

Public Utility Easement

BEING a 1.144 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

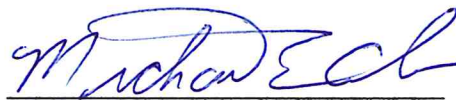
BEGINNING at a point being in the south boundary line of the said 71.638 acre tract and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) and which bears S. 56° 50' 54" W., 35.00 feet from the southeast corner of the said 71.638 acre tract for corner;

THENCE S. 56° 50' 54" W., 25.00 feet with the said south boundary line and the said north right-of-way line to a point for corner;

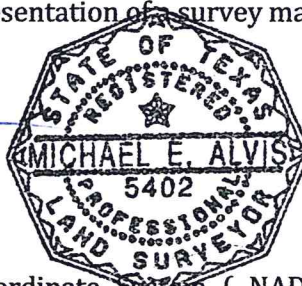
THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following three (3) calls:

- 1) N. 32° 35' 31" W., 1993.16 feet to a point for corner;
- 2) N. 57° 24' 29" E., 25.00 feet to a point for corner;
- 3) S. 32° 35' 31" E., 1992.91 feet to the Point of BEGINNING and containing 1.144 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, RPLS#5402
April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.

TRACT 1

BEING a 5.054 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas; THENCE S. 32° 35' 31" E., 2311.60 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of the said 98.865 acre tract and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for the Point of BEGINNING;

THENCE departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line the following two (2) calls:

- 1) S. 56° 50' 54" W., 150.53 feet (calls S. 59° 26' 30" W., 150.53 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 56° 57' 29" W., 308.27 feet (calls S. 59° 33' 00" W., 318.75 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set in the center of Pond Creek being the occupied and evidenced southwest corner of the said 71.638 acre tract and being the occupied and evidenced southeast corner of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE departing the said north right-of-way line and with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following three (3) calls:

- 1) N. 54° 26' 58" W., 157.30 feet to a point for corner;
- 2) N. 70° 15' 18" W., 121.57 feet to a point for corner;
- 3) N. 72° 30' 42" W., 85.00 feet to a point for corner;

THENCE N. 42° 23' 01" E., departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and over and across the said 71.638 acre tract at 184.51 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 669.05 feet in all to a 1/2" iron rod



with cap stamped "RPLS 2475" set being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the aforementioned 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 476.97 feet to the Point of BEGINNING and containing 5.054 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:

BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;

THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

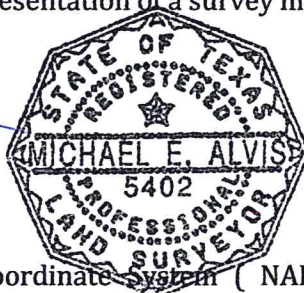
- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, RPLS#5402
April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



TRACT 2

BEING a 5.026 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas; THENCE S. 32° 35' 31" E., 1534.63 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for the Point of BEGINNING;

THENCE S. 32° 35' 31" E., 300.00 feet with the said east boundary line and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 42° 23' 01" W., departing the said 98.865 acre tract and the said east boundary line and over and across the said 71.638 acre tract at 484.54 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 669.05 feet in all to point being in the west boundary line of the said 71.638 acre tract and being in the center of Pond Creek and being in the east boundary line of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following three (3) calls:

- 1) N. 72° 30' 42" W., 100.12 feet to a point for corner;
- 2) N. 65° 42' 35" W., 45.63 feet to a point for corner;
- 3) N. 52° 24' 29" W., 156.10 feet to a point for corner;

THENCE N. 42° 23' 01" E., departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and over and across the said 71.638 acre tract at 195.46 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 816.17 feet in all to the Point of BEGINNING and containing 5.026 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:



BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;

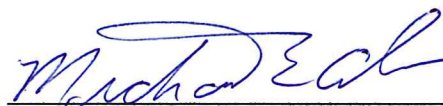
THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

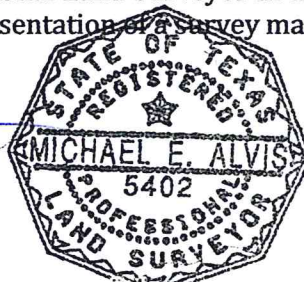
THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, RPLS#5402

April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.

TRACT 3

BEING a 5.816 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas; THENCE S. 32° 35' 31" E., 1234.63 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for the Point of BEGINNING;

THENCE S. 32° 35' 31" E., 300.00 feet with the said east boundary line and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 42° 23' 01" W., departing the said 98.865 acre tract and the said east boundary line and over and across the said 71.638 acre tract at 620.71 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 816.17 feet in all to a point being in the west boundary line of the said 71.638 acre tract and being in the center of Pond Creek and being in the east boundary line of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following two (2) calls:

- 1) N. 52° 24' 29" W., 64.80 feet to a point for corner;
- 2) N. 57° 01' 47" W., 228.24 feet to a point for corner;

THENCE N. 42° 23' 01" E., departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and over and across the said 71.638 acre tract at 163.90 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 936.69 feet in all to the Point of BEGINNING and containing 5.816 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:

BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams



to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;

THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

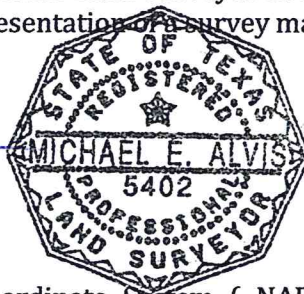
- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis

Michael E. Alvis, RPLS#5402
April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



TRACT 4

BEING a 6.476 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas; THENCE S. 32° 35' 31" E., 934.63 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for the Point of BEGINNING;

THENCE S. 32° 35' 31" E., 300.00 feet with the said east boundary line and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 42° 23' 01" W., departing the said 98.865 acre tract and the said east boundary line and over and across the said 71.638 acre tract at 772.78 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 936.69 feet in all to a point being in the west boundary line of the said 71.638 acre tract and being in the center of Pond Creek and being in the east boundary line of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following four (4) calls:

- 1) N. 57° 01' 47" W., 16.42 feet to a point for corner;
- 2) N. 42° 05' 29" W., 113.64 feet to a point for corner;
- 3) N. 53° 15' 22" W., 65.63 feet to a point for corner;
- 4) N. 50° 25' 38" W., 95.23 feet to a point for corner;

THENCE N. 42° 23' 01" E., departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and over and across the said 71.638 acre tract at 138.88 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 1017.32 feet in all to the Point of BEGINNING and containing 6.476 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:



BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;


THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

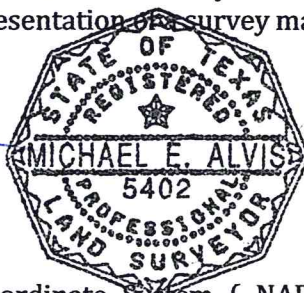
THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.


 Michael E. Alvis, RPLS#5402
 April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.

TRACT 5

BEING a 7.303 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas; THENCE S. 32° 35' 31" E., 634.63 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for the Point of BEGINNING;

THENCE S. 32° 35' 31" E., 300.00 feet with the said east boundary line and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 42° 23' 01" W., departing the said 98.865 acre tract and the said east boundary line and over and across the said 71.638 acre tract at 878.44 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 1017.32 feet in all to a point being in the west boundary line of the said 71.638 acre tract and being in the center of Pond Creek and being in the east boundary line of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following three (3) calls:

- 1) N. 50° 25' 38" W., 21.62 feet to a point for corner;
- 2) N. 65° 36' 31" W., 234.18 feet to a point for corner;
- 3) N. 71° 56' 50" W., 49.85 feet to a point for corner;

THENCE N. 42° 23' 01" E., departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and over and across the said 71.638 acre tract at 280.84 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 1189.03 feet in all to the Point of BEGINNING and containing 7.303 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:



BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;

THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

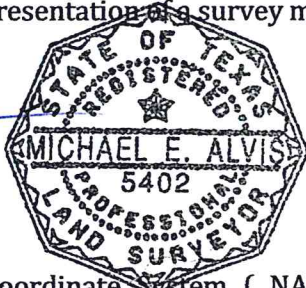
- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis

Michael E. Alvis, RPLS#5402
April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.

TRACT 6

BEING a 8.599 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas; THENCE S. 32° 35' 31" E., 334.63 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for the Point of BEGINNING;

THENCE S. 32° 35' 31" E., 300.00 feet with the said east boundary line and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 42° 23' 01" W., departing the said 98.865 acre tract and the said east boundary line and over and across the said 71.638 acre tract at 908.18 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 1189.03 feet in all to a point being in the west boundary line of the said 71.638 acre tract and being in the center of Pond Creek and being in the east boundary line of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following two (2) calls:

- 1) N. 71° 56' 50" W., 181.55 feet to a point for corner;
- 2) N. 70° 48' 08" W., 135.24 feet to a point for corner;

THENCE N. 42° 23' 01" E., departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and over and across the said 71.638 acre tract at 433.49 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 1394.84 feet in all to the Point of BEGINNING and containing 8.599 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:

BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams



to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;

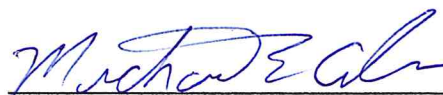
THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.


 Michael E. Alvis, RPLS#5402
 April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



TRACT 7

BEING a 19.089 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap stamped "M&A" found being in the east boundary line of the said 71.638 acre tract and being the southeast corner of that certain 14.11 acre tract of land standing in the name of Thomas P. Eitel et ux according to the Falls County Tax Appraisal District property ownership maps and as described in a survey dated November 10, 2015 prepared by Mitchell & Associates, Inc and being the northeast corner of the remainder of the said 71.638 acre tract and being in the west boundary line of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas;

THENCE S. 32° 35' 31" E., 334.63 feet departing the said 14.11 acre tract and with the said east boundary line (calls S. 30° 00' 00" E., 2793.04 feet) and the said west boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 42° 23' 01" W., departing the said 98.865 acre tract and the said east boundary line and over and across the said 71.638 acre tract at 961.35 feet pass a 1/2" iron rod with cap stamped "RPLS 2475" set for reference and at 1394.84 feet in all to a point being in the west boundary line of the said 71.638 acre tract and being in the center of Pond Creek and being in the east boundary line of that certain remainder 128.655 acre tract of land (Tract Two) described in a Warranty Deed dated February 15, 2017 from Selma Lawler to David W. Lawler and being of record in Volume 327, Page 52, Official Public Records of Falls County, Texas for corner;

THENCE with the west boundary line of the said 71.638 acre tract and with the east boundary line of the said remainder 128.655 acre tract and with the center of Pond Creek the following five (5) calls:

- 1) N. 70° 48' 08" W., 104.43 feet to a point for corner;
- 2) N. 52° 25' 42" W., 148.44 feet to a point for corner;
- 3) N. 41° 55' 27" W., 280.42 feet to a point for corner;
- 4) N. 29° 51' 53" W., 183.75 feet to a point for corner;
- 5) N. 01° 41' 35" E., 110.36 feet to a point being the northwest corner of the said remainder 71.638 acre tract and being the southwest corner of the aforementioned 14.11 acre tract for corner;

THENCE departing the said 128.655 acre tract and the said west boundary line and the said Pond Creek and with the south boundary line of the said 14.11 acre tract and with the north boundary line of the said remainder 71.638 acre tract the following two (2) calls:



- 1) N. 60° 43' 35" E., at 50.20 feet pass a 3/8" iron rod with cap stamped "M&A" found for reference and at 1288.35 feet in all to a 3/8" iron rod with cap stamped "M&A" found for corner;
- 2) N. 58° 17' 29" E., 150.51 feet to the Point of BEGINNING and containing 19.089 acres of land.

Together with the following 60 feet wide joint use ingress/egress easement:

BEING a 2.712 acre tract of land situated in the WILLIAM KIBBE SURVEY, ABSTRACT No. 237, Falls County, Texas and being a part or portion of the remainder of that certain 71.638 acre tract of land described in a Warranty deed with Vendor's Lien dated May 20, 2015 from Christopher S. Williams to Victor H. Hulsey and wife, Christina Lyn Hulsey and being of record in Volume 305, Page 568, Official Public Records of Falls County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 71.638 acre tract and being the southwest corner of that certain 98.865 acre tract of land described as Tract One in a Deed to Ura Louise Hudgens Mercer and being of record in Volume 2456, Page 536, Deed Records of Falls County, Texas and being in the north right-of-way line of Farm-to-Market Highway No. 935 (a publicly maintained roadway) for corner;

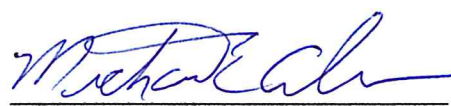
THENCE S. 56° 50' 54" W., 60.00 feet departing the said 98.865 acre tract and with the south boundary line of the said 71.638 acre tract and with the said north right-of-way line to a point for corner;

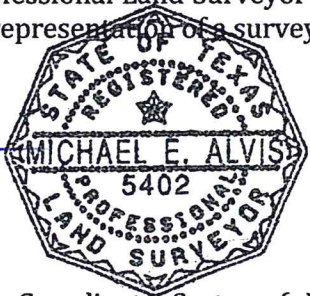
THENCE departing the said south boundary line and the said north right-of-way line and over and across the said 71.638 acre tract the following two (2) calls:

- 1) N. 32° 35' 31" W., 1961.45 feet to a point for corner;
- 2) N. 42° 23' 01" E., 62.12 feet to appoint being in the east boundary line of the said 71.638 acre tract and being in the west boundary line of the said 98.865 acre tract for corner;

THENCE S. 32° 35' 31" E., 1976.97 feet to the Point of BEGINNING and containing 2.712 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.


 Michael E. Alvis, RPLS#5402
 April 26, 2018



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.

