

WESTERN BANK
BROWN CO.

FIELD NOTES, 26.431 ACRES
WILLIAM H. IRIONS SURVEY 52, ABSTRACT 537
CITY OF BROWNWOOD, BROWN COUNTY, TEXAS
DEED RECORDED AT VOLUME 1797 PAGE 238
DEED RECORDS OF BROWN COUNTY, TEXAS

FN 12050
JUNE 18, 2012

FIELD NOTE DESCRIPTION OF A 26.431 ACRE TRACT OF LAND SITUATED
IN THE W.H. IRION SURVEY NO. 52, ABSTRACT NO. 537 AND THAT
TRACT CONVEYED TO WESTERN BANK BY DEED RECORDED AT VOLUME 1797
PAGE 238 OF THE BROWN COUNTY DEED RECORDS; SAID 26.431 ACRES
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

COMMENCING at a $\frac{1}{2}$ " iron rod found in the West line of that tract
conveyed from Investment Property Advisors, Inc. to Wal-Mart Stores, Inc.
by deed recorded at Volume 1126 Page 290 of the Brown County Deed Records
and now known as Wal-Mart Addition to the City of Brownwood, the plat of
which is recorded at Volume 4 Page 179 of the Brown County Plat Records,
the Southeast corner of that tract conveyed from Brownwood Market Place,
L.C. to the City of Brownwood by deed recorded at Volume 1561 Page 61 of
the Brown County Deed Records and the Northeast corner of Commerce Square
Shopping Center as conveyed to Commerce Station, LP by deed recorded at
Volume 1689 Page 472 of the Brown County Deed Records then along the
Northern line of said Commerce Square Shopping Center N81°07'31"W, 75.00
feet to an iron rod set for the POINT OF BEGINNING;

THENCE, along the Northern line of said Commerce Square Shopping
Center Tract, N81°07'31"W, 738.40 feet to an iron rod set for angle point
and N69°27'55"W, 309.94 feet to an iron rod found for the Southeast corner
of that tract conveyed to the City of Brownwood, La Castia, Inc. by deed
recorded at Volume 761 Page 143 of the Brown County Deed Records, the
South Southwest corner of said Western Bank Tract and the South Southwest
corner hereof;

THENCE, along the common line with said City of Brownwood Tract,
N9°03'26"E, 254.93 feet to a chain link fence post for its Northeast
corner and interior corner of said Western Bank Tract and N81°37'13"W,
222.48 feet to an iron rod found in the Southeast line of Market Place
Blvd. for the Northwest corner of said City of Brownwood Tract, the North
Southwest corner of said Western Bank Tract and the North Southwest corner
hereof;

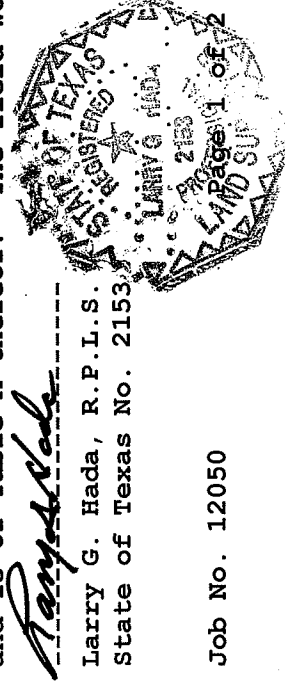
THENCE along the Southeast line of said Market Place Blvd. with a
curve to the right with radius of 1862.93 feet, arc length of 1414.37
feet, central angle of 43°30'00" and a chord length of 1380.64 feet which
bears N56°19'38"E to an iron rod set as the end of said curve and
N79°09'45"E, 210.52 feet to an iron rod set as the intersection with the
West line of Davis Lane and the North corner hereof;

THENCE, along the West line of said Davis Lane, S10°50'15"E, 65.73
feet to an iron rod set for the beginning of a curve to the right with
radius of 375.65 feet, arc length of 128.72 feet, central angle of
19°37'59" and a chord length of 128.09 feet which bears S01°01'16"E to the
end of said curve and S08°40'04"W, 1132.19 feet to the POINT OF BEGINNING
and calculated to contain 26.431 acres therein.

BEARING BASIS: Bearings for this survey are based on GPS
observations: USA / NAD83 / TEXAS CENTRAL ZONE.

FLOODPLAIN NOTE: Based on FEMA Flood Insurance Rate Map 480087 001D
for the City of Brownwood dated July 6, 1982, this entire tract is within
the 100-year flood plain designation A-11.

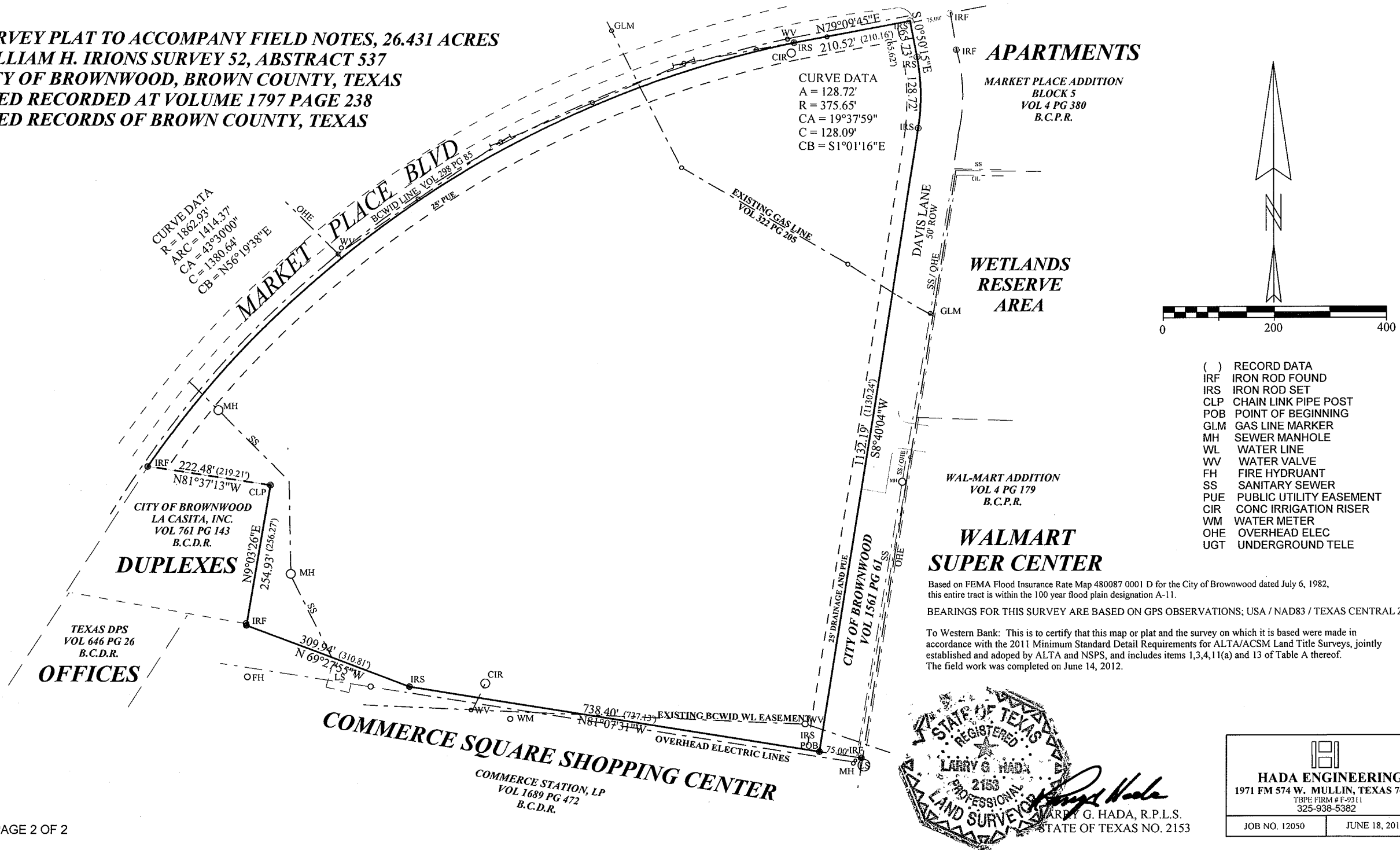
To Western Bank: This is to certify that this map or plat and the
survey on which it is based were made in accordance with the 2011 Minimum
Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly
established and adopted by ALTA and NSPS and includes Items 1,3,4,11(a)
and 13 of Table A thereof. The field work was completed on June 14, 2012.



Job No. 12050

HADA ENGINEERING
1971 FM 574 W. MULLIN, TX 76864

**SURVEY PLAT TO ACCOMPANY FIELD NOTES, 26.431 ACRES
WILLIAM H. IRIONS SURVEY 52, ABSTRACT 537
CITY OF BROWNWOOD, BROWN COUNTY, TEXAS
DEED RECORDED AT VOLUME 1797 PAGE 238
DEED RECORDS OF BROWN COUNTY, TEXAS**



CURVE DATA
A = 128.72'
R = 375.65'
CA = 19°37'59"
C = 128.09'
CB = S1°01'16"E

CURVE DATA
R = 1862.93'
ARC = 1414.37'
CA = 42°30'00"
C = 1380.64'
CB = N56°19'38"E

APARTMENTS

MARKET PLACE ADDITION
BLOCK 5
VOL 4 PG 380
B.C.P.R.

**WETLANDS
RESERVE
AREA**

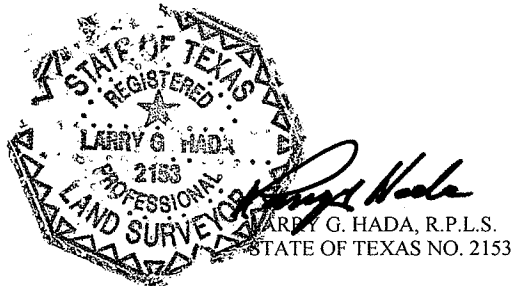
WAL-MART ADDITION
VOL 4 PG 179
B.C.P.R.

**WALMART
SUPER CENTER**

Based on FEMA Flood Insurance Rate Map 480087 0001 D for the City of Brownwood dated July 6, 1982, this entire tract is within the 100 year flood plain designation A-11.
BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS; USA / NAD83 / TEXAS CENTRAL ZONE.

To Western Bank: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,3,4,11(a) and 13 of Table A thereof. The field work was completed on June 14, 2012.

- () RECORD DATA
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- CLP CHAIN LINK PIPE POST
- POB POINT OF BEGINNING
- GLM GAS LINE MARKER
- MH SEWER MANHOLE
- WL WATER LINE
- WV WATER VALVE
- FH FIRE HYDRUANT
- SS SANITARY SEWER
- PUE PUBLIC UTILITY EASEMENT
- CIR CONC IRRIGATION RISER
- WM WATER METER
- OHE OVERHEAD ELEC
- UGT UNDERGROUND TELE





HADA ENGINEERING
1971 FM 574 W. MULLIN, TEXAS 76864
TYPE FIRM # F-9311
325-938-5382

JOB NO. 12050

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