

FIELD NOTES
16.10 ACRES
D. Y. HAMBLIN SURVEY, A – 359
LEON COUNTY, TEXAS
APRIL 19, 2021

All that certain lot, tract or parcel of land being 16.10 acres in the D. Y. HAMBLIN SURVEY, Abstract No. 359, Leon County, Texas, and being a part of the Called 27.075 acre tract and a part of the Called 10.050 acre tract described in the deed from Charlie Ray Harter and wife, Amanda Cale Harter to Anderson Bullin in Volume 1436, Page 859, of the Official Records of Leon County, Texas, said 16.10 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1-3/4" Iron Pipe found for the north corner of the Called 10.050 acre tract, being the west corner of the Called 35.00 acre tract in Volume 1263, Page 46, being the south corner of the Called 20.00 acre tract in Volume 1114, Page 315, and being the east corner of the Called 20.00 acre tract in Volume 843, Page 526;

THENCE S 61° 41' 52" E, along the common line between the Called 10.050 acre tract and the Called 35.00 acre tract for a distance of 642.00 feet to a 1-3/4" Iron Pipe found for the east corner, being the east corner of the Called 10.050 acre tract, the south corner of the Called 35.00 acre tract and being in the northwest right-of-way line of County Road 330;

THENCE along the southeast line of the Called 10.050 acre tract, the southeast line of the Called 27.075 acre tract and the northwest right-of-way line of County Road 330 for the following calls:

S 29° 30' 48" W, a distance of 434.06 feet to a 1/2" Iron Rod found for corner;

S 28° 09' 26" W, a distance of 356.07 feet to a 36" Post Oak found for corner;

S 25° 03' 17" W, a distance of 247.69 feet to a 1/2" Iron Rod set for the south corner, being the east corner of a 21.00 acre tract, surveyed same date;

THENCE N 43° 10' 41" W, across the Called 27.075 acre tract and the Called 10.050 acre tract for a distance of 968.50 feet to a 1/2" Iron Rod set for the west corner, being in the northwest line of the Called 10.050 acre tract and being in the southeast line of the Called 20.00 acre in Volume 843, Page 526;

THENCE N 48° 38' 52" E, along the common line between the Called 10.050 acre tract and the Called 20.00 acre tract for a distance of 778.25 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 16.10 ACRES OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.

Note - All 1/2" Iron Rods set are capped "Isbell 6117".

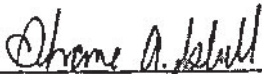

RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000

Exhibit "A"



NOTES:

Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

This survey was performed without the benefit of a title commitment. There may be easements affecting this property that are not shown.

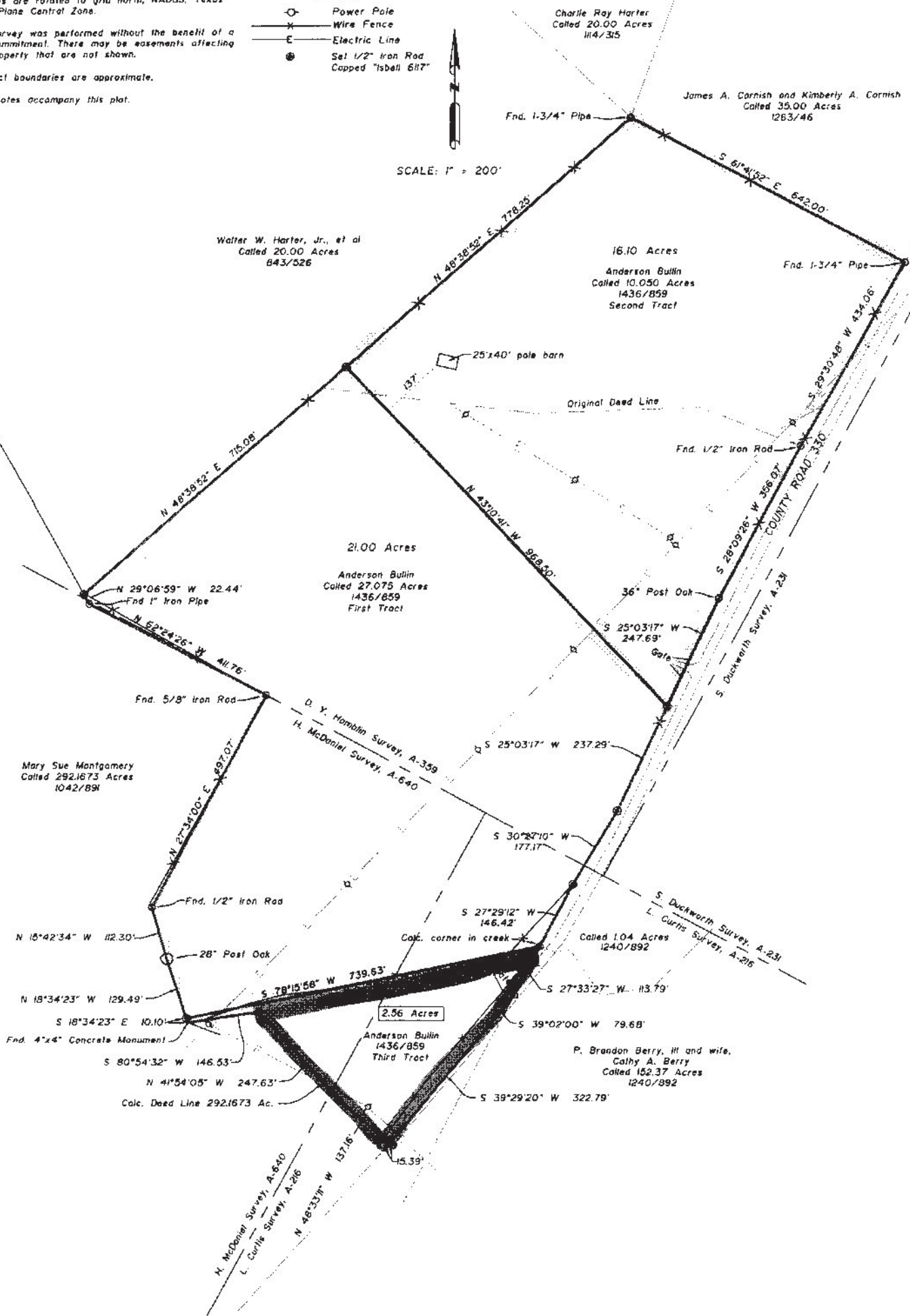
Abstract boundaries are approximate.

Field notes accompany this plat.

LEGEND:

- Power Pole
- Wire Fence
- Electric Line
- Set 1/2" Iron Rod Capped "Isbell 6117"

SCALE: 1" = 200'



I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground.

Shane A. Isbell

Registered Professional Land Surveyor No. 6117



SURVEY PLAT OF
39.66 ACRES
D. Y. HAMBLIN SURVEY, A - 359
H. McDANIEL SURVEY, A - 640
L. CURTIS SURVEY, A - 216
LEON COUNTY, TEXAS
APRIL 19, 2021

PREPARED BY:
ISELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 21023