

STATE OF TEXAS

Exhibit "A"

COUNTY OF FAYETTE

COUNTY OF COLORADO

**Legal Description**  
**48.957 Acres**

**BEING** a tract or parcel containing 48.957 acres of land situated partly in the Henry Austin Survey, Abstract No. 4, Colorado County, Texas and partly in the Henry Austin Survey, Abstract No. 7, Fayette County, Texas and being composed of the following tracts: (1) All of that land described as 40.8 acres in Deed dated February 4, 1974 from Henry Thuemler, et ux to Harold L. Schumann, et ux, recorded in Volume 467, Page 249, Fayette County Deed Records, (2) All of that land described as 7.18 acres in Deed dated July 11, 1980 from Henry Thuemler, et ux to Harold L. Schumann, et ux, recorded in Volume 560, Page 555, Fayette County Deed Records, and (3) All of that land described as 1.00 acre in Deed dated May 16, 2001 from Robert E. Walkup, et ux to Harold L. Schumann, et ux, recorded in Volume 1158, Page 513, Fayette County Official Records. Said 48.957 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 2" pipe fence corner post located on the East right of way line of Sedan Road, being the Northwest corner of said original 40.8 acre tract and the Southwest corner of the Eugene Kainer 154.90 acre tract, Volume 318, Page 113 and Volume 180, Page 70, Fayette County Deed Records, also being the Northwest corner and **POINT OF BEGINNING** of the herein described 48.957 acre tract;

**THENCE** following an existing fence along the South line of said Kainer property, S 89° 48' 16" E a distance of 3569.71 feet to a capped 3/8" iron rod set at a fence corner for the Southeast corner of said Kainer property and for the Northeast corner of the herein described tract, also being on the West line of the Charlie Wanjura tract as described in Volume 760, Page 829, Fayette County Deed Records, Volume 471, Page 326, Colorado County Deed Records and Volume 323, Page 842, Colorado County Deed Records;

**THENCE** along a portion of the West line of said Charlie Wanjura tract and along a West line of the Joe & Alvin Wanjura property, Volume 214, Page 107, Colorado County Deed Records, S 00° 18' 25" W a distance of 972.40 feet to a capped 3/8" iron rod set at a fence corner, being an interior ell corner of said Joe & Alvin Wanjura property and the Southeast corner of the herein described tract;

**THENCE** continuing along a North line of said Joe & Alvin Wanjura property, N 89° 49' 30" W a distance of 971.28 feet to a fence corner post found for the lower Northwest corner of said Wanjura property, also being the Northeast corner of the Julius Kutac 17.29 acre tract, Volume 440, Page 529, Fayette County Deed Records and angle point of the herein described tract;

**THENCE** along a portion of the North line of said Kutac 17.29 acre tract, as fenced, S 89° 57' 07" W a distance of 1021.29 feet to a capped 3/8" iron rod set for an exterior angle corner of the herein described tract and being the Southeast corner of the Kermit Thuemler residual tract ( remaining portion of an original 79.63 acre tract), Volume 398, Page 425, Fayette County Deed Records;

**THENCE** along the common line between this tract and said Thuemler residual tract, the following calls:

- N 00° 06' 00" W ( Basis of Bearing - Record Deed Call) a distance of 856.77 feet to a capped 3/8" iron rod set for interior ell corner, and
- N 89° 47' 50" W 1571.74 feet to a 2" pipe corner post found on the East line of Sedan Road for the Northwest corner of said Thuemler residual tract and for an exterior ell corner of the herein described tract;

**THENCE** along the East line of Sedan Road, N 00° 37' 30" E a distance of 120.14 feet to the **POINT OF BEGINNING**, containing 48.957 acres of land of which 6.346 acres being in Colorado County and 42.611 acres in Fayette County, Texas.

**Notes:**

- (1) A survey plat to accompany this description.
- (2) The plastic caps on all set 3/8" iron rod are stamped "RAU 4173".



Darrell D. Rau  
Registered Professional Land Surveyor No. 4173

STATE OF TEXAS  
I hereby certify that this instrument was FILED on the 11th day of  
the 11th month of 2001 by me, and was duly RECORDED in  
the Volume and Page of the Official RECORDS of Fayette  
County, Texas as stamped herein by me, on

