

(C. M. Isenhower 620 acres, 142/278)

602

Eugene Angermann

P.O. BOX 555
STEPHENVILLE, TEXAS 76781Registered Professional
Land Surveyor

(817)855-4444

EXHIBIT A

THE STATE OF TEXAS: 104.10 acres, Anson Darniel Survey,
COUNTY OF BOSQUE : A-222.

All that certain 104.10 acres out of the Anson Darniel Survey, A-222, Bosque County, Texas, being part of a certain 414.12 acre tract described in Deed dated Nov. 11, 1994, from Robert B. Lane, et ux, to Harold H. Ritzmann and wife, Jo Carolyn Ritzmann, recorded in Vol. 372, Page 249, Deed Records of Bosque County, Texas, and the 104.10 acres being described as follows:

Beginning at a point in center of Bosque River, from which point a found iron rod at fence corner bears N. 60-08 E. 128 feet, for SWC of the 414.12 acre tract and SWC of this tract;

Thence up and along center of Bosque River, as follows:
N. 01-05 E. 622.4 feet; N. 06-14 E. 928.3 feet; and
N. 30-56 W. 823.8 feet to a point in centerline, on West line of the 414.12 acre tract, for NWC of this tract;

Thence N. 73-09-44 E. leaving river, at 680.2 feet, an iron rod set by corner post, a total distance of 1372.61 feet to an iron rod set by corner post, for Northerly NEC of this tract;

Thence S. 16-04-43 E. with fence, 123.10 feet to an iron rod set for inner corner of this tract;

Thence N. 71-07-16 E. with fence, 944.54 feet to an iron rod set by corner post, for a NEC of this tract;

Thence S. 13-42 E. with fence, 204.73 feet to an iron rod set by corner post, for an inner corner of this tract;

Thence N. 78-15-11 E. with fence, 260.84 feet to an iron rod set in fence, on West side of a county road, for East line of the 414.12 acres, and Easterly NEC of this tract;

Thence with fence and West side of road, as follows: S. 11-31 E. 1242.38 feet and S. 30-25 E. 12.6 feet to an iron rod found at corner post, at SEC of the 414.12 acres, for SEC of this tract;

Thence with fence, South line of the 414.12 acres and North line of the C.M. Isenhower 620 acre tract, described in Deed recorded in Vol. 142, Page 278, Deed Records of Bosque County, Texas, as follows: S. 59-28 W. 1289.6 feet; S. 84-33 W. 13.7 feet; and S. 60-08 W. 1585.3 feet to the place of beginning, containing 104.10 acres.

Surveyed MAY 19, 1997

Field Party CB MB TR

I, Eugene Angermann, do hereby certify that the foregoing survey was made on the ground, on date aforesaid, under my direction and supervision, and there are no encroachments or visible easements, except as shown on attached plat, and the above described tract is not within the 100 year flood plane, unless denoted on said plat.

EXHIBIT A

ALL that certain 104.10 acres out of the Anson Darniel Survey, A-222, Bosque County, Texas, being part of a certain 414.12 acre tract described in deed dated November 11, 1994, from Robert B. Lane, et ux, to Harold H. Ritzmann and wife, Jo Carolyn Ritzmann, recorded in Volume 372, page 249, Deed Records of Bosque County, Texas, and the 104.10 acres being described as follows:

BEGINNING at a point in center of Bosque River, from which point a found iron rod at fence corner bears N 60-08 E 128 feet, for SWC of the 414.12 acre tract and SWC of this tract;

THENCE up and along center of Bosque River, as follows: N 01-05 E 622.4 feet; N 06-14 E 928.3 feet and N 30-56 W 823.8 feet to a point in centerline, on West line of the 414.12 acre tract, for NWC of this tract;

THENCE N 73-09-44 E leaving river, at 680.2 feet, an iron rod set by corner post, a total distance of 1372.61 feet to an iron rod set by corner post, for northerly NEC of this tract;

THENCE S 16-04-43 E with fence, 123.10 feet to an iron rod set for inner corner of this tract;

THENCE N 71-07-16 E with fence, 944.54 feet to an iron rod set by corner post, for a NEC of this tract;

THENCE S 13-42 E with fence, 204.73 feet to an iron rod set by corner post, for an inner corner of this tract;

THENCE N 78-15-11 E with fence, 260.84 feet to an iron rod set in fence, on west side of a county road, for east line of the 414.12 acres, and easterly NEC of this tract;

THENCE with fence and west side of road, as follows: S 11-31 E 1242.38 feet and S 30-25 E 12.6 feet to an iron rod found at corner post, at SEC of the 414.12 acres, for SEC of this tract;

THENCE with fence, south line of the 414.12 acres and north line of the C. M. Isenhower 620 acre tract, described in deed recorded in Volume 142, Page 278, Deed Records of Bosque County, Texas, as follows: S 59-28 W. 1289.6 feet; S 84-33 W 13.7 feet; and S 60-08 W 1585.3 feet to the place of beginning, containing 104.10 acres.

BEING PART OF THE IDENTICAL LAND in deed dated January 1, 1999 from Robert P. Schafer and wife, Margaret M. Schafer to Fossil Canyon Ranch, L. P., recorded in Volume 437, Page 348, Official Public Records of Bosque County, Texas.