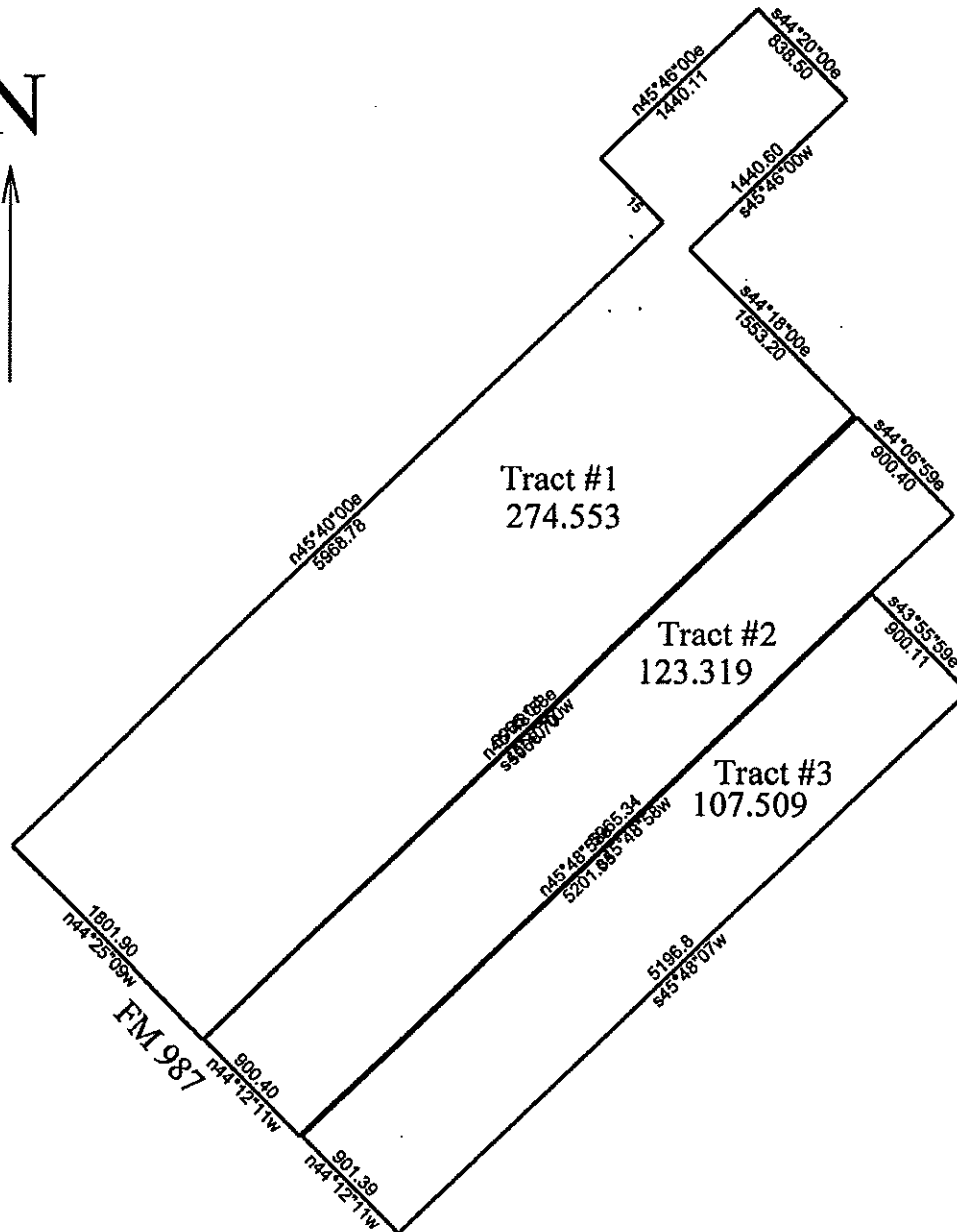


Total Acreage - 505.381

N



505.381 Acres

9/21/2010

Scale: 1 inch= 1200 feet

File:

Tract 1: 107.5048 Acres, Closure: s21.3252w 0.01 ft. (1/999999), Perimeter=12199 ft.  
 Tract 2: 123.3196 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=13733 ft.  
 Tract 3: 274.5524 Acres, Closure: n39.5119e 0.01 ft. (1/999999), Perimeter=19598 ft.

01 e508.33 n-1779.17	15 n44.1800w 589.80
02 n44.1211w 901.39	16 n45.4600e 1440.11
03 n45.4858e 5201.05	17 s44.2000e 838.50
04 s43.5559e 900.11	18 s45.4600w 1440.60
05 s45.4807w 5196.8	19 s44.1800e 1553.20
06 @0	20 s45.4000w 5965.04
07 e-137.51 n-1133.34	21 n44.2509w 1801.90
08 n44.1211w 900.40	
09 n45.4858e 5966.70	
10 s44.0659e 900.40	
11 s45.4858w 5965.34	
12 @0	
13 e-2033.34 n797.91	
14 n45.4000e 5968.78	

## SITE ANALYSIS

### Physical Characteristics

#### Size/Shape/Dimensions

The subject properties are located on the northeast side of FM 987 southwest of the city limits of Terrell and the Extra Territorial Jurisdiction of the city of Terrell. The surveys provided LandAmerica Valuation, shown below, were produced by Barry Rhodes, RPLS No. 3691 (Tracts 2 and 3) and A&W Surveyors, Inc, RPLS No. 4888 (Tract 1) indicate the sites are 274.553 acres (Tract 1), 123.319 acres (Tract 2), and 107.509 acres (Tract 3), in size and rectangular in shape. The tracts as combined indicate the following total:

1	274.553
2	123.319
3	107.509
Total	505.381

Reduced copies of the surveys are shown below.

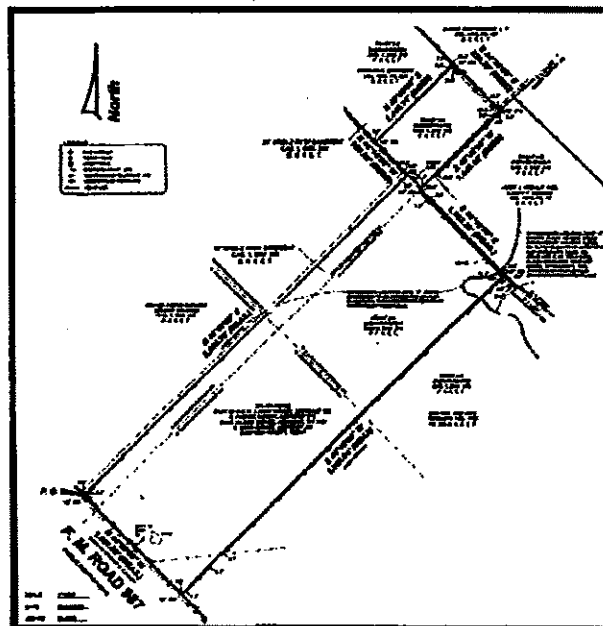


Figure 2: Survey Tract 1

## SITE ANALYSIS

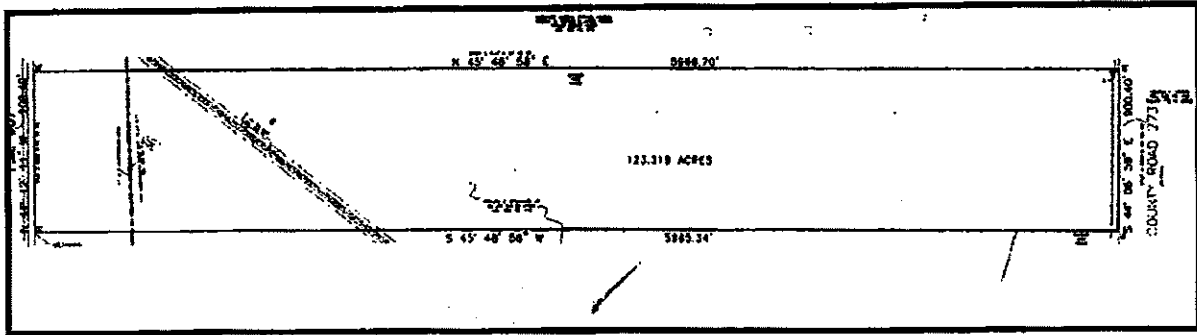


Figure 3: Survey Tract 2

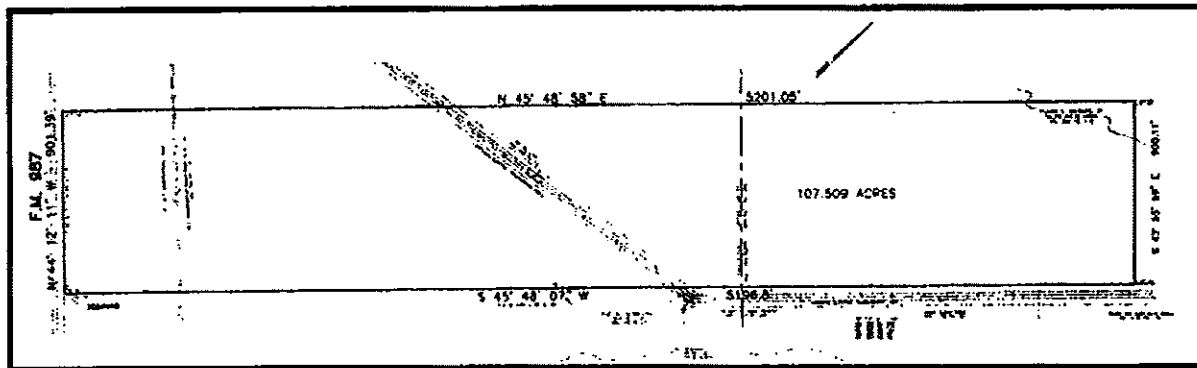


Figure 4: Survey Tract 3

### **Access/Visibility**

The most southwestern portions of the sites have direct frontage along FM 987 of approximately 3,603 feet. The sites have access and visibility rated as average. FM 987 is a northwest/southeast, two lane, asphalt paved, bi-directional, secondary traffic artery connecting rural areas to the southwest of Terrell to the southwest sector of the city of Terrell.

### **Topography/Drainage**

The topography of the majority of the sites are basically level. Natural drainage appears adequate.

### **Floodplain**

According to the Flood Insurance Rate Map by the Federal Emergency Management Agency (FEMA) the subject tracts are located in Community Panel No. 480411 0100B dated September 4, 1991. The subject sits in an un-shaded area designated Zone X, outside of the 100 year flood plain.

## EXHIBIT "A" pg. 3 of 3

Being all that certain lot, tract, or parcel of land located in the H.J. Lynn Survey, Abstract 289, the D. Parker Survey, Abstract 379, the Chas Wilson Survey, Abstract 571 and the R. Mead Survey, Abstract 308, Kaufman County, Texas, and being known as Tracts 2A and 2B of Ingram Ranch, a subdivision in Kaufman County, Texas, according to the plat there of recorded in Cabinet 1, Envelope 219, Plat Records, Kaufman County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set in the Northeast line of F.M. Road 987, at the West corner of said Tract 2A, same being the South corner of Ingram Ranch Estates Second Revision, a subdivision in Kaufman County, Texas, according to the plat thereof recorded in Cabinet 1, Envelope 260, Plat Records, Kaufman County, Texas;

Thence North 45 degrees, 40 minutes 00 seconds East, a distance of 5968.78 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the North corner of said Tract 2A and the most Easterly corner of said Ingram Ranch Estates Second Revision, said point also being in the Southwest line of said Tract 2B;

Thence North 44 degrees, 18 minutes, 00 seconds West, along the most Southerly Northeast line of said Ingram Ranch Estates Second Revision, a distance of 589.80 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the West corner of said Tract 2B and the South corner of Tract 3B of said Ingram Ranch, described in deed to Richard C. Browning, recorded in Volume 1220, Page 929, Deed Records, Kaufman County, Texas;

Thence North 45 degrees, 46 minutes, 00 seconds East, a distance of 1440.11 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the North corner of said Tract 2B and the East corner of said Tract 3B;

Thence South 44 degrees, 20 minutes, 00 seconds East, a distance of 838.50 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the East corner of said Tract 2B, said point being in the Northwest line of Tract 4B of said Ingram Ranch, described in deed to Jimmy J. Vrzalik and Larry F. Vrzalik, recorded in Volume 1419, Page 16, Deed Records, Kaufman County, Texas;

Thence South 45 degrees, 46 minutes, 00 seconds West, a distance of 1440.60 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the South corner of said Tract 2B and the West corner of said Tract 4B, said point being in the Northeast line of said Tract 2A;

Thence South 44 degrees, 18 minutes, 00 seconds East, along the Southwest line of said Tract 4B, a distance of 1553.20 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the East corner of said Tract 2A and the North corner of Tract 3A of said Ingram Ranch, described in deed to Don Gay and wife, Terri Gay, recorded in Volume 1421, Page 266, Deed Records, Kaufman County, Texas;

Thence South 45 degrees, 40 minutes, 00 seconds West, a distance of 5965.04 feet to a 1/2 inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set in the said Northeast line of F.M. Road 987, at the South corner of said Tract 2A and the West corner of said Tract 3A;

Thence North 44 degrees, 25 minutes, 09 seconds West, along the said Northeast line of F.M. Road 987, a distance of 1801.90 feet to the Place of Beginning and containing 274.553 acres of land.

EXHIBIT A

pg. 2 of 3

Gay

All that certain lot, tract, or parcel of land situated in the H.J. Lynn Survey, Abstract No. 289, and the D. Parker Survey, Abstract No. 379, Kaufman County, Texas, and being the Northwest one-half of a called 246.69 acre tract of land conveyed to Richard C. Browning, Jr. as recorded in Volume 622, Page 118, Deed Records Kaufman County, Texas, being more particularly described by Metes and Bounds as follows:

Beginning at a 1/2 inch iron rod set for corner in the Northeast right of way line of F. M. 987, said point being North 44 degrees 12 minutes 11 seconds West, 901.39 feet from the South corner of said Browning tract;

Thence North 44 degrees 12 minutes 11 seconds West, along said Northeast right of way line, a distance of 900.40 feet to a 5/8 inch iron rod found for corner, the West corner of said tract, said point being the South corner of a called 246.87 acre tract of land conveyed to Margaret Ingram, Patricia Ingram, Temple B. Ingram and James Ingram as recorded in Volume 622, Page 678, Deed Records, Kaufman County, Texas;

Thence North 45 degrees 48 minutes 58 seconds East, along the Southeast line of said Ingram tract, the Northwest line of said Browning tract and along a fence line, a distance of 5,966.70 feet to a 1/2 inch iron rod set for corner, said point being in the centerline of an unpaved road (County Road 273), from which a 5/8 inch iron rod found for witness bears South 45 degrees 48 minutes 58 seconds West, 22.69 feet;

Thence South 44 degrees 06 minutes 59 seconds East, along the Northeast line of said Browning tract, the centerline of said FM 273 and the Southwest line of a called 158.44 acre tract of land conveyed to William H. Spawn as recorded in Volume 435, Page 419, Deed Records, Kaufman County, Texas, a distance of 900.40 feet to a 1/2 inch iron rod set for corner;

Thence South 45 degrees 48 minutes 58 seconds West, parallel with the Northwest line of said Browning tract, a distance of 5,965.34 feet to the PLACE OF BEGINNING, and containing 123.319 acres of land.

AFTER RECORDING RETURN TO:  
Republic Title of Texas, Inc.  
2626 Howell Street, 10th Floor  
Dallas, Texas 75204-4064

PREPARED IN THE LAW OFFICE OF:  
Hunter & Kramer, P.C.  
2251 W. El Dorado Parkway #200  
McKinney, Texas 75070

Return to (closer <sup>5</sup>)  
LANDAMERICA AMERICAN  
TITLE COMPANY  
6029 Beltline Road, Suite 250  
Dallas, TX 75254

Exhibit A

pg. 1 of 3

All that certain lot, tract or parcel of land situated in the H.J. Lynn Survey, Abstract No. 289 and the D. Parker Survey, Abstract No. 379, Kaufman County, Texas and being a part of the Southeast one-half of a called 246.69 acre tract of land conveyed to Ricard C. Browning, Jr. as recorded in Volume 622, Page 118, Deed Records Kaufman County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner in the Northeast right of way line of F.M. 987, said point being the South corner of said Browning tract, said point also being the West corner of a called 257.30 acre tract of land conveyed to Jack Beckman as recorded in Volume 1149, Page 123, Deed Records, Kaufman County, Texas;

THENCE North 44 degrees 12 minutes 11 seconds West, along said Northeast right of way line, a distance of 901.39 feet to a 1/2" iron rod found for corner;

THENCE North 45 degrees 48 minutes 58 seconds East, a distance of 5201.05 feet to a 1/2" iron rod found for corner;

THENCE South 43 degrees 55 minutes 59 seconds East, a distance of 900.11 feet to a 1/2" iron rod found for corner, said point being in the Northwest line of the aforementioned Beckman tract;

THENCE South 45 degrees 48 minutes 07 seconds West along said Northwest line, a distance of 5196.8 feet to the PLACE OF BEGINNING and containing 107.509 acres of land.