

EXHIBIT "A"

TRACT ONE:

Being a tract of land containing 8.851 acres, out of the Wilson Reed Survey, A-36, in Robertson County, and the Wilson Reed Survey, A-47, in Brazos County, Texas, and being part of called Lot 8 of Benchley Estates, recorded in Vol. 2, Page 136 of the Map and Plat Records of Robertson County, and being called Lot 8A, an 8.85 acre tract, as conveyed to Kay Harding Whitehorn, as recorded in Vol. 8861, Page 221, of the Robertson County Official Public Records(R.C.O.P.R.), this description being referred to the plat prepared by ATM Surveying, Project No. 2010-0009, and being more particularly described as follows:

BEGINNING at a 1/2” iron rod found for the south corner of Lot 7 of said Benchley Estates, also being an interior corner of called Lot 8B, being 8.851 acres, as conveyed to Kay Harding Whitehorn in Vol. 8861, Page 221, of the R.C.O.P.R.;

THENCE North 28°12’32” East, a distance of 181.09 feet along the common line between this tract and said Lot 7 to a 1/2” iron rod found in a gravel road for a north corner of this tract, also being the east corner of said Lot 7, also being a southwest corner of Lot 8B, being 3.697 acres, as conveyed to Kay Harding Whitehorn and Stan Roy Whitehorn in Vol. 464, Page 26, of the Robertson County Public Records;

THENCE South 37°07’15” East, a distance of 364.74 feet along the common line between this tract and said Lot 8B to a 1/2” iron rod with maroon plastic cap marked “ATM SURV - RPLS 6132” set for an interior corner of this tract, also being the south corner of said Lot 8B;

THENCE North 73°48’58” East, a distance of 246.07 feet along the common line between this tract and said Lot 8B to a point for a north corner of this tract, also being the east corner of said Lot 8B, also being a point on the west right-of-way line of Old San Antonio Road(Variable R.O.W.), from which the center of the bent rebar protruding from concrete monument found disturbed bears South 10°50’06” West, a distance of 0.36 feet;

THENCE along the common line between this tract and said right-of-way line of Old San Antonio Road for the following calls:

South 13°48’45” East, a distance of 74.86 feet to a point for corner, from which the center of the bent rebar protruding from concrete monument found disturbed bears North 15°07’52” West, a distance of 0.68 feet;
South 2°47’27” West, a distance of 75.08 feet to a point for corner, from which the center of the bent rebar protruding from concrete monument found disturbed bears North 10°10’36” West, a distance of 0.83 feet;

Around a curve to the right having a delta angle of 08°11’57”, an arc distance of 401.37 feet, a radius of 2804.79 feet, and a chord of South 45°05’00” West, a distance of 401.03 feet

to a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for a point of tangency;
South 49°03'40" West, a distance of 204.74 feet to a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for the south corner of this tract, also being on the northeast line of the Southern Pacific Railroad right-of-way, from which the top of a TXDOT concrete monument found leaning bears North 40°51'22" East, a distance of 5.80 feet;
THENCE North 62°59'17" West, a distance of 545.93 feet along the common line between this tract and said right-of-way line of the Southern Pacific Railroad to a metal fence post found, welded to a 7.7' long metal pipe fence for the west corner of this tract, also being the south corner of said Joe Harding 6.00 acre tract;

THENCE North 28°33'51" East, a distance of 507.79 feet along the common line between this tract and said 6.00 acre tract to a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for a north corner of this tract, also being the east corner of said 6.00 acre tract, also being on the south line of said Lot 7;

THENCE South 62°15'26" East, a distance of 142.33 feet along the common line between this tract and said Lot 7 to the PLACE OF BEGINNING containing 8.851 acres of land, more or less.

TRACT TWO:

Being a tract of land containing 3.697 acres, out of the Wilson Reed Survey, A-36, in Robertson County, and the Wilson Reed Survey, A-47, in Brazos County, Texas, and being part of called Lot 8 of Benchley Estates, recorded in Vol. 2, Page 136 of the Map and Plat Records of Robertson County, and being called Lot 8B, an 3.70 acre tract, as conveyed to Kay Harding Whitehorn and Stan Roy Whitehorn in Vol. 464, Page 26, of the Robertson County Public Records, this description being referred to the plat prepared by ATM Surveying, Project No. 2010-0009, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north corner of said Lot 8, also being a point on the southeast right-of-way line of Cul-de-sac at the end of Bench Lane(60' wide R.O.W.), also being a southwest corner of the Jana L. Mellen, called Lot 9 of said Benchley Estates, being 4.37 acres, as recorded in Vol. 615, Page 332, of the Robertson County Official Records;

THENCE South 61°48'07" East, a distance of 260.00 feet along the common line between this tract and said Lot 9 to a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for a bend in this tract, also being the south corner of said Lot 9, also being a west corner of the Tim Harding 9.96 acre tract, as recorded in Vol. 834, Page 495, of the Robertson County Official Public Records;

THENCE South 61°47'36" East, a distance of 252.80 feet along the common line between this tract and said 9.96 acre tract to a 1/2" iron rod found leaning for a northeast corner of this tract, also being an interior corner of said 9.96 acre tract;

THENCE South 14°09'30" East, a distance of 287.26 feet along the common line between

this tract and said 9.96 acre tract, and then along the right-of-way line of Old San Antonio Road(Variable width R.O.W.) to a point for the east corner of this tract, also being a north corner of called Lot 8A, being 8.851 acres, as conveyed to Kay Harding Whitehorn in Vol. 8861, Page 221, of the R.C.O.P.R., from which the center of the bent rebar protruding from a concrete monument found disturbed bears South 10°50'06" West, a distance of 0.36 feet;

THENCE South 73°48'58" West, a distance of 246.07 feet along the common line between this tract and said Lot 8B to a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for the south corner of this tract, also being an interior corner of said Lot 8B;

THENCE North 37°07'15" West, a distance of 364.74 feet along the common line between this tract and said Lot 8B to a 1/2" iron rod found in a gravel road for a southwest corner of this tract, also being a north corner of said Lot 8B, also being the east corner of Lot 7, of said Benchley Estates;

THENCE North 17°26'05" West, a distance of 291.04 feet along the common line between this tract and said Lot 7 to a point for corner in said a gravel road, also being a northeast corner of said Lot 7, also being a point on said right-of-way line of Bench Lane, from which a 1/2" iron rod set for reference bears South 45°40'43" West, a distance of 20.00 feet;

THENCE along the common line between this tract and said Bench Lane, around a curve to the left having a delta angle of 34°54'43", an arc distance of 30.47 feet, a radius of 50.00 feet, and a chord of North 45°40'43" East, a distance of 30.00 feet to the PLACE OF BEGINNING containing 3.697 acres of land, more or less.

TRACT THREE:

Being a tract of land containing 0.843 acres, out of the Wilson Reed Survey, A-36, and being part of Lot 7 of Benchley Estates, recorded in Vol. 2, Page 136 of the Map and Plat Records of Robertson County, being conveyed to Joe Richard Harding, as recorded in Vol. 972, Page 579, of the Robertson County Official Public Records(R.C.O.P.R.), this description being referred to the plat prepared by ATM Surveying, Project No. 2010-0009, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the south corner of Lot 7, also being an interior corner of called Lot 8B, being 8.851 acres, as conveyed to Kay Harding Whitehorn in Vol. 8861, Page 221, of the R.C.O.P.R.;

THENCE North 62°15'26" West, a distance of 142.33 feet along the common line between this tract and said Lot 8B to a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for the west corner of this tract, also being a north corner of said Lot 8B, also being the east corner of the Joe Harding 6.00 acre tract, as recorded in Vol. 769, Page 636, of the R.C.O.P.R., also being the south corner of the remainder of said Lot 7;

THENCE North 27°08'48" East, a distance of 327.40 feet along the common line between this tract and said remainder of Lot 7 to a point for corner in a gravel road, from which a 1/2" iron rod with maroon plastic cap marked "ATM SURV - RPLS 6132" set for reference bears South 27°08'48" West, a distance of 5 feet, also being the east corner of said

remainder of Lot 7, also being a point on the southwest line of called Lot 8B, being 3.697 acres, as conveyed to Kay Harding Whitehorn and Stan Roy Whitehorn in Vol. 464, Page 26, of the Robertson County Public Records;

THENCE South $17^{\circ}26'05''$ East, a distance of 207.54 feet along the common line between this tract and said Lot 8B to a 1/2" iron rod found for the east corner of this tract, also being a southwest corner of Lot 8B, also being a north corner of said Lot 8A;

THENCE South $28^{\circ}12'32''$ West, a distance of 181.09 feet along the common line between this tract and said Lot 8A to the PLACE OF BEGINNING containing 0.843 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.




August 4, 2010

RE: SH OSR
Access Driveway

If you have any questions concerning this matter, please call.

Sincerely,



Jay O. Page, P.E.
Associate Area Engineer

cc: File; 827 [0] 96 6 bndcudcees vccc
[redacted]
[redacted]
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