

## EXHIBIT "A"

BEING all of that certain lot, tract, or parcel of land situated in the L. W. Gilliam Survey, Abstract No. 227, Wood County, Texas, and being all of a called 5.362 acre tract (6.362 acres less and except 1.00 acres) described in a Deed from First National Bank of Winnsboro to Joel Tiscareno and Juan Torres dated February 4, 2004 as shown of record in Volume 1979, Page 380, Real Property Records, Wood County, Texas, said 6.362 acre tract being a part of a called 52 acre tract described in a Deed from W. L. Spence and Lela Spence to C. A. Spence dated January 24, 1946 as shown of record in Volume 287, Page 149, Deed Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike set for the Northwest corner of said 6.362 acre tract and the Northwest corner of said 52 acre tract and in or near the centerline of Wood County Road No. 4490, a chain link fence corner bears S 00° 06' E a distance of 61.4 feet, a 1/2 inch iron rod with plastic cap stamped "3806" bears N 04° 06' W a distance of 28.80 feet;

THENCE S 49° 28' 58" E along the centerline of said County Road, a distance of 331.70 feet to a railroad spike set for the Northwest corner of a called 1.000 acre tract described in a Deed from Billy Childers and wife Linda Childers to Tony D. Watson and wife Angela A. Watson dated June 24, 1998 as shown of record in Volume 1618, Page 161, Real Property Records, Wood County, Texas, a chain link fence corner bears S 12° 32' W a distance of 44.4 feet;

THENCE S 12° 32' 23" W along the West line of said 1.000 acre tract and generally along a fence, a distance of 308.73 feet to an 8 inch wood post fence corner at the Southwest corner of said 1.000 acre tract;

THENCE N 86° 03' 39" E along the South line of said 1.000 acre tract and generally along a fence, a distance of 197.31 feet to a 1/2 inch iron rod set for a corner in the East line of said 6.362 acre tract and in the West line of a gravel surfaced roadway, a fence corner bears S 86° 04' W a distance of 1.6 feet;

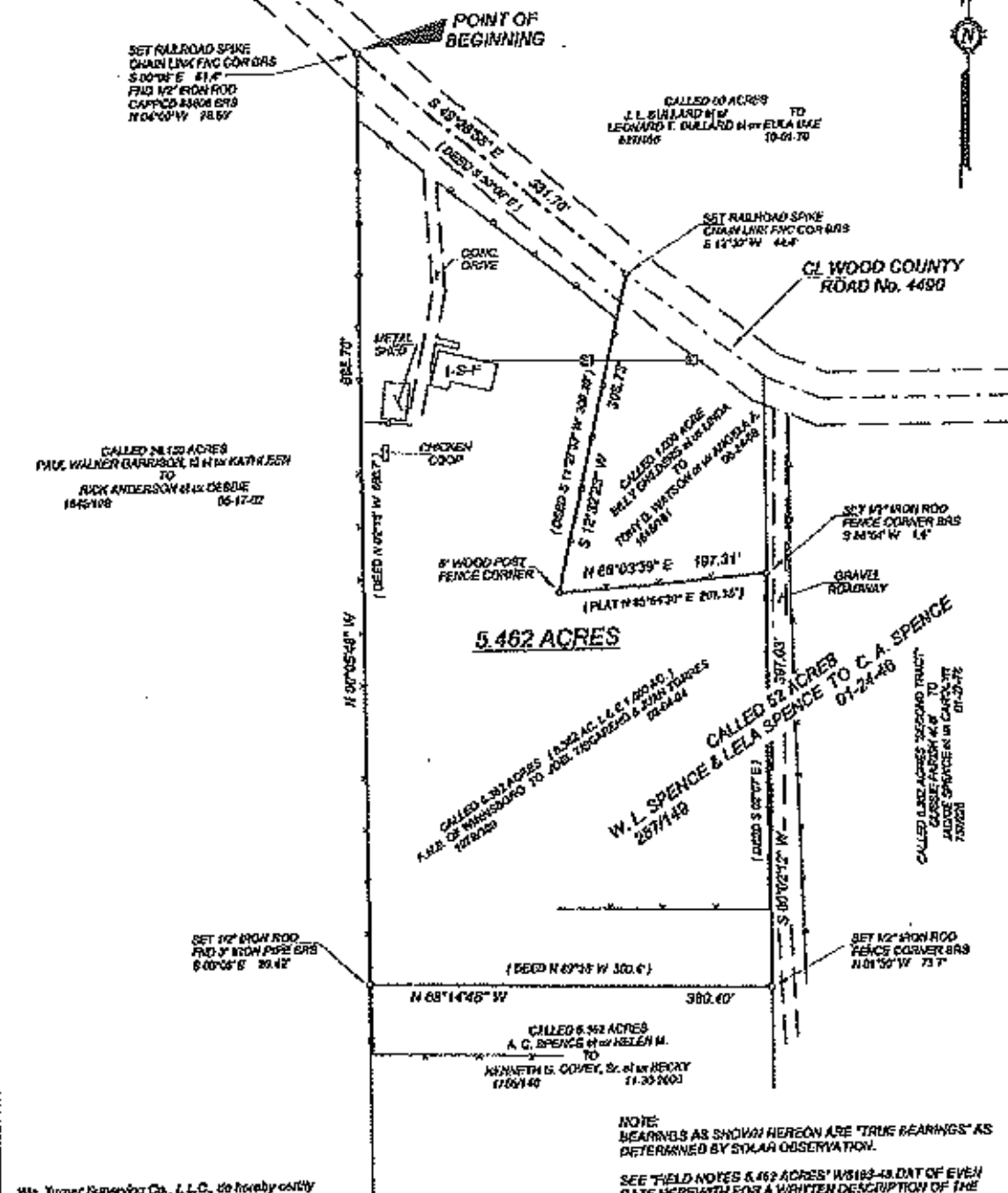
THENCE S 00° 02' 12" W along the East line of said 6.362 acre tract and generally along the West line of said roadway, a distance of 397.03 feet to a 1/2 inch iron rod set for the Southeast corner of said 6.362 acre tract;

THENCE N 88° 14' 48" W along the South line of said 6.362 acre tract and the North line of a called 6.362 acre tract described in a Deed from A. C. Spence and wife Helen M. Spence to Kenneth G. Covey, Sr. and wife Becky Covey dated November 30, 2000 as shown of record in Volume 1756, Page 148, Real Property Records, Wood County, Texas, a distance of 380.40 feet to a 1/2 inch iron rod set for the Southwest corner of said above first mentioned 6.362 acre tract and in the East line of a called 28.150 acre tract described in a Deed from Paul Walker Garrison, III and wife Kathleen Garrison to Rich Anderson and wife Debbie Anderson dated May 17, 2002 as shown of record in Volume 1849, Page 198, Real Property Records, Wood County, Texas, a 3 inch iron pipe found bears S 00° 06' E a distance of 20.42 feet;

THENCE N 00° 05' 48" W along the West boundary fence said 6.362 acre tract and said 52 acre tract and the East line of said 28.150 acre tract, a distance of 888.70 feet to the POINT OF BEGINNING and containing 5.462 acres of land, of which approximately 0.23 acres lie within the limits of said County Road.

TURNER SURVEYING CO., L.L.C.  
P.O. BOX 532 724 S. MAIN  
QUITMAN, TX 75783  
803-763-2649 FAX 803-763-2019

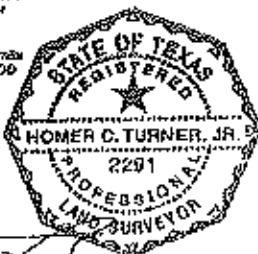
L. W. GILLIAM SURVEY  
A-227  
WOOD COUNTY, TEXAS



We, Turner Surveying Co., L.L.C., do hereby certify that this plat was prepared from an actual survey made on the ground under our supervision during the month of August, 2007.

There are no discrepancies, apparent conflicts, shortages in area, visible boundary line conflicts, encroachments, or overlapping of improvements, no visible encroachments or rights-of-way, except as shown herein.

The improvements on this tract do not fall within the limits of a "Special Flood Hazard Area" as defined by FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL No. 493000 0009 A, effective date May 31, 1977.



NOTE: BEARINGS AS SHOWN HEREON ARE "TRUE BEARINGS" AS DETERMINED BY SOLAR OBSERVATION.

SEE FIELD NOTES 5.462 ACRES' W/183-48.DAT OF EVEN DATE HEREWITH FOR A WRITTEN DESCRIPTION OF THE ABOVE TRACT.

ALL 1/2" IRON RODS SET BY TURNER SURVEYING COMPANY HAVE ORANGE PLASTIC CAPS STAMPED "T.S.C. RPLS 2291".



PLAT SHOWING SURVEY OF  
TISCARENO & TORRES TRACT

TURNER SURVEYING CO., L.L.C.  
QUITMAN, TEXAS

DATE: 08-01-07 SCALE: AS NOTED W/183-48.DAT

Homer C. Turner, Jr. RPLS No. 2291