Being **0.391** acre, more or less, situated in the City of Huntsville, P. GRAY SURVEY, Abstract No. 24, Walker County, Texas and being the same tract as described in a Deed from Ann Ruth Hendrix to **Claude P. Henry, Jr.**, dated June 15, 1961 and recorded in Volume 171, Page 121, Deed Records and being further described as being out of and a part of Lots 2 and 3, Block 1, Section 1, **HIGHLAND ADDITION**, plat recorded in Volume 129, Page 319, Deed Records, said 0.391 acre tract being more definitely described as follows:

BEGINNING at the northwest corner of said Henry tract, same being the called northwest corner of said Lot 3, Block 1, found a 5/8" iron rod at the intersection of the east line of Avenue Q with the south line of 19th Street;

THENCE **N85°24'13"E**, with the common line of said Henry and 19th Street, same being the north lines of said Lots 3 and 2, for a distance of **137.46** feet to the northeast corner of said Henry tract, same being the northwest corner of a tract or parcel of land as described in a Deed from Charles Ralph Johnson to Judy Ogden, recorded in Volume 589, Page 416, Official Records, found a 1/2" galvanized iron pipe at a chain link fence corner;

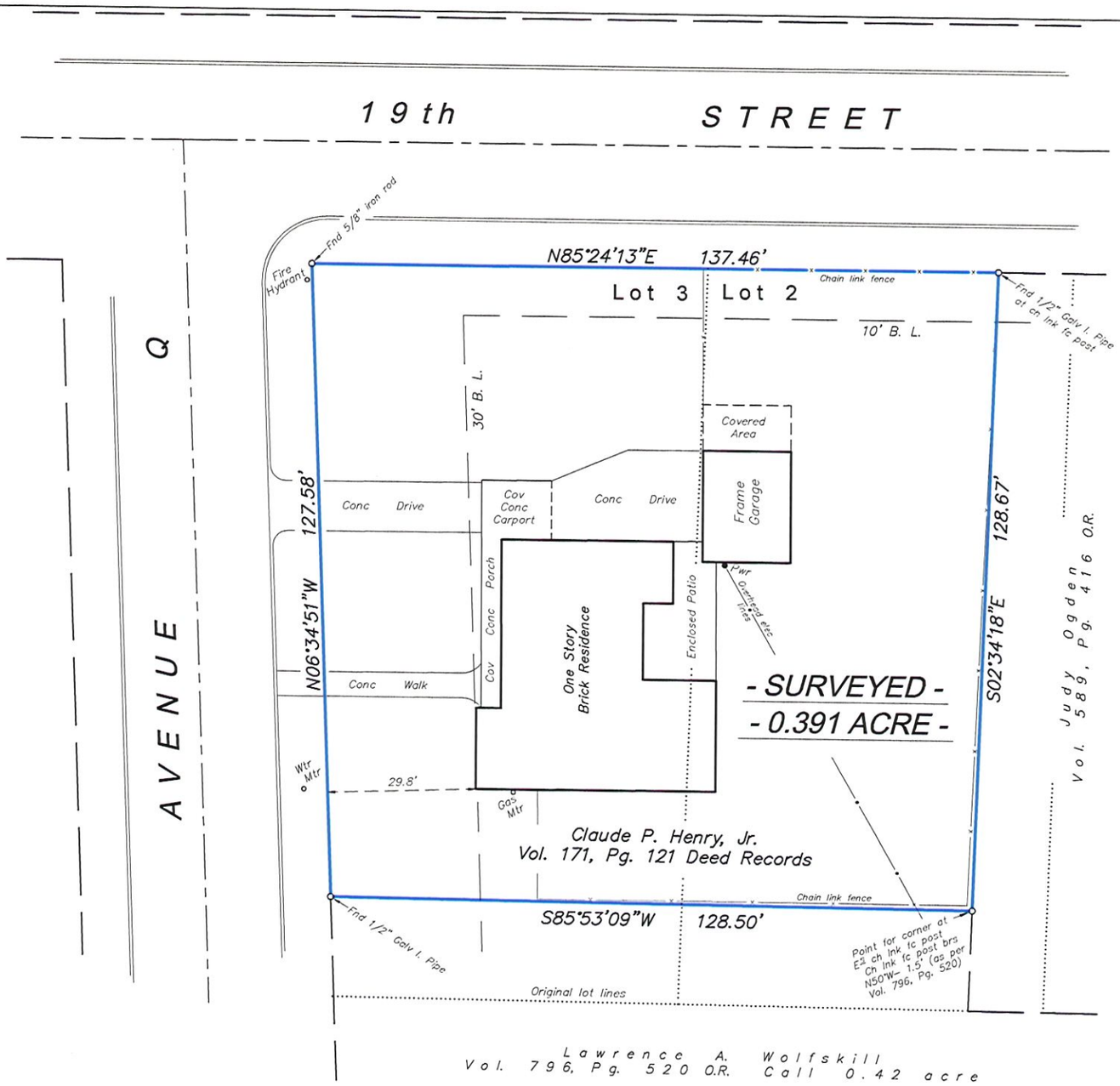
THENCE **S02°34'18"E**, with the apparent common line of said Henry and Ogden tracts, and crossing said Lot 2, for a distance of **128.67** feet to a point at the east side of a chain link corner for the apparent southeast corner of said Henry tract, same being the called most northerly northeast corner of a called 0.42 acre tract as described in a Deed from Catherine W. McClintock to Lawrence A. Wolfskill, recorded in Volume 796, Page 520, Official Records, from said point a chain link fence corner post bears N50°W-1.5 feet;

THENCE **S85°53'09"W**, with the apparent common line of said Henry and Wolfskill tracts, and crossing said Lots 2 and 3, for a distance of **128.50** feet to the southwest corner of said Henry tract, same being the northwest corner of said Wolfskill tract and also being the west line of said Lot 3, found a 1/2" galvanized iron pipe in the east line of said Avenue Q;

THENCE **N06°34'51"W**, with the common line of said Henry and Avenue Q, same being the west line of said Lot 3, for a distance of **127.58** feet to the **PLACE OF BEGINNING.**

RETURN TO:
HUNTSVILLE ABSTRACT & TITLE CO.
1214 SAM HOUSTON AVE.
HUNTSVILLE, TX 77340

EXHIBIT A



BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No.:	48471 C 0360 D	Date/Revised Date:	August 16, 2011

NOTES:

1. Plat of Section 1, HIGHLAND ADDITION is recorded in Volume 129, Page 319, Deed Records;
2. Restrictive Covenants are recorded in Volume 128, Page 166, Deed Records;
3. Bearings referenced to the Texas Coordinate System, 1983, Texas–Central Zone. Bearings based on GPS (RTK) observations, Leica SmartNet Network, Texas;
4. This survey was performed in connection with Title Commitment GF 201823067, issued July 20, 2018 and could be subject to the following matters, as per Schedule B:
   - 10a. Building lines and utility easements as shown on said HIGHLAND ADDITION plat;
   - 10e. Any visible and apparent roadway or easement over, under or across property, the easement which does not appear of record;
   - 10f. Any portion of the property within the limits or boundaries of any public or private roadway;

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.

STATE OF TEXAS
REGISTERED
JOE A. FULLER
4066
PROFESSIONAL
LAND SURVEYOR

Signed _____
JOE A. FULLER
R.P.L.S. No. 4066
July 23, 2018

Property Address:
1901 Avenue Q
Huntsville, Texas 77340

SELLER: Claude P. Henry, Thomas W. Henry, David M. Henry, Jamie L. Tillerson
BUYER: Mark W. Todd



PLAT OF SURVEY OF

PART OF LOTS 2 and 3 BLOCK 1, SECTION 1 HIGHLAND ADDITION

In the City of Huntsville
P. GRAY SURVEY, A?–24
Walker County, Texas

July, 2018

Scale: 1" = 30 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM 10122400
Huntsville, Texas

FILE: HIGHLAND 1 02–3 01 Ave Q–19th \2018\

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Bearings referenced to the Texas Coordinate System, 1983, Central Zone.
Bearings based on GPS (RTK) observations, Leica SmartNet Network, Texas

Being **0.391** acre, more or less, situated in the City of Huntsville, P. GRAY SURVEY, Abstract No. 24, Walker County, Texas and being the same tract as described in a Deed from Ann Ruth Hendrix to **Claude P. Henry, Jr.**, dated June 15, 1961 and recorded in Volume 171, Page 121, Deed Records and being further described as being out of and a part of Lots 2 and 3, Block 1, Section 1, **HIGHLAND ADDITION**, plat recorded in Volume 129, Page 319, Deed Records, said 0.391 acre tract being more definitely described as follows:

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THENCE **S85°53'09"W**, with the apparent common line of said Henry and Wolfskill tracts, and crossing said Lots 2 and 3, for a distance of **128.50** feet to the southwest corner of said Henry tract, same being the northwest corner of said Wolfskill tract and also being the west line of said Lot 3, found a 1/2" galvanized iron pipe in the east line of said Avenue Q;

THENCE **N06°34'51"W**, with the common line of said Henry and Avenue Q, same being the west line of said Lot 3, for a distance of **127.58** feet to the **PLACE OF BEGINNING.**

Surveyed in July, 2018.



Signed _____
JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400

\2018\HIGHLAND 1 02-3 01.fns