

All that certain tract or parcel of land situated in Wood County, Texas, being a part of the F. L. SMITH HEADRIGHT SURVEY, A-522, and a part of a 120 acre tract of land described as the Third Tract in a deed to C. A. Bellomy and wife, Pearl Bellomy, by J. R. Wright and Elmore Wright, dated March 7th, 1910, recorded in Vol. 47, Page 57-578 of the Deed Records of Wood County, Texas, and more particularly described as follows:

**BEGINNING** on the N.B.L. of said 120 acre tract where the W.B.L. of a Public Road, extending in a Northerly and Southerly direction, crosses said N.B.L.;

**THENCE** Southerly 91.8 vrs. (85 yds.) with the W.B.L. of said road, a point for corner;

**THENCE** West and parallel with the N.B.L. of said 120 acre tract 246 vrs. a point for corner;

**THENCE** Northerly and parallel with the W.B. L. of said road 91.8 vrs. To the N.B.L. of said 120 acre tract;

**THENCE** East 246 vrs. to the PLACE OF BEGINNING, containing 4 acres of land, more or less.

**BEING THE SAME LAND** described in Warranty Deed from Margaret C. Griffin, Individually and as Independent Executrix of the Estate of John D. Griffin, deceased, to James E. Fransen,

Sr. and wife, Marnina K. Fransen, dated April 29, 1963, recorded in Vol. 507, Page 310 of the Deed Records of Wood County, Texas.

**LESS AND EXCEPT:**

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being a portion of the F.L. SMITH SURVEY, A-522, being a portion of that certain 4 acre tract conveyed by Margaret C. Griffin, Executrix, to James E. Fransen, Sr. et ux by deed recorded in Volume 507, Page 310 of the Deed REcords of Wood County, Texas, and bounded as follows:

**BEGINNING** at a 1/2-inch iron rod found for corner in the south boundary line of the W. W. Gearner 80 acre tract, same being the most Northerly northeast corner of a 55.672 acre tract conveyed by Sara Estelle Sims to Charles W. Russell by deed recorded in Volume 985, Page 620 of the Deed Records of Wood County, Texas, same also being the northwest corner of the 4 acre Fransen tract;

**THENCE** South 89 deg. 48 min. 55 sec. East along the south boundary line of the 80 acre Gearner tract, same being the north boundary line of the 4 acre Fransen tract, 46.20 feet to a 1/2-inch iron set at a fence corner;

**THENCE** South 6 deg. 33 min. 42 sec. East along a fence line, 244.76 feet to a 1/2-inch iron rod set at a fence corner;

**THENCE** South 89 deg. 26 min. 30 sec. East along a fence line, 318.06 feet to an angle point;

**THENCE** South 87 deg. 51 min. 58 sec. East continuing along said fence line, 222.46 feet to a 1/2-inch iron rod found for corner in the west right of way line of Farm Road No. 2869, same being in the south boundary line of the said 4 acre Fransen tract, and being the most Easterly northeast corner of the above-mentioned 55.672 acre Russell tract;

**THENCE** South 89 deg. 58 min. 18 sec. West along the south boundary line of the said 4 acre Fransen tract, same being the most Easterly north boundary line of the said 55.672 acre Russell tract, 615.34 feet to a 1/2-inch iron rod found for corner, same being the southwest corner of the said 4 acre tract and being an Ell corner of the said 55.672 acre Russell tract;

**THENCE** North 0 deg. 11 min. 05 sec. East along the west boundary line of the said 4 acre Fransen tract and with the most Westerly east boundary line of the said 55.672 acre tract, 255.0 feet to the PLACE OF BEGINNING, and containing 0.453 of an acre of land.

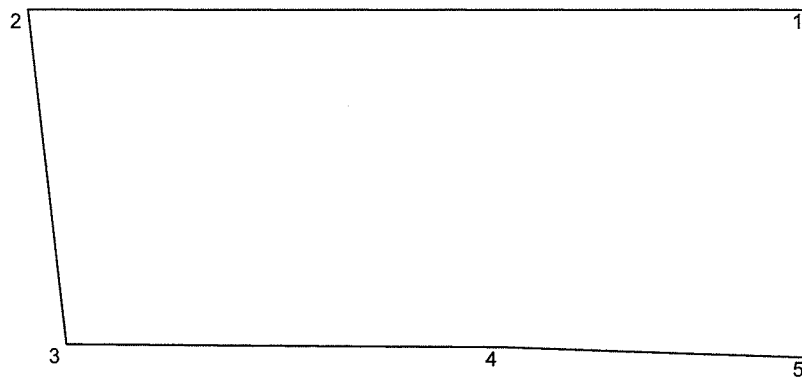
**BEING THE SAME** land described in Warranty Deed from Marnina Fransen to Charles W. Russell and wife, Marilee R. Russell, dated December 5, 1986, recorded in Vol. 1049, Page 53, Real Property Records of Wood County, Texas.

**LEAVING A BALANCE** OF 3.547 acres of land, more or less.

# EXHIBIT "A" PAGE 2 of 2

## PLAT ESTIMATE

NOT EXACT



Scale = 1: 139 (Feet)

1 N 89° 48' 55" W 569.14  
2 S 6° 33' 42" E 244.76  
3 S 89° 26' 30" E 318.06

4 S 87° 51' 58" E 222.46  
5 N 11° 7" E 252.71