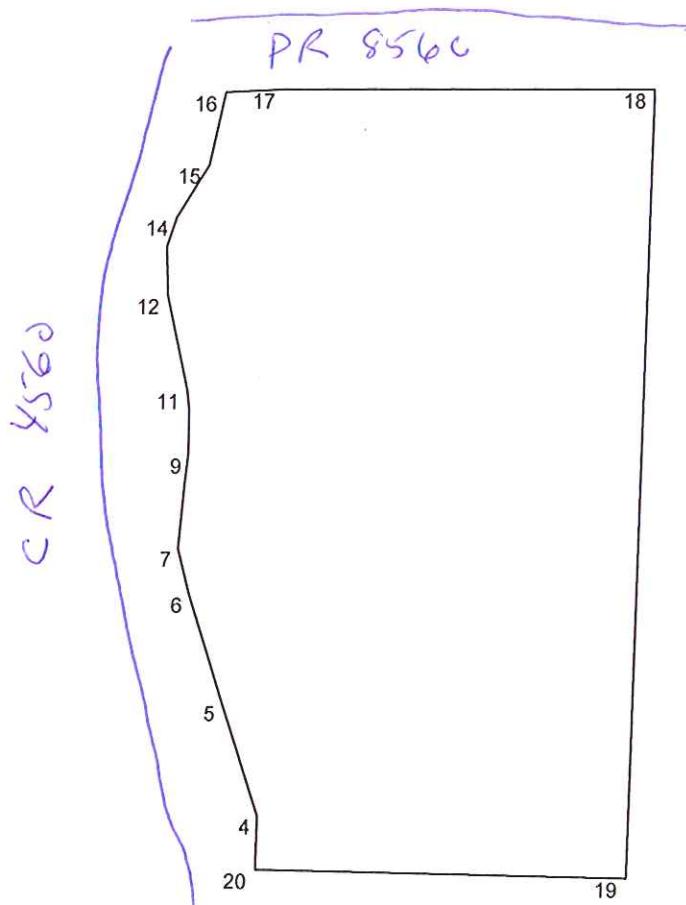




Scale = 1: 509 (Feet)

4 N 18° 15' W 314.11
 5 N 17° 54' W 299.89
 6 N 14° 15' W 125.39
 7 N 4° 54' E 171.94
 8 N 6° 13' E 75.19
 9 N 43' E 125.86
 10 N 6° 5' W 45.29
 11 N 12° 42' W 256.47

12 N 2° 1' W 131.25
 13 N 18° 46' E 80.55
 14 N 31° 25' E 162
 15 N 12° 20' E 195.53
 16 N 86° 57' E 154.4
 17 N 89° 33' E 989.33
 18 S 1° 18' W 2086.11
 19 N 89° 5' W 988.89
 20 N 1° 18' E 144.72

Exhibit "A"
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All that certain tract or parcel of land situated in the County of Wood, State of Texas, being a portion of the Polly Tier Survey, Abstract No. 578, and being all of a 47.36 acre Second Tract conveyed by R.B. Shearer to Zula Shearer by deed recorded in Volume 484, Page 08 of the Deed Records of said County and bounded as follows:

BEGINNING at an iron stake for corner at the northwest corner of a 47.36 acre tract conveyed by Norma Shearer Hanson et vir to Larry D. Lighthill (Volume 833, Page 840), same also being the NEC of the above-mentioned 47.36 acre Zula Shearer tract;
THENCE South 01 deg 18 min West, along the West line of the said 47.36 acre Lighthill tract, 2086.11 feet to an iron stake for corner at the SWC of the said 47.36 acre Lighthill tract, same also being the SEC of the said 47.36 acre Zula Shearer tract;
THENCE North 89 deg 05 min West, 998.89 feet to an iron stake set for corner, same being the SWC of the said 47.36 acre Zula Shearer tract;
THENCE North 01 deg 18 min East, 2002.51 feet to an iron stake set for corner in a fence line, same being the NWC of the said 47.36 acre Zula Shearer tract;
THENCE North 89 deg 33 min East, along said fence line, 989.33 feet to the place of beginning and containing 47.09 acres of land, as surveyed by Tommy R. Noble, Registered Public Surveyor No. 2097, during the month of November, 1981.

made on the 22nd day of December, 1981, in obedience to the Order of this Court made on the 21st day of December, 1981, and entered upon the minutes of this Court; and it appearing to the Court that five days have expired after the day of the filing of said report and that on the 4th day of September, 1980, the representative heretofore gave and filed herein a good and sufficient general bond as required by law, which bond is sufficient to protect the estate after the proceeds of the sale are received, and which said bond was on the 9th day of September, 1980, in all things approved by this Court, and the Court, having venue and jurisdiction in all respects, inquired into the manner in which said sale was made, and having heard evidence in support of and against said report, is satisfied that such report is

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BEGINNING at an iron stake set for corner at the northeast corner of the said 47.36 acre B. Shearer tract, same also being the northwest corner of a 47.09 acre tract conveyed by Howard Laminack, Administrator to Richard M. Dawson, et ux (Vol. 841, p. 299);

THENCE SOUTH 1 deg. 18 min. West, along the west line of the said Dawson tract, 1917.79 ft. to an iron stake set for corner in the centerline of a county road;

THENCE in a Northerly direction, along the centerline of the said county road as follows:

North 18 deg. 15 min. West 314.11 feet;
North 17 deg. 54 min. West, 299.89 feet;
North 14 deg. 15 min. West, 125.39 feet;
North 4 deg. 54 min. East, 171.94 feet;
North 6 deg. 13 min. East, 75.19 feet;
North 0 deg. 43 min. East, 125.86 feet;
North 6 deg. 05 min. West, 45.29 feet;
North 12 deg. 42 min. West, 256.47 feet;
North 2 deg. 01 min. West, 131.25 feet;
North 18 deg. 46 min. East, 80.55 feet;
North 31 deg. 25 min. East, 162.00 feet;
North 12 deg. 20 min. East, 195.53 feet to an iron stake set for

corner in the north line of the said 47.36 acre tract;
THENCE NORTH 86 deg. 57 min. East, along said North line, and along a fence line, 154.40 feet to the place of beginning, containing 8.53 acres of land, more or less.

Being the same land surveyed by Tommy R. Noble, Registered Public Surveyor No. 2097 for the State of Texas, field notes dated March 24th, 1982.

There is EXCEPTED from this conveyance all of the oil and gas in, on, under and that may be produced from the hereinabove described property, together with all incidental rights of ingress and egress for the purpose of producing, saving, storing, treating and removing therefrom any and all such oil and gas,

This conveyance is made SUBJECT TO the following INSOFAR as they affect the hereinabove described property:

1. All visible and apparent easements, if any.
2. The right of the public to the use of any portion of the hereinabove described property lying within the bounds of the public road or highway, as reflected by plat of the herein described property, prepared by Tommy R. Noble, Registered Public Surveyor Number 2097, for the State of Texas, filed for record in the Office of the County Clerk of Wood County, Texas, on the 27th day of April, 1982, under Clerk's File Number 449112, at 5:39 O'clock PM.

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