

EXHIBIT "A"

GMA ENGINEERING & SURVEYING

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George M. Amthor III
County Surveyor
Registered Professional Land Surveyor
Professional Engineer

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Field notes of a tract of land lying in the County of Mills, State of Texas, containing 86.17 acres, more or less, out of Block 7 of the Francisco Vegereal Survey 60, Abstract 696. Said 86.17 acre tract is the same land described as 86.186 acres in a Deed of Trust from Martin Dewayne Edmondson and Helga B. Edmondson to the NationsBank of Texas, N.A. recorded in Volume 219, Page 223 of the Mills County Deed Records. Survey was made for Gregory W. Ledenbach.

BEGINNING at a 3" O.D. pipe corner post set in concrete for the southwest corner of said 86.186 acre tract of land, from which a 3/8" iron pin (found) by an old cedar corner post for the northwest corner of a 66.84 acre tract described in Volume 209, Page 778 and further described in Volume 138, Page 802 bears S 83°08'21" W 3.92 feet;

THENCE N 00°08'39" E 1325.24 feet along the general course of a fence and east line of County Road 418 (formerly called County Road 150) to a 1/2" iron pin (found) by an old cedar corner post for the northwest corner of said 86.186 acre tract of land;

THENCE S 89°43'45" E 2900.99 feet along the north line of said 86.186 acre tract, being a line near a fence, to a 3" O.D. pipe corner post set in concrete for the northeast corner of said 86.186 acre tract of land and the northeast corner of Block 7 of the Francisco Vegereal Survey 60;

THENCE along the east line of said 86.186 acre tract of land as follows: S 00°13'45" W 263.73 feet along the general course of a fence to a large nail (found) in the concrete base of a 3" O.D. pipe corner post; S 01°08'37" E 190.41 feet crossing Bull Creek to a large nail (found) in the concrete base of a creosote corner post; S 00°48'35" W 99.70 feet along the general course of a fence to a 1/2" iron pin (set) by a dead 12" diameter live oak tree; S 00°32'35" E 704.65 feet along the general course of a fence to a 3/8" iron pin (found) by an old cedar corner post for the southeast corner of said 86.186 acre tract of land and the southeast corner of said Block 7 of the Francisco Vegereal Survey 60 and also being the northeast corner of said 66.84 acre tract of land described in Volume 209, Page 778;

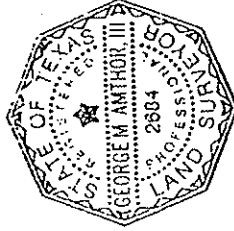
THENCE S 88°57'19" W 2912.79 feet along the south line of said 86.186 acre tract of land, being a line mostly on the north side of a fence, to place of beginning and containing 86.17 acres, more or less, according to my survey and calculations.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE STEWART TITLE GUARANTY COMPANY:

I, George M. Amthor III, Registered Professional Land Surveyor, do hereby certify that the field notes shown hereon represent an on-the-ground survey made under my direction and supervision on April 10, 1999 of the property legally described hereon and to the best of my knowledge and belief represent the facts found at the time of survey. There are no visible or apparent conflicts, discrepancies, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown on the accompanying plat, and said property has access to and from a dedicated roadway.

FLOOD STATEMENT: There are no published F.E.M.A. Flood Insurance Rate Maps available for Mills County, Texas. Therefore, no flood determination can be made at this time.

WITNESS MY HAND AND SEAL,



George M. Amthor III
George M. Amthor III
R.P.L.S. No. 2684

- Tim's
- water gap
- gate

Being 86.17 acres of land, more or less, out of the Francisco Vegereal Survey No. 60, Abstract No. 696, in Mills County, Texas, and being described by metes and bounds in one (1) tract on EXHIBIT "A" which is attached hereto and made a part hereof for all purposes.

EX. "A"

SURVEY PLAT OF AN 86.166 ACRE TRACT OF LAND LYING IN MILLS COUNTY, TEXAS

MADE FOR: GREGORY W. LEONHACH

