

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528
Cell 817-233-3846

FIELD NOTES FOR: R. S. Conner Estate

Dated: December 8, 2015.

All that certain tract or parcel of land located in Coryell County, Texas out of the Jesse W. Cormack Survey Abstract No. 198 and being the land conveyed to R. S. Conner etux, Lillie Conner by deed recorded in Volume 352, Page 711, Tract Four (called 235 Acres) in the Deed Records of Coryell County, Texas and being more particularly described by metes and bounds as follows; to wit:

TRACT ONE: 55.662 ACRES

BEGINNING at an 8" dia. cedar fence corner post in the upper east line of said R. S. Conner Tract, same being in the west line of a so-called 125 acres tract of land conveyed to Sandra K. Conner by deed recorded in the (D.R.C.C.T.), Document No. 110481, Second-Tract Two and also being on the agreed line as described in a boundary line agreement between Sandra K. Conner and Roy S. Conner etal and recorded in the (D.R.C.C.T.), Document No. 283594.

THENCE along an interior pasture fence severing said R. S. Conner Tract as follows;

North 36 deg. 45 min. 14 sec. West 507.70 feet to an 8" dia. cedar fence corner post for a corner in this tract and
South 56 deg. 51 min. 04 sec. West 472.48 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 40 deg. 49 min. 57 sec. West 24.35 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 15 deg. 39 min. 42 sec. West 953.14 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 16 deg. 18 min. 05 sec. West 43.79 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 66 deg. 37 min. 52 sec. West 19.49 feet to an 5" dia. cedar fence corner post for a corner in this tract and
North 85 deg. 54 min. 13 sec. West 20.89 feet to an 5" dia. cedar fence corner post for a corner in this tract and
North 81 deg. 48 min. 46 sec. West 96.20 feet to an 8" dia. cedar fence corner post for a corner in this tract and
North 70 deg. 43 min. 50 sec. West 60.77 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 11 deg. 52 min. 17 sec. West 34.50 feet to an 5" dia. pipe fence corner post for a corner in this tract and
South 17 deg. 53 min. 28 sec. West 28.96 feet to an 8" dia. cedar fence corner post for a corner in this tract and
North 68 deg. 51 min. 26 sec. West 8.23 feet to an 8" dia. cedar fence corner post for a corner in this tract and
South 78 deg. 07 min. 41 sec. West, at 205.76 feet pass a 2" dia. pipe fence corner post in the north line of County Road No. 155 and in all a distance of 224.31 feet to a point in said road on the south line of said R. S. Conner Tract and being the southerly corner of this tract.

THENCE along and near the center of said road and the south line of said R. S. Conner Tract as follows;

North 11 deg. 34 min. 40 sec. West a distance of 105.70 feet to a point for a corner and
North 18 deg. 43 min. 01 sec. West a distance of 82.69 feet to a railroad spike set for a corner and
North 21 deg. 02 min. 39 sec. West a distance of 354.65 feet to a point for a corner in said road and
North 15 deg. 03 min. 11 sec. West a distance of 128.96 feet to a point for the southwest corner of said R. S. Conner Tract.

THENCE 17 deg. 34 min. 30 sec. East along the west line of said R.S. Conner Tract, same being along a fence and its projection, at 55.39 feet pass a 3/8" dia. iron pin found at a fence corner and in all a distance of 1893.08 feet to a 5/8" dia. capped iron pin found at a fence corner for the occupied northwest corner of said R. S. Conner Tract, same being the southwest corner of a so-called 487.155 acres tract of land conveyed to B. C. Barnard etux, by deed recorded in the (D.R.C.C.T.), Document No. 255653.

THENCE South 71 deg. 23 min. 49 sec. East along the fenced north line of said R. S. Conner Tract and the south line of said Barnard Tract a distance of 1499.83 feet to a 5/8" dia. iron pin set at a fence corner for the upper northeast corner of said R. S. Conner Tract and the northwest corner of said Sandra Conner Tract, same being an agreed corner in said boundary line agreement.

THENCE South 19 deg. 03 min. 25 sec. West along an old fence and being the agreed line between said R. S. Conner and Sandra Conner a distance of 1118.15 feet to the **PLACE OF BEGINNING and containing 55.662 acres of land.**

TRACT TWO: 82.299 ACRES

BEGINNING at an 8" dia. cedar fence corner post for an ell corner in said Conner Tract, same being the southwest corner of a so-called 125 acres tract of land conveyed to Sandra K. Conner by deed recorded in the (D.R.C.C.T.), Document No. 110481, Second-Tract Two and also being an agreed corner as described in a boundary line agreement between Sandra K. Conner and Roy S. Conner etal and recorded in the (D.R.C.C.T.), Document No. 283594.

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THENCE North 17 deg. 15 min. 24 sec. East along the fenced west line of said Sandra Conner Tract and the upper east line of said R. S. Conner Tract, same being along said boundary line agreement, a distance of 133.16 feet to an 8" dia. cedar fence corner post for a corner in this tract.

THENCE along an interior pasture fence severing said R. S. Conner Tract as follows;

North 36 deg. 45 min. 14 sec. West 507.70 feet to an 8" dia. cedar fence corner post for a corner in this tract and
South 56 deg. 51 min. 04 sec. West 472.48 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 40 deg. 49 min. 57 sec. West 24.35 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 15 deg. 39 min. 42 sec. West 953.14 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 16 deg. 18 min. 05 sec. West 43.79 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 66 deg. 37 min. 52 sec. West 19.49 feet to an 5" dia. cedar fence corner post for a corner in this tract and
North 85 deg. 54 min. 13 sec. West 20.89 feet to an 5" dia. cedar fence corner post for a corner in this tract and
North 81 deg. 48 min. 46 sec. West 96.20 feet to an 8" dia. cedar fence corner post for a corner in this tract and
North 70 deg. 43 min. 50 sec. West 60.77 feet to an 5" dia. cedar fence corner post for a corner in this tract and
South 11 deg. 52 min. 17 sec. West 34.50 feet to an 5" dia. pipe fence corner post for a corner in this tract and
South 17 deg. 53 min. 28 sec. West 28.96 feet to an 8" dia. cedar fence corner post for a corner in this tract and
North 68 deg. 51 min. 26 sec. West 8.23 feet to an 8" dia. cedar fence corner post for a corner in this tract and
South 78 deg. 07 min. 41 sec. West, at 205.76 feet pass a 2" dia. pipe fence corner post in the north line of County Road No. 155 and in all a distance of 224.31 feet to a point in said road on the south line of said R. S. Conner Tract and being the southwest corner of this tract.

THENCE along and near the center of said road and the south line of said R. S. Conner Tract as follows;

South 07 deg. 07 min. 46 sec. East a distance of 185.90 feet to a railroad spike set for a corner and
South 20 deg. 45 min. 10 sec. East a distance of 78.42 feet to a point for a corner in said road and
South 40 deg. 15 min. 58 sec. East a distance of 231.55 feet to a point for a corner in said road and
South 50 deg. 43 min. 13 sec. East a distance of 182.90 feet to a point for a corner in said road and
South 70 deg. 49 min. 40 sec. East a distance of 552.51 feet to a 1/2" dia. capped iron pin found for the northwest corner of a so-called 223.44 acres tract of land conveyed to Twelve One Energy, LP, by deed recorded in the (D.R.C.C.T.), Document No. 273236.

THENCE along and near the center of said road and the south line of said R. S. Conner Tract and the north line of said Twelve One Energy Tract as follows;

South 78 deg. 24 min. 10 sec. East a distance of 91.50 feet to a point for a corner in said road and
South 80 deg. 58 min. 06 sec. East a distance of 135.65 feet to a point for a corner in said road and
South 84 deg. 07 min. 50 sec. East a distance of 202.02 feet to a point for a corner in said road and
South 84 deg. 49 min. 55 sec. East a distance of 330.11 feet to a point for a corner in said road and
South 76 deg. 43 min. 35 sec. East a distance of 77.86 feet to a 5/8" dia. iron pin found for a corner and
South 65 deg. 29 min. 42 sec. East a distance of 795.41 feet to a 1/2" dia. capped iron pin found for a corner and
South 49 deg. 48 min. 43 sec. East a distance of 176.10 feet to a point for the southeast corner of this tract.

THENCE along an interior pasture fence severing said R. S. Conner Tract and its projection as follows;

North 16 deg. 25 min. 25 sec. East, at 33.43 feet pass a 5/8" dia. iron pin set at a fence corner for a corner and line reference and in all a distance of 1001.43 feet to an 8" dia. cedar fence corner post and North 71 deg. 00 min. 19 sec. West a distance of 798.96 feet to an 8" dia. cedar fence corner post and North 24 deg. 08 min. 47 sec. East a distance of 487.71 feet to a 5/8" dia. iron pin set by a 3' dia. pipe post on the south side of Cromeans Creek.

THENCE North 16 deg. 11 min. 14 sec. East, crossing said creek, a distance of 90.38 feet to a 5/8" dia. iron pin set in the fenced easterly north line of said R. S. Conner Tract and the south line of said Sandra Conner Tract and being on said agreed line for the upper northeast corner of this tract.

THENCE along said fence and agreed line between said Sandra Conner and R. S. Conner as follows;

North 71 deg. 39 min. 21 sec. West 585.15 feet to a 6" dia. pipe post on the east side of CR 36 and
North 72 deg. 58 min. 09 sec. West 125.15 feet to a 5" dia. pipe post on the east side of said creek and
North 73 deg. 13 min. 22 sec. West 55.93 feet to a 16" dia. dead elm tree on the west side of said creek and
North 69 deg. 22 min. 59 sec. West a distance of 208.57 feet to the **PLACE OF BEGINNING and containing 82.299 acres of land.**

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TRACT THREE: 116.969 ACRES

BEGINNING at a 60 d nail found at a fence corner post in the occupied east line of a so-called 125 acres tract of land conveyed to Sandra K. Conner by deed recorded in the (D.R.C.C.T.), Document No. 110481, Second-Tract Two and also being an agreed corner as described in a boundary line agreement between Sandra K. Conner and Roy S. Conner et al and recorded in the (D.R.C.C.T.), Document No. 283594. Said corner also being in the west line of a so-called 183.23 acres tract of land conveyed to Rodney A. Brown et ux, by deed recorded in the (D.R.C.C.T.), Document No. 180831.

THENCE South 17 deg. 18 min. 15 sec. West along the fenced west line of said Brown Tract a distance of 128.57 feet to a 60d nail found in a 28" dia. Elm Tree for a corner on the north side of Cromeans Creek.

THENCE South 19 deg. 51 min. 18 sec. West along the fenced west line of said Brown Tract, crossing said Cromeans Creek, in all a distance of 85.06 to a 5/8" dia. iron pin set at a fence corner on the south side of said creek.

THENCE 19 deg. 50 min. 40 sec. West along the fenced west line of said Brown Tract and the occupied east line of said R. S. Conner Tract a distance of 1078.20 feet to a 2 1/2" dia. pipe fence corner post for the southwest corner of said Brown Tract and being the northwest corner of a so-called 240 acres tract conveyed to Glenn R. Conner et ux, by deed recorded in Volume 352, Page 711, Tract Two (D.R.C.C.T.).

THENCE South 18 deg. 48 min. 08 sec. West along the fenced east line of said R. S. Conner Tract and the west line of said Glenn Conner Tract a distance of 2181.65 feet to a 1/2" dia. capped iron pin found for the southeast corner of said R. S. Conner Tract and the northeast corner of said 223.44 acres tract of land conveyed to Twelve One Energy, LP, by deed recorded in the (D.R.C.C.T.), Document No. 273236.

THENCE along and near the center of said CR. 155, the north line of said Twelve One Energy Tract and the south line of said R. S. Conner Tract as follows;

North 36 deg. 37 min. 43 sec. West 427.63 feet to a 1/2" dia. capped iron pin found for a corner and

North 42 deg. 56 min. 29 sec. West 83.96 feet to a point for a corner in said road and

North 48 deg. 32 min. 30 sec. West 388.35 feet to a railroad spike set for a corner and

North 46 deg. 39 min. 20 sec. West 991.54 feet to a point for a corner in said road and

North 36 deg. 07 min. 10 sec. West 643.31 feet to a 1/2" dia. capped iron pin found for a corner and

North 49 deg. 48 min. 43 sec. West a distance of 92.00 feet to a point for the southwest corner of this tract.

THENCE along an interior pasture fence severing said R. S. Conner Tract and its projection as follows;

North 16 deg. 25 min. 25 sec. East, at 33.43 feet pass a 5/8" dia. iron pin set at a fence corner for a corner and

line reference and in all a distance of 1001.43 feet to an 8" dia. cedar fence corner post and North 71 deg. 00

min. 19 sec. West a distance of 798.96 feet to an 8" dia. cedar fence corner post and North 24 deg. 08 min. 47

sec. East a distance of 487.71 feet to a 5/8" dia. iron pin set by a 3' dia. pipe post on the south side of Cromeans Creek.

THENCE North 16 deg. 11 min. 14 sec. East, crossing said creek, a distance of 90.38 feet to a 5/8" dia. iron pin set in the fenced easterly north line of said R. S. Conner Tract and the south line of said Sandra Conner Tract and being on said agreed line for the upper northwest corner of this tract.

THENCE along said fence and agreed line between said Sandra Conner and R. S. Conner as follows;

South 71 deg. 39 min. 21 sec. East 75.57 feet to a 10" dia. elm tree for an agreed corner and

South 65 deg. 14 min. 05 sec. East 147.93 feet to a 33" dia. live oak tree for an agreed corner and

South 57 deg. 42 min. 13 sec. East 788.94 feet to a 24" dia. elm tree for an agreed corner and

South 43 deg. 30 min. 24 sec. East 306.22 feet to an 10" dia. cedar fence corner post for an agreed corner and

South 10 deg. 32 min. 40 sec. West 177.37 feet to a 3" dia. pipe fence corner post for an agreed corner and

South 78 deg. 46 min. 49 sec. East 673.58 feet to a 6" dia. pipe fence corner post for an agreed corner and

North 52 deg. 30 min. 48 sec. East 38.00 feet to a 10" dia. cedar fence corner post for an agreed corner and

North 39 deg. 26 min. 29 sec. East 668.75 feet to a 9" dia. cedar fence corner post for an agreed corner and

North 29 deg. 38 min. 01 sec. East 332.64 feet to a 9" dia. cedar fence corner post for an agreed corner and

North 84 deg. 39 min. 51 sec. East a distance of 481.92 feet to the **PLACE OF BEGINNING and containing 116.969 acres of land.**

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All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327.
All bearings shown are based on Geodetic (True) North and were derived from
GPS observations made during this survey.

Surveyed on the ground November 1, 2015.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor

