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EXHIBIT "A"

0382683

A certain tract or parcel of land situated in Navarro County, Texas, which is more fully described as follows:

A certain lot, tract or parcel of land, being 48.409 acres, situated in the T. W. Campbell Survey, Abstract No. 140, Navarro County, Texas, and being a part of the 87 acres described as First Tract in deed from Mrs. W. E. Taylor, et vir, to J. B. Butler, dated January 7, 1946, and recorded in Vol. 438, Page 591 of the Deed Records of Navarro County, Texas, and a part of the 88.8 acres described as First Tract in deed from J. C. McClung, et ux, to John B. Butler, dated December 2, 1939, and recorded in Vol. 397, Page 351 of the Deed Records of Navarro County, Texas, and being described as follows:

BEGINNING at the Southwest corner of aforesaid 87 acre tract in center of Rush Creek, an iron stake bears 30 feet N.  $59^{\circ} 20'$  E. on bank of creek;

THENCE up said creek with its meanders thusly: N.  $27^{\circ} 58'$  W. 342 feet, N.  $15^{\circ}$  E. 141 feet, N.  $30^{\circ}$  W. 100 feet, N.  $63^{\circ} 26'$  W. 119 feet, N.  $75^{\circ} 41'$  W. 410 feet and N.  $44^{\circ} 03'$  W. 309 feet to a point in line with fence, the Northwest corner of aforesaid 88.8 acre tract;

THENCE N.  $60^{\circ}$  E. 2435 feet with fence to center of County road, an iron stake bears 61 feet S.  $60^{\circ}$  W. at fence corner;

THENCE with center line of County road thusly: S.  $26^{\circ} 55'$  W. 575 feet, S.  $18^{\circ} 40'$  E. 300 feet, and S.  $31^{\circ} 10'$  E. 600 feet to a point in line with fence, and iron stake bears 20 feet S.  $59^{\circ} 20'$  W.;

THENCE S.  $59^{\circ} 20'$  W. 1585 feet with fence to the place of Beginning, containing 48.409 acres, of which 0.677 acre is within the County road.

THE STATE OF TEXAS }  
County of Navarro }



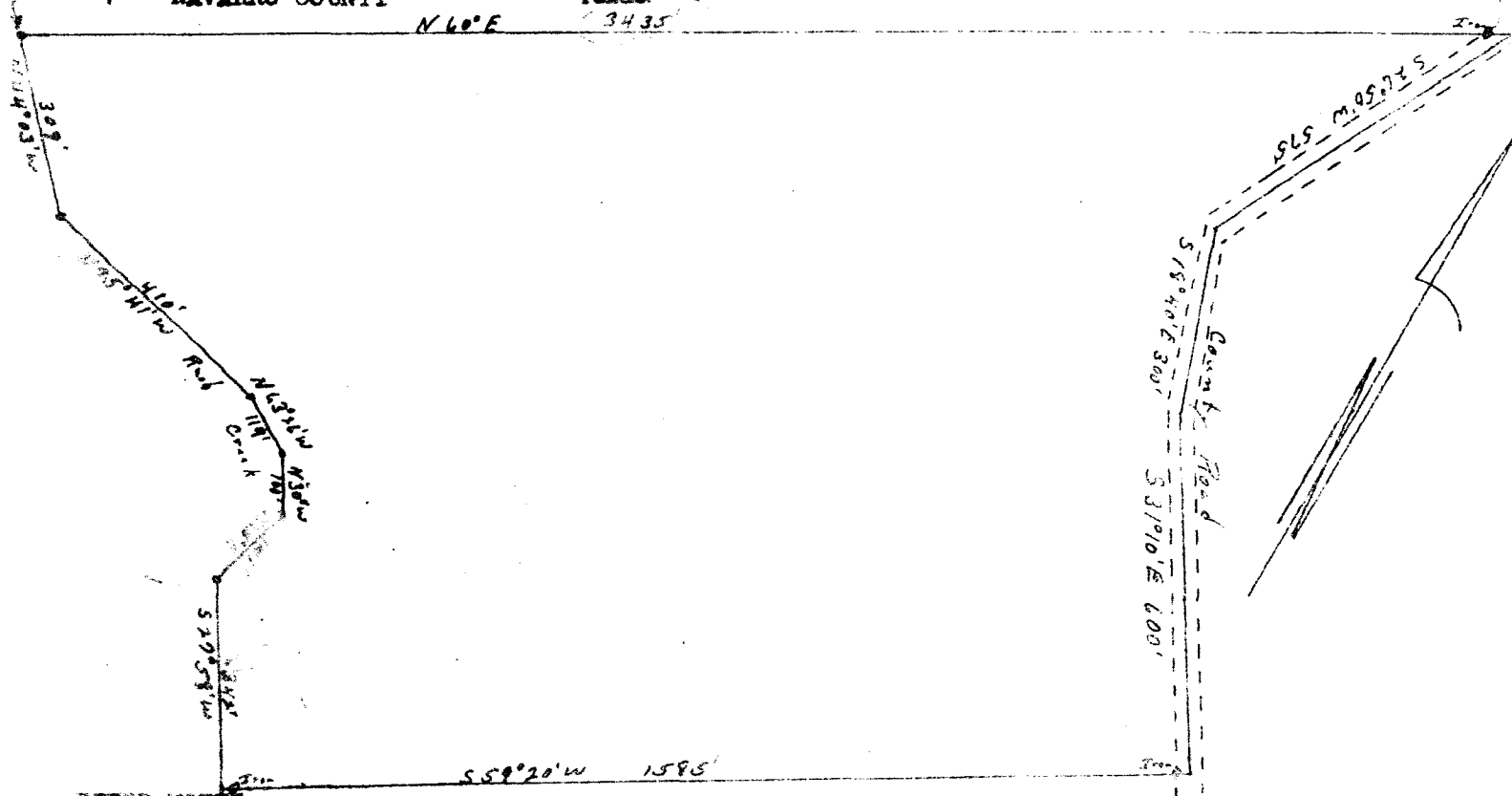
I, JAMES F. DOOLEN, Clerk of the County Court in and for Navarro County, Texas, do hereby certify that this Instrument was FILED AND RECORDED at 12:30 o'Clock PM 7-26 1993, in volume 1270 page 355 of the Records of Navarro County.

*James F. Doolen*  
County Clerk, Navarro County, Texas

# SURVEY PLAT

## TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. J. B. BUTLER, in the city of NAVARRO COUNTY, Texas, described as follows:  
 Lot No. 48.409 ACRES D. W. CAMPBELL SURVEY, Block No. \_\_\_\_\_ City Block No. \_\_\_\_\_  
 of ABSTRACT No. 140 Addition, an addition to the City of \_\_\_\_\_  
 Texas, according to the \_\_\_\_\_ plat recorded in Volume \_\_\_\_\_ at page \_\_\_\_\_ of the Map Records of NAVARRO COUNTY Texas.



### FIELD NOTES:

All that certain lot, tract or parcel of land, being 48.409 acres, situated in the D. W. Campbell Survey, Abstract No. 140, Navarro County, Texas, containing a part of the 86.8 acres described as First Tract in deed from J. B. Butler, dated January 7, 1946, and recorded in Volume 488 page 377 and Records of Navarro County, Texas, and a part of the 86.8 acres described as First Tract in deed from J. B. Butler, dated December 2, 1939, and recorded in Volume 377 page 377 Records of Navarro County, Texas, and being described as follows:

**BEGINNING** at the Southwest corner of aforesaid 86.8 acre tract in center of Fish Creek, an iron stake bears 30 feet N 59° 20' E on bank of creek;

**THENCE** up said creek with its meanders thru the N 27° 32' W 302 feet, N 72° 10' E 147 feet, N 30° W 100 feet, N 68° 26' W 119 feet, N 62° 31' W 470 feet and N 60° E 1029 feet to a point in line with fence, the Northwest corner of aforesaid 86.8 acre tract;

**THENCE** N 60° E 2435 feet with fence to corner of County road, an iron stake bears 61 feet S 60° W at fence corner;

**THENCE** with center line of County road thru the S 26° 40' E 715 feet, S 38° 40' E 710 feet, and S 51° 10' E 600 feet to a point in line with fence, an iron stake bears 50 feet S 59° 20' E

**THENCE** S 59° 20' W 1585 feet with fence to the place of BEGINNING, containing 48.409 acres, of which 0.677 acre is within the County road.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated to the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS. EXCEPT

Scale 1" = 300'  
 Date 3-19-92

\_\_\_\_\_  
 Registered Public Surveyor

