

EXHIBIT "A"

Property Description

FIELDNOTES of 36.19 Acres in the I. & G. N. Railroad Survey No. 13, A-666, Polk County, Texas, being all of a 25.893 Acre Tract and part of a 10.298 Acre Tract described in a deed dated November 12, 1998 from Barbara Brown to Richard R. Hubert and wife, Virginia Aubrey Hubert, as recorded in Volume 1121, Page 291 of the Polk County Official Records and being all of a 1.83 Acre Tract described in a deed dated March 4, 1999 from Janita Mae Robran to Richard R. Hubert and wife, Virginia Aubrey Hubert, as recorded in Volume 1130, Page 370 of said Official Records. Said 36.19 Acres being more particularly described as follows;

BEGINNING at the Northeast corner of said 25.893 Acre Tract and the most Northerly Southeast corner of a 560 Acre Tract described in Volume 108, Page 218 of said Deed Records, being in the East Line of said I. & G. N. Railroad Survey and in the West Line of the Marcell Victor Survey, A-588, Polk County, Texas, found a Concrete Monument for corner from which a 20" Pine (X) was found N12°51'W 5.06 feet, a 26" Pine (X) was found S06°29'E 11.44 feet, and a 12" Pine (X) was found S38°03'W 6.23 feet;

THENCE with the East Line of said 25.893 Acre Tract, the East Line of said I. & G. N. Railroad Survey, and the West Line of said Victor Survey, S07°30'39"E 1,192.46 feet to the Southeast corner of said 25.893 Acre Tract and the most Southerly Northeast corner of said 560 Acre Tract, found a Concrete Monument for corner from which an 8" Maple (X) was found N54°51'E 8.18 feet, a 16" Black Gum (X) was found S44°48'E 6.56 feet, and a 10" Pin Oak (X) was found S17°25'W 9.48 feet;

THENCE with the South Line of said 25.893 Acre Tract and the most Southerly North Line of said 560 Acre Tract, S81°45'03"W 946.98 feet to the Southwest corner of said 25.893 Acre Tract and the Southeast corner of a 10.298 Acre Tract conveyed to J.W. Brown by deed recorded in Volume 829, Page 21 of the Polk County Official Records, found a 3/8" iron rod for corner;

THENCE with the West Line of said 25.893 Acre Tract and the East Line of the J.W. Brown 10.298 Acre Tract, N07°32'30"W 446.88 feet to the Northeast corner of the J.W. Brown 10.298 Acre Tract and the Southeast corner of the Hubert 10.298 Acre Tract, found a 3/8" iron rod for corner;

THENCE with the North Line of the J.W. Brown 10.298 Acre Tract and the South Line of the Hubert 10.298 Acre Tract, S81°32'23"W 1,210.44 feet to the Northwest corner of the J.W. Brown 10.298 Acre Tract and the Southwest corner of the Hubert 10.298 Acre Tract, in the East Line of a 5.0 Acre Tract described in Volume 337, Page 313 of said Deed Records, found a 3/8" iron rod for corner from which a 1" iron pipe was found S81°32'23"W 0.50 feet;

THENCE with the West Line of the Hubert 10.298 Acre Tract and the East Line of said 5.0 Acre Tract, N07°32'26"W 300.24 feet to the Southwest corner of a 1.83 Acre Tract described in a deed dated March 4, 1999 from Richard R. Hubert and

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(CONTINUED)

wife, Virginia Aubrey Hubert, to Janita Mae Robran as recorded in Volume 1130, Page 373 of said Official Records, found a 5/8" iron rod for corner in the center of a Road;

THENCE with the South Line of the Robran 1.83 Acre Tract and the center of said Road as follows:

N84°40'36"E 655.37 feet,
N79°41'57"E 91.37 feet,
N74°04'19"E 103.02 feet, and

N80°48'44"E 27.23 feet to the Southeast corner of the Robran 1.83 Acre Tract;

THENCE with the East Line of the Robran 1.83 Acre Tract, N08°28'05"W, at 15.08 feet found a 5/8" iron rod for reference corner, and at 89.74 feet found a 5/8" iron rod for the Northeast corner of the Robran 1.83 Acre Tract in the North Line of the Hubert 10.298 Acre Tract and the South Line of a 10.298 Acre Tract described in a deed dated October 1, 1988 from Richard Lee Brown, et al, to Janita Mae Robran as recorded in Volume 337, Page 366 of said Deed Records;

THENCE with said Line, N81°31'55"E 121.11 feet to the Southwest corner of the Hubert 1.83 Acre Tract, found a 5/8" iron rod for corner;

THENCE with the West Line of the Hubert 1.83 Acre Tract and the East Line of the residue of the Robran 10.298 Acre Tract, N07°33'28"W 370.96 feet to the Northwest corner of said 1.83 Acre Tract and the Northeast corner of said residue Tract in the most Northerly South Line of said 560 Acre Tract, found a 5/8" iron rod for corner;

THENCE with said South Line and the North Line of the Hubert 1.83 Acre Tract, N81°31'36"E, 214.94 feet to the Northeast corner of the Hubert 1.83 Acre Tract and the Northwest corner of said 25.893 Acre Tract, found a 3/8" iron rod for corner;

THENCE continuing with said South Line and the North Line of said 25.893 Acre Tract, N81°31'27"E 948.23 feet to the Place of Beginning and containing 36.19 Acres of Land., more or less

Surveyed : March, 1999


W.A. Cook, Registered Professional
Land Surveyor, No. 1658



EXHIBIT "A"
(CONTINUED)

FIELDNOTES of a 30.00 foot wide Road Easement in the I. & G. N. Railroad Survey No. 13, A-666, Polk County, Texas and being across a 5.0 Acre Tract described in Volume 337, Page 313 of the Polk County Deed Records and a 23.0 Acre Tract described in Volume 528, Page 250 of the Polk County Official Records. Said Easement being 15.00 feet on each side of the following described center line;

BEGINNING at a point in the East Line of said 5.0 Acre Tract and the West line of a 10.928 Acre Tract described in Volume 337, page 316 of said Deed Records and being $S07^{\circ}33'25''E$ 441.31 feet from the Northeast corner of said 5.0 Acre Tract;

THENCE with the center of an existing Road as follows:

$S54^{\circ}19'45''W$ 128.86 feet,

$S47^{\circ}04'55''W$ 106.71 feet,

$S54^{\circ}00'001''W$ 88.42 feet crossing the West Line of said 5.0 Acre Tract and the East Line of said 23.0 Acre Tract,

$S20^{\circ}09'41''W$ 318.35 feet,

$S34^{\circ}14'47''W$ 66.94 feet,

$S64^{\circ}05'11''W$ 38.81 feet,

$S89^{\circ}40'14''W$ 69.28 feet,

$N77^{\circ}14'14''W$ 109.80 feet,

$N85^{\circ}16'31''W$ 187.81 feet,

$S87^{\circ}23'23''W$ 74.08 feet, and

$N88^{\circ}35'39''W$ 31.70 feet to the end of said Easement in the West Line of said 23.0 Acre Tract and the most Westerly East Line of a 560 Acre Tract recorded in Volume 108, Page 218 of said Deed Records.

Surveyed: December, 1998



W. A. Cook, Registered Professional
Land Surveyor, No. 1658

