hill tract from which a 1/2" Iron Rod set for reference bears South 02 deg. 14 min. 51 sec. East a distance of 25.00 feet;

**THENCE** South 02 deg. 14 min. 51 sec. East, across said Hill tract, a distance of 1148.30 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract, being in the North line of a called 30.700 acre tract of land conveyed to David M. Cunningham and Grace Kathryn Cunningham as described and recorded in Document Number 2021-13096 of the Official Public Records of Wood County, Texas;

**THENCE** South 86 deg. 13 min. 11 sec. West, with the North line of said 30.700 acre tract, and generally along and with a fence, a distance of 211.13 feet to a Fence Corner found for a Southerly angle break of herein described tract;

**THENCE** North 88 deg. 19 min. 45 sec. West, continuing with the North line of said 30.700 acre tract, and generally along and with a fence, a distance of 611.26 feet to a Fence Corner for the Southwest corner of herein described tract;

**THENCE** North 01 deg. 16 min. 58 sec. West, across said Hill tract, a distance of 711.11 feet to a Point near the centerline of aforementioned County Road 1468 for the Northwest corner of herein described tract, from which a 1/2" Iron Rod set for reference bears South 01 deg. 16 min. 58 sec. East a distance of 26.28 feet;

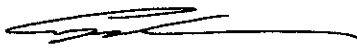
**THENCE** North 57 deg. 48 min. 31 sec. East, with said centerline, a distance of 294.80 feet to a Point for a Northerly angle break of herein described tract;

**THENCE** North 60 deg. 19 min. 07 sec. East, continuing with said centerline, a distance of 168.23 feet to a Point for a Northerly angle break of herein described tract;

**THENCE** North 63 deg. 40 min. 23 sec. East, continuing with said centerline, a distance of 374.53 feet to a Point for a Northerly angle break of herein described tract;

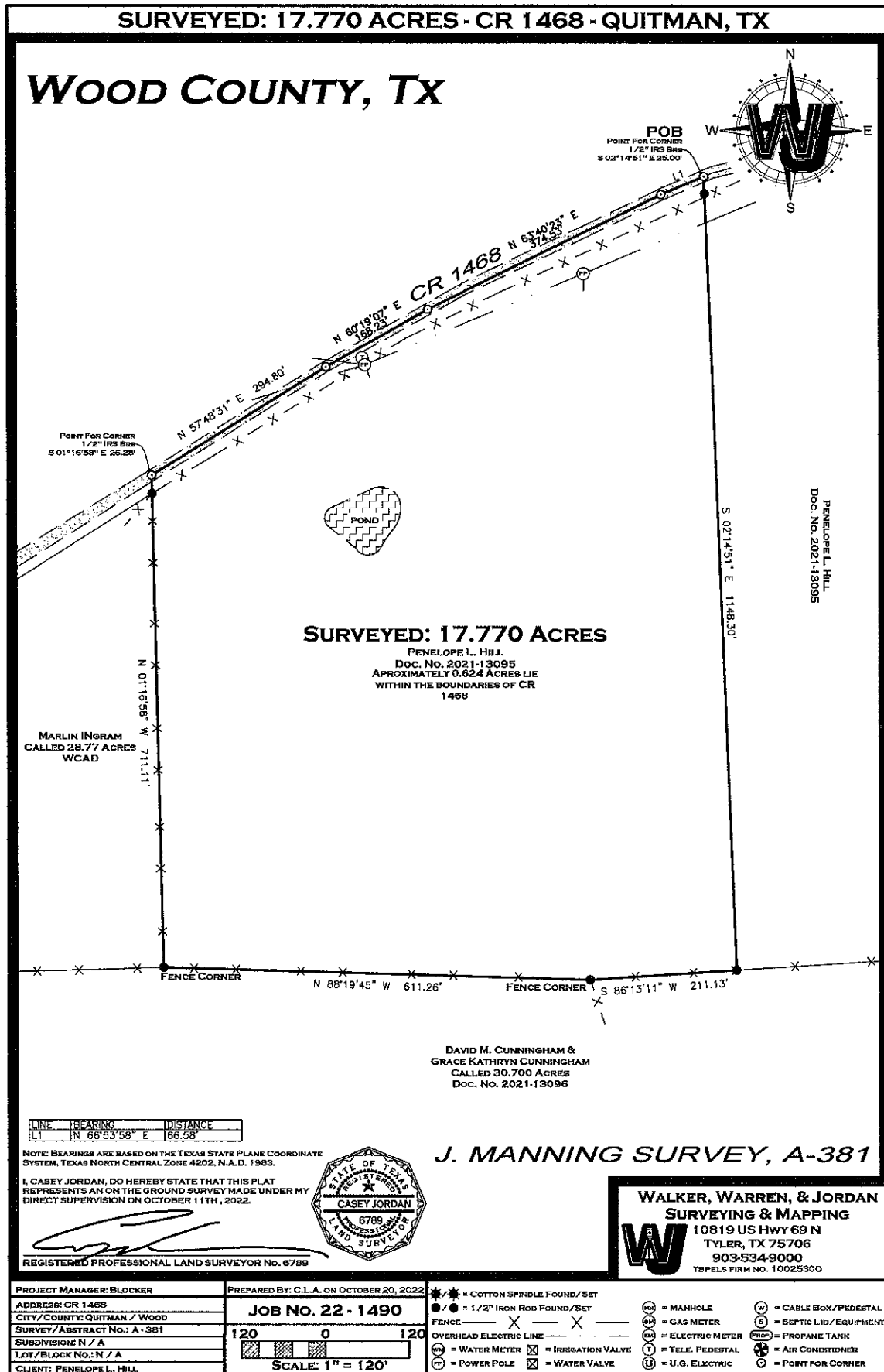
**THENCE** North 66 deg. 53 min. 58 sec. East, with said centerline, a distance of 66.58 feet to the **POINT OF BEGINNING AND CONTAINING 17.770 ACRES** of which approximately 0.624 acres lies within the Right-Of-Way of County Road 1468.

*I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in October 2022, and is being submitted along with a Plat of said tract herein described.*

  
Casey Jordan  
Registered Professional Land Surveyor  
State of Texas No. 6789



# Exhibit A – Tract A



# Exhibit A

## Tract B

WALKER, WARREN, & JORDAN SURVEYING & MAPPING - 10819 HWY 69 N. TYLER, TX 75706 - TBELS No: 10025300



**SURVEYED 17.571 ACRES**  
**J. MANNING SURVEY, A-381**  
**WOOD COUNTY, TEXAS**  
**J22-1490A**

**October 21st, 2022**

**Field Note** description for a 17.571 acre tract being located in the J. MANNING Survey, Abstract No. 381, Wood County, Texas, and being part of a tract of land conveyed to Penelope L. Hill as described and recorded in Document Number 2021-13095 of the Official Public Records of Wood County, Texas, said 17.571 acre tract to be more particularly described as follows;

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

**BEGINNING** at a Point near the centerline of County Road 1468 for the Northeast corner of herein described tract, being the Northwest corner of a called 116 acre tract of land conveyed to Danny Hurley as described and recorded in Document Number 2020-00000609 of the Official Public Records of Wood County, Texas, from which a 1/2" Iron Rod set for reference at a fence corner bears South 02 deg. 50 min. 01 sec. East a distance of 25.00 feet;

**THENCE** South 02 deg. 50 min. 01 sec. East, with an interior Northerly West line of said 116 acre tract, and generally along and with a fence, a distance of 216.98 feet to a Fence Corner found for an interior corner of herein described tract;

**THENCE** North 89 deg. 25 min. 23 sec. East, with an interior line of said 116 acre tract, and generally along and with a fence, a distance of 206.18 feet to a Fence Corner found for the Easterly most Northeast corner of herein described tract, being an interior corner of said 116 acre tract;

**THENCE** South 02 deg. 40 min. 37 sec. East, with an interior Westerly line of said 116 acre tract, and generally along and with a fence, a distance of 945.90 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract, being in the West line of said 116 acre tract, same being the Northeast corner of a called 30.700 acre tract of land conveyed to David M. Cunningham and Grace Kathryn Cunningham as described and recorded in Document Number 2021-13096 of the Official Public Records of Wood County, Texas;

**THENCE** South 86 deg. 13 min. 11 sec. West, with the North line of said 30.700 acre tract, and generally along and with a fence, a distance of 703.47 feet to a 1/2" Iron Rod set for the Southwest corner of herein described tract, being in the South line of said Hill tract;

**THENCE** North 02 deg. 14 min. 51 sec. West, across said Hill tract, a distance of 1148.30 feet to a Point near the centerline of aforementioned County Road 1468 for the Northwest corner of herein described tract, from which a 1/2" Iron Rod set for reference bears South 02 deg. 14 min. 51 sec. East a distance of 25.00 feet;

**THENCE** North 74 deg. 45 min. 56 sec. East, with said centerline, a distance of 130.44 feet to a Point for a Northerly angle break of herein described tract;

**THENCE** North 86 deg. 09 min. 17 sec. East, continuing with said centerline, a distance of 360.84 feet to the **POINT OF BEGINNING AND CONTAINING 17.751 ACRES** of which approximately 0.000 acres lies within the Right-Of-Way of County Road 1468.

*I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in October 2022, and is being submitted along with a Plat of said tract herein described.*

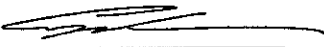
  
Casey Jordan  
Registered Professional Land Surveyor  
State of Texas No. 6789



Exhibit A – Tract B

