

SUDDUTH SURVEYING

136 W. Twohig, Suite C, San Angelo, Texas 76903 (325) 277-0817

EXHIBIT "A"

480.342 acres being comprised of 28.598 acres out of the Heirs of Gideon Pace Survey No. 25, Abstract No. 1112, 4.611 acres out of the J. Gotthardt Survey No. 2035, Abstract No. 295, and 447.133 acres out of T. & N.O. RR. Co. Survey No. 161, Abstract No. 908, and also being out of and a part of those lands (480.565 acres) described in Volume 287, Page 574, Official Public Records, Concho County, Texas, and said 480.342 acres, being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the north line of Survey No. 161 and the South line of Survey No. 25, and northwest corner of a 4.7 acre tract, from whence he point for the northeast corner of Survey No. 161 bears South 89° 21 E. 94.43 feet;

THENCE South 0° 13 minutes 36 seconds West 1730.14 feet along the east line of this tract, the east line of said 480.565 acre tract, and the west line of that certain tract of land described as the Alfred E. Jesse Tract (286.924 acres) recorded in Partition Deed in Volume 146, Page 177, Deed Records, Concho County, Texas, to a fence corner post for the most easterly Southeast corner of this tract, and in the north line of the Margaret R. Loveless Tract (521.031 acres) described in said Partition Deed;

THENCE North 60° 44 minutes 34 seconds West 15.01 feet to a fence corner post for an angle corner in the South line of this tract and in the north line of that 521.031 acre tract;

THENCE North 87° 08 minutes 24 seconds West 1748.53 feet on the south line of this tract in the north line of said 521.031 acre tract to a fence corner post for angle corner of this tract;

THENCE South 80° 40 minutes 34 seconds West 473.40 feet on the south line of this tract in the north line of said 521.031 acre tract to a fence corner post for angle corner of this tract;

THENCE South 0° 25 minutes 34 seconds West 3313.67 feet along the east line of this tract in the west line of said 541.031 acre tract, to a fence corner post for the Southeast corner of this tract, the southwest corner of said 521.031 acre tract, and in the north line of a tract of land in the name of Luster Lockett recorded in Volume 172, Page 197, Official Public Records, Concho County, Texas;

THENCE North 89° 20 minutes 48 seconds West 2017.37 feet along the south line of this tract and the south line of the Luster Lockett Tract to a fence corner post for an angle corner of this tract;

THENCE north 89° 23 minutes 06 seconds West 1034.12 feet along the south line of this tract and the south line of the Luster Lockett Tract to a found 3/8" iron rod at a fence corner post for the southwest corner of this tract in the west line of Survey No. 161 and the east line of Survey No. 2049;

THENCE North 0° 06 minutes 29 seconds West 5304.60 feet along the west line of this in the east line of those lands described in Volume 275, Page 510, Official Public Records, Concho County, Texas, and also along the east line of Survey No. 2049, 2050, and 25, to a fence corner post for the northwest corner of this tract, from whence a 60 D nail bears South 68° 19 minutes 46 seconds East, 9.91 feet and also being in the south line of that certain tract of land described in Volume 290, Page 488, Official Public Records, Concho County, Texas;

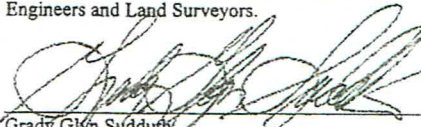
THENCE South 89° 42 minutes 45 seconds East 3515.40 feet along the north line of this tract and across Survey No. 25, to a found 5/8" iron rod at a corner post for an angle corner of this tract;

THENCE South 89° 37 minutes 24 seconds East 1778.87 feet along the north line of this tract to a fence corner post for the northeast corner of this tract;

THENCE, South 0° 03 minutes 24 seconds East 243.42 feet to a fence corner post for an ell corner of this tract;

THENCE South 89° 46 minutes 24 seconds East 25.09 feet along the north line of this tract to the place of beginning and containing 480.342 acres of land.

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.


Grady Glyn Sudduth
Registered Professional Land Surveyor No. 5309
September 5, 2024



HEIRS OF GIDEON PAGE

Abstract No. 1112

VOL. 275 PG. 510, O.P.R.

SURVEY NO. 2049
ABSTRACT NO. 1003

VOL. 275, PG 510, O.P.R.

Vol. 172, PG. 197, O.P.R.

EXHIBIT "A"

PARTITION DEED
VOL. 146, PG. 177, D.R.

Abstract No. 908
T. & N.O. R.R. CO.
SURVEY NO. 161

VOL. 145, PG. 177 D.R.

VOL. 146, PG. 177, D.R.

VOL 146 PG. 177, D.R.

SUBDUITH SURVEYING

136 W. TWOHIG SUITE C SAN ANGELO, TX 76903 (325) 277-0817

Surveyor's Notes:

Breedings & distances based
on MAD 27, TX Central

Additional Information:
This property has access to and from a dedicated roadway.

Certification:

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional and Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.

Grady Glyn Syddu

Registered Professional Land Surveyor No. 5309

County: Tom Green

Client's File No.:

Surveyed for the specific transaction for

State: Texas

10

and is not intended to be used

FILE NUMBER: LA 116007024

Dariusz B. Bień

for any other purpose.

THE



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VOID WITHOUT ORIGINAL SIGNATURE
AND IMPRESSION ETC.