

STATE OF TEXAS

COUNTY OF FAYETTE

Legal Description
1.487 Acres

BEING a tract or parcel containing 1.487 acres of land situated in the David Berry Survey, Abstract No. 15, Fayette County, Texas and being all of that land described as 1.509 acres in Deed dated August 09, 1999 to Bruce E. Hromadka, et ux, recorded in Volume 1070, Page 471, Fayette County Official Records. Said 1.487 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found on the Southwest line of a 50 foot wide gravel road for the Northeast corner of the original 1.509 acre tract and the herein described tract, also being the North corner of the Frank Herbert 1.36 acre tract, Volume 1131, Page 750, Official Records;

THENCE along the Northwest line of said Herbert tract and a T.R.J. remainder tract (Volume 652, Page 661, Deed Records), S 21° 34' 00" W (Basis of Bearing - Record Deed Call) a distance of 250.12 feet to a 1/2" iron rod found for the South corner of the herein described tract, also being the North corner of Lot 12 and East corner of Lot 13 in Section 10 of the Monument Hill Subdivision as recorded in Slide No. 21, Fayette County Plat Records;

THENCE along the Northeast line of Lots 13, 14 and 15 of said Monument Hill Subdivision, N 68° 27' 25" W a distance of 344.63 feet to a 1/2" iron rod found for the North corner of Lot 15, being the West corner of the herein described tract, also being the South corner of a remainder tract (called the Rainosek 0.2988 acre tract in record deed) out of a 351.296 acre tract described in Volume 369, Page 468, Deed Records;

THENCE departing said subdivision line and along the Southeast line of said remainder tract, N 22° 19' 45" E a distance of 118.55 feet to a 1/2" iron rod found on the Southerly line of Country Club Court for the Northwest corner of the herein described tract, also being the East corner of said remainder tract;

THENCE along the Southerly line of Country Club Court; the following two calls:

- In a Northeasterly direction along a curve to the left having a radius of 402.55 feet, a delta angle of 33° 34' 38", an arc length of 235.91 feet and whose chord bears N 87° 03' 10" E a distance of 232.55 feet to a 3/8" iron rod found for the end of said curve and for angle point of the herein described tract,
- N 73° 48' 00" E a distance of 57.00 feet to a capped 3/8" iron rod set for the most Northerly corner of the herein described tract and being where Country Club Court intersects the Southwest line of a 50 foot wide road,

THENCE along the Southwest line of said 50 foot wide road, S 68° 39' 00" E a distance of 86.41 feet to the POINT OF BEGINNING, containing 1.487 acres of land.

Darrell D. Rau

Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: January 22, 2003

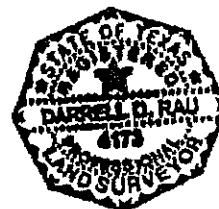
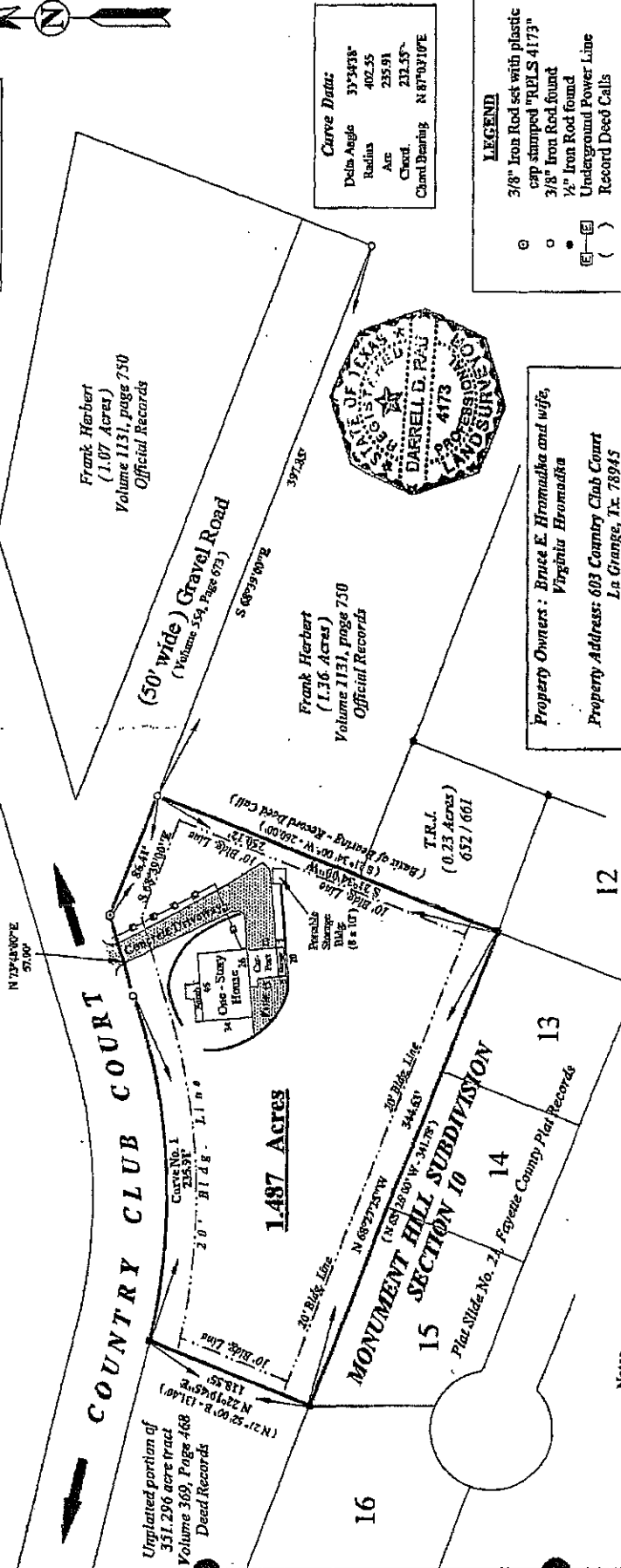


EXHIBIT A

FAYETTE COUNTY, TEXAS
DAVID BERRY SURVEY
ABSTRACT NO. 15

Scale 1" = 80'
 January 22, 2003



- Notes**
- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 480815 0006 A, effective date January 31, 1978.
 - (2) Title information not furnished. This property is subject to restrictions as recorded in Vol. 516, Pg. 695, Vol. 519, Pg. 81, Vol. 636, Pg. 565, Vol. 801, Pg. 611, Vol. 658, Pg. 824, Vol. 801, Pg. 617, Deed Records. Also subject to easement to United Gas Corp. as recorded in Vol. 381, Pg. 444, Deed Records.
 - (3) Property description to accompany this plat.

Survey Plat of a 1.487 acre tract of land situated in the David Berry Survey, Abstract No. 15, Fayette County, Texas and being all of that land described as 1.509 acres in Deed dated August 09, 1999 to Bruce E. Hromadka, et ux, recorded in Volume 1070, Page 471, Fayette County Official Records.

I, Darrell D. Ray, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described herein, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted herein. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IB, Condition IV Survey.

Surveyor's Address: P.O. Box 692
 Columbus, Tx. 78934
 Phone: (979) 732-4494
 Fax: (979) 732-4441

Darrell D. Ray, Registration No. 4173