

(979) 289-3900

EXHIBIT "A"

CAROLYN J. NEUMANN
0.597 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.597 acres, situated in Washington County, Texas, being out of the William Munson Survey, Abstract No. 90, and being all or a portion of that tract called to be 0.598 acres described in a deed from Olan Hightower and Peggy Hightower to Carolyn J. Neumann, dated February 20, 1981, and recorded in Volume 409, Page 812 of the Deed Records of Washington County, Texas, said 0.597 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod, in the Westerly margin of F.M. Highway 1155 (state owned and maintained public road), in the center of a 40 foot wide access easement (called to be Hackberry Bend, a private road) (said easement called to be 0.247 acres, per Volume 409, Page 812, Deed Records of Washington County, Texas), marking the Southeast corner of the James Klechka called 0.505 acre tract (Volume 528, Page 504, Official Records of Washington County, Texas), the Northeast corner of the called 0.598 acre tract (hereafter referred to as "original tract"), and the Northeast corner of the herein described 0.597 acre tract;

THENCE with the Westerly margin of F.M. Highway 1155, along the Easterly line of the original tract, in a curve to the left, having a radius of 622.94 ft., a central angle (delta) of 12deg 46min 05sec, for a distance (length of curve) of 138.82 ft. (at approximately 20 ft. pass the Southerly line of the aforementioned 40 ft. wide access easement) (chord S 00deg 54min 32sec W, 138.53 ft.), to a found concrete highway monument, marking the end of curve;

THENCE continuing with said highway margin, along the Easterly line of the original tract, S 06deg 07min 17sec E, 50.01 ft. (deed call S 05deg 33min 42sec E, 49.99 ft.), to a found ½ inch iron rod, marking the lower Northeasterly corner of the Mary L. Lamprecht called 1.143 acre tract (Volume 943, Page 716, Official Records of Washington County, Texas), the Southeast corner of the original tract, and the Southeast corner of the herein described 0.597 acre tract;

THENCE departing said highway margin, following the common boundary between the Lamprecht tract and the original tract, S 84deg 29min 48sec W, at 85.91 ft. pass a found ½ inch iron rod, and CONTINUING for a TOTAL DISTANCE of 125.83 ft. (deed call S 84deg 33min 24sec W, 125.11 ft.), to a found ½ inch iron rod for corner; N 40deg 44min 50sec W, 39.81 ft. (deed call N 41deg 29min 59sec W, 39.95 ft.) to a found ½ inch iron rod for corner; and, N 08deg 03min 05sec E, 171.96 ft. (deed call N 07deg 55min 57sec E, 171.83 ft.) to a found ½ inch iron rod, in the center of the aforementioned called 0.247 acre access easement, in the South line of the aforementioned Klechka tract, marking the upper Northeast corner of the Lamprecht tract, the Northwest corner of the original tract, and the Northwest corner of the herein described 0.597 acre tract;

THENCE along the center of the called 0.247 acre access easement (Hackberry Bend), along the South line of the Klechka tract, being the North line of the original tract, S 89deg 56min 57sec E, 124.01 ft. (deed call S 89deg 56min 57sec E, 124.41 ft.) (this line being the BASIS OF BEARING LINE for this survey), to the **PLACE OF BEGINNING**, and containing 0.597 acres of land, of which 0.056 acres lie within the called 0.247 acre access easement.

April 10, 2006
W.O.#261111



David A. Blakey
Registered Professional Land Surveyor No. 4052