

**EXHIBIT "A"**  
**+/- 3.198 ACRES**  
**BEING OUT OF A CALLED 31.358 ACRE TRACT AND A CALLED 2.486 ACRE**  
**TRACT LOCATED IN THE**  
**J. SCHRIER SURVEY, A-98,**  
**WASHINGTON COUNTY, TEXAS.**

***SAID 3.198 ACRES BEING DESCRIBED AS FOLLOWS:***

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF A CALLED 31.358 ACRE TRACT AND A CALLED 2.486 ACRE TRACT LOCATED IN THE J. SCHIRIER SURVEY, ABSTRACT 98 CONVEYED TO DON WILDER BY DEED RECORDED IN VOLUME 319, PAGE 119 OF THE WASHINGTON COUNTY DEED RECORDS AND BEING THE SAME TRACT CALLED 3.2 ACRES CONVEYED TO CHRIS AND KRISTY SHUGART IN DOCUMENTS NUMBER 2019-3271 AND 2019-4191 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 3.198 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

**COMMENCE AND BEGIN** AT A FOUND 1/2 INCH IRON ROD ON THE NORTHWEST LINE OF THE ORIGINAL TRACT MARKING THE MOST WESTERLY CORNER OF THE SHUGART CALLED 3.20 ACRE TRACT AT A POINT NORTH 34°18'38" EAST, 733.30 FEET FROM THE WEST CORNER OF THE ORIGINAL TRACT;

**THENCE:** NORTH 34°18'38" EAST, 293.54 FEET ALONG THE NORTHWESTERLY LINE OF THE SHUGART CALLED 3.20 ACRE TRACT AND THE SOUTHEASTERLY LINE OF A CALLED 355.844 ACRE TRACT CONVEYED TO LAMBERT RANCH LLC, IN VOLUME 1266, PAGE 575 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS TO A FOUND 1/2 INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF THE CALLED 3.20 ACRE TRACT;

**THENCE:** SOUTH 49°03'44" EAST, 478.51 FEET ALONG THE NORTHERLY LINE OF HEREIN DESCRIBED TRACT AND THE SOUTHERLY LINE OF A CALLED 3.356 ACRE TRACT CONVEYED TO RUBY KUBECZKA IN VOLUME 1614, PAGE 499 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS TO THE WESTERLY RIGHT OF WAY OF SPRINGFIELD LANE (PUBLIC PAVED) AND A FOUND 1/2 INCH PIPE FOR CORNER;

**THENCE:** SOUTH 34°17'57" WEST, 292.69 FEET ALONG THE WESTERLY RIGHT OF WAY OF SPRINGFIELD LANE AND THE EASTERLY LINE OF THE CALLED 3.20 ACRE TRACT TO A FOUND 3/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO CYNTHIA ELLIS IN VOLUME 1461, PAGE 639 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS;

THENCE: NORTH 49°09'49" WEST, LEAVING SAID WESTERLY RIGHT OF WAY OF SPRINGFIELD LANE RUN ALONG THE SOUTHERLY LINE OF THE CALLED 3.20 ACRE TRACT AND THE NORTHERLY LINE OF THE ELLIS CALLED 4.0 ACRE TRACT FOR A DISTANCE OF 478.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.198 ACRES OF LAND MORE OR LESS.



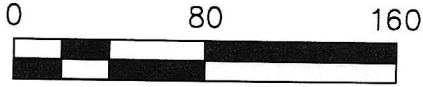
*Keith Zimmerman*  
KEITH ZIMMERMAN, R.P.L.S. NO. 6723  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYORS NOTES:**  
BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

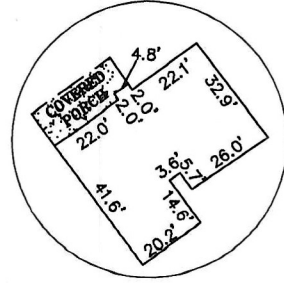
GARY PAUL YOHO & LOR ANN YOHO  
 +/- 3.198 ACRES BEING OUT OF A CALLED 31.358 ACRE TRACT  
 AND A CALLED 2.486 ACRE TRACT  
 LOCATED IN THE J. SCHRIER SURVEY, A-98,  
 WASHINGTON COUNTY, TEXAS



BASIS OF BEARINGS  
 TEXAS STATE PLANE CENTRAL ZONE  
 GRID NORTH FROM G.P.S OBSERVATION



N.T.S.

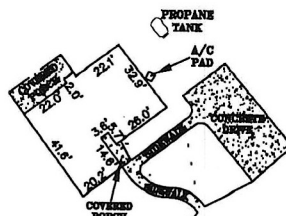


N/F LAMBERT RANCH, LLC.  
 CALLED 355.844 ACRES  
 VOLUME 1266 PG. 575

N/F RUBY (TDD) KUBECZKA  
 CALLED 3.356 ACRES  
 VOLUME 1614 PG. 499

N/F CHRIS & KRISTY SHUGART  
 CALLED 3.2 ACRES  
 DOCUMENT # 2019-3271  
 DOCUMENT #2019-4191

P.O.B.  
 FND 1/2"  
 IRON ROD



PARCEL  
 +/- 3.198 ACRES

FND 1/2"  
 PIPE

FND 1/2"  
 PIPE

N/F CYNTHIA ELLIS  
 CALLED 4.0 ACRES  
 VOL. 1461 PG. 639



FIRST NATIONAL TITLE INSURANCE COMPANY  
 COMMITMENT GF NO. T-22-656515-CY  
 (SCHEDULE B ITEM #10)

ITEM F- DOES NOT AFFECT SUBJECT PROPERTY.

ITEMS E- OVERHEAD ELECTRIC SHOWN ON PLAT.

- LEGEND:**
- - - - - Deed Line
  - Edge of Pavement
  - X — Fence
  - - - - - Gravel Drive
  - E — Overhead Electric
  - ⊕ = Electric Meter
  - ⊙<sup>PP</sup> = Power Pole
  - ⊠ = Propane Tank
  - ⊙ = Telephone Pedestal
  - ⊕ = Water Well
  - ⊠ = Found R/W Marker
  - = Found Iron Rod
  - ⊙ = Set 1/2" Iron
  - (M) = Measured
  - (R) = Record

**CERTIFICATION**

In my professional opinion, this plat represents the facts found on the ground during the course of a boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

*Keith Zimmerman*  
 KEITH ZIMMERMAN, R.P.L.S. NO. 6723  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

GARY PAUL YOHO & LOR ANN YOHO +/- 3.198 ACRES LOCATED IN THE J. SCHRIER SURVEY, A-98, WASHINGTON COUNTY, TEXAS			
DRAWN BY: TB	DATE: 03/11/22	SCALE: 1"=80'	
REV:	DESCRIPTION:	DWN:	DATE:
DRAWING NO: 22-039TX			
SURVEYED BY: KEITH ZIMMERMAN			
TEXAS SURVEY FIRM #: 10194212			
CERTIFICATE EXPIRATION DATE: 12/31/22			

INNOVATIVE APPROACH - PROVEN RESULTS



4234 BOONVILLE RD  
 BRYAN, TX  
 77802  
 979.314.7590