

EXHIBIT "A"

Fieldnote Description to 9.07 Acres
Margaret Russell Survey A-528
Freestone County, Texas

Fieldnotes to that certain tract or parcel of land situated in the Margaret Russell Survey A-528 Freestone County Texas being 9.07 acres more or less and being part of a called 105 1/3 acre tract described in a deed to Todd Bradford Willis and David Parker Willis, Sr. in Volume 947 Page 667 of the Deed Records of Freestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows: to wit:

BEGINNING at a point in the northwest line of the referenced tract, the southeast line of a called 100 acre tract described in a deed to Charles Clesson Thompson in Volume 181 Page 168 and the centerline of County Road 770 for this north corner and a point in the northwest line of a 93.86 acre tract described this same day. From said point a 1/2" iron rod capped set for the north corner of said 93.86 acre tract on the southeast side of County Road 770 and in the southwest line of a called 91.062 acre tract described in a deed to Houston Lighting & Power Company in Volume 954, Page 322 bears N60°00'00"E 97.48 feet and a 1/2" iron pipe found in County Road 770 for a bend in the southwest line of said 91.062 acre tract bears N13°02'47"W 388.89 feet.

THENCE SOUTH 60°00'00" WEST 202.36 feet, with the northwest line of the referenced tract and the southeast line of said 100 acre tract, to a point in a wire fence located in the vicinity of the northwestern side of County Road 770 for the north corner of a 3.01 acre tract described this same day. From said point a capped 1/2" iron rod set for reference bears S50°00'00"W one foot.

THENCE across the referenced tract, with the common lines of said 3.01 acre tract, and along a meandering wire fence, as follows:

SOUTH 49°54'58" WEST 86.41 feet to a 12" oak tree fence bend.

SOUTH 43°21'52" WEST 179.43 feet to a fence bend.

SOUTH 47°09'32" WEST 158.11 feet to a 22" oak tree fence bend.

SOUTH 56°39'20" WEST 209.51 feet to a 2" cedar fence post.

SOUTH 66°22'00" WEST 49.08 feet to a fence bend on the east bank of a ditch.

SOUTH 74°30'22" WEST 49.44 feet to a fence bend on the west bank of said ditch.

SOUTH 58°03'35" WEST 199.25 feet to a 20" oak tree fence bend.

SOUTH 38°20'46" WEST 211.08 feet to a 14" oak tree fence bend, and

SOUTH 64°59'31" WEST 54.93 feet to an 8" cedar fence post in the fenced northeast line of a called 79.974 acre tract, Tract Three, described in a deed to D Bar Land, LLC in Document Number 1804231.

THENCE continuing across the referenced tract, with the fenced northeast line of said 79.974 acre tract and along a wire fence, as follows:

SOUTH 03°46'13" EAST 154.80 feet to a fence bend.

SOUTH 11°25'48" WEST 46.25 feet to an 18" oak tree fence bend.

SOUTH 19°43'38" WEST 21.98 feet to a fence bend.

SOUTH 02°53'17" WEST 25.09 feet to an 8" oak tree fence bend.

SOUTH 09°23'30" EAST 50.64 feet to a fence bend.

SOUTH 14°51'47" EAST 58.08 feet to a fence bend.

SOUTH 21°30'32" EAST 83.83 feet to a 3" oak tree fence bend.

SOUTH 40°17'33" EAST 58.71 feet to a 3" cedar fence post.

SOUTH 31°07'02" EAST 35.91 feet to a fence bend.

SOUTH 20°19'14" EAST 28.69 feet to a 5" cedar fence post.

SOUTH 16°13'46" EAST 99.82 feet to a 5" cedar fence corner post on the northwest side of County Road 770 and

SOUTH 12°23'45" EAST 33.23 feet to a point in the southwest line of the referenced tract and the centerline of County Road 770 for this south corner and the west corner of the aforesaid 93.86 acre tract. From said point, a capped 1/2" iron rod set on the southeast side of County Road 770 for the north corner of a called 12.055 acre tract, Tract 1, described in a deed to Traswell C. Livingston Jr. in Volume 636, Page 711 bears S30°00'00"E 36.87 feet, and a capped 1/2" iron rod set for reference on the northwest side of County Road 770 bears N12°23'45"W 31 feet.

THENCE across the referenced tract, with the northwest lines of said 93.86 acre tract and along the centerline of County Road 770, as follows:

NORTH 22°52'51" EAST 142.00 feet to a point for bend.

NORTH 28°01'18" EAST 85.02 feet, to a point for bend.

NORTH 38°03'46" EAST 152.22 feet to a point for bend.

NORTH 43°16'29" EAST 148.48 feet, to a point for bend.

NORTH 36°02'21" EAST 146.23 feet, to a point for bend.

NORTH 27°56'02" EAST 81.19 feet to a point for bend.

NORTH 22°07'10" EAST 436.30 feet to a point for bend.

NORTH 24°04'09" EAST 141.87 feet to a point for bend.

NORTH 30°55'50" EAST 92.26 feet, to a point for bend.

NORTH 38°51'01" EAST 100.92 feet, to a point for bend.

NORTH 49°44'16" EAST 125.67 feet to a point for bend, and

NORTH 49°57'27" EAST 143.43 feet, to the Point of Beginning, and containing 9.07 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the record call of S30°E between a capped 1/2" iron rod set for the north corner of a called 12.055 acre tract, Tract 1, described in a deed to Traswell C. Livingston Jr. in Volume 636, Page 711 (same being in the southwest line of the referenced tract) and a 10" treated fence corner post found for the south corner of the referenced tract.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.

Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPELS Firm License No. 10110902
December 3, 2021



Fieldnote Description to 3.01 Acres
Margaret Russell Survey A-528
Freestone County Texas

Fieldnotes to that certain tract or parcel of land situated in the Margaret Russell Survey, A-528 Freestone County Texas, being 3.01 acres, more or less, and being part of a called 105 1/3 acre tract described in a deed to Todd Bradford Willis and David Parker Willis Sr. in Volume 947 Page 667 of the Deed Records of Freestone County Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 1/2" iron rod (capped RPLS 4957) set in the intersection of the northwest line of the referenced tract and the southeast line of a called 100 acre tract described in a deed to Charles Clesson Thompson in Volume 181, Page 168 with the fenced northeastern line of a called 79.974 acre tract Tract Three, described in a deed to D Bar Land, LLC in Document Number 1804231:

THENCE NORTH 60°00'00" EAST 1359.54 feet, with the northwest line of the referenced tract and the southeast line of said 100 acre tract, to a point in a wire fence located in the vicinity of the northwestern side of County Road 770 for this north corner and a point in the northwestern line of a 9.07 acre tract described this same day. From said point, a capped 1/2" iron rod set for reference bears S80°00'00"W one foot, and a capped 1/2" iron rod set on the southeastern side of County Road 770 for the north corner of a 93.86 acre tract described this same day bears N60°00'00"E 299.74 feet.

THENCE across the referenced tract, with the common lines of said 9.07 acre tract, and along a meandering wire fence, as follows:

SOUTH 49°54'58" WEST 86.41 feet, to a 12" oak tree fence bend

SOUTH 43°21'52" WEST 179.43 feet to a fence bend

SOUTH 47°09'32" WEST 158.11 feet to a 22" oak tree fence bend.

SOUTH 56°39'20" WEST 209.51 feet to a 2" cedar fence post.

SOUTH 66°22'00" WEST 49.08 feet, to a fence bend on the east bank of a ditch

SOUTH 74°30'22" WEST 49.44 feet, to a fence bend on the west bank of said ditch.

SOUTH 58°03'35" WEST 199.25 feet, to a 20" oak tree fence bend

SOUTH 38°20'46" WEST 211.08 feet, to a 14" oak tree fence bend, and

SOUTH 84°59'31" WEST 54.93 feet, to an 8" cedar fence post in the fenced northeast line of the aforesaid 79.974 acre tract.

THENCE continuing across the referenced tract, with the fenced northeast line of said 79.974 acre tract, and along a wire fence, as follows:

SOUTH 87°06'59" WEST 64.71 feet, to a fence bend.


SOUTH 78°19'46" WEST 98.68 feet, to a 12" oak tree fence bend,

NORTH 88°17'01" WEST 27.18 feet, to a 10" oak tree fence bend, and

NORTH 45°38'38" WEST 85.81 feet, to the Point of Beginning, and containing 3.01 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the record call of S30°E between a capped 1/2" iron rod set for the north corner of a called 12.055 acre tract Tract 1 described in a deed to Traswell C. Livingston Jr. in Volume 636, Page 711 (same being in the southwest line of the referenced tract) and a 10" treated fence corner post found for the south corner of the referenced tract.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.


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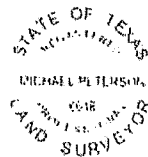


EXHIBIT "A"