

Being 11.843 acres of land situated approximately four miles northeast of the City of Mallettsville in the John D. Morris League (Abstract No. 303) in Lavaca County, Texas and being out of and a part of that 753 acre tract described in a deed from Sada Barnes, et vir to Leon Barnes, dated November 7, 1949, recorded in Volume 162, Page 513 of the Lavaca County Deed Records. All deed references are to Lavaca County Deed Records. Metes and bounds description of said 11.843 acres is as follows:

BEGINNING at a 5/8" iron rod set for the northwest corner of said 753 acre tract, same being the northwest corner of said Morris League and a northerly corner of the Josiah Dowling Survey (Abstract No. 143), same also being a northerly corner of the Joseph Jansky 84 acre tract (Volume 101, Page 74) and in the southeasterly right of way line of Farm-to-Market Highway No. 2314 and the southwest corner of said 11.843 acres;

THENCE North 68 deg. 09 min. 00 sec. East along the southeasterly right of way line of said highway and along the northerly line of said 753 acre tract, a distance of 1,498.59 feet to a 5/8" iron rod set for the northeast corner of said 11.843 acres;

THENCE South 31 deg. 11 min. 48 sec. East and severing said 753 acre tract, a distance of 697.73 feet to a 5/8" iron rod set for an interior northwesterly corner of said 753 acre tract, same being the northeast corner of said Jansky 84 acre tract and the northeast corner of said Dowling Survey, same also being an interior corner of said Morris League and the southeast corner of said 11.843 acres;

THENCE North 88 deg. 43 min. 19 sec. West along the line common to said Jansky 84 acre tract and said 753 acre tract and also along a line common to said Morris League and said Dowling Survey, a distance of 1,752.78 feet to the point of BEGINNING, containing 11.843 acres of land.

I hereby certify the foregoing legal description was prepared from an actual survey performed on the ground under my supervision and that it is true and correct to the best of my knowledge and belief.

Patrick C. Matussek

Patrick C. Matussek
Registered Public Surveyor #4518
Yoakum, Texas 77995
Surveyed April 19, 1990

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"EXHIBIT A"