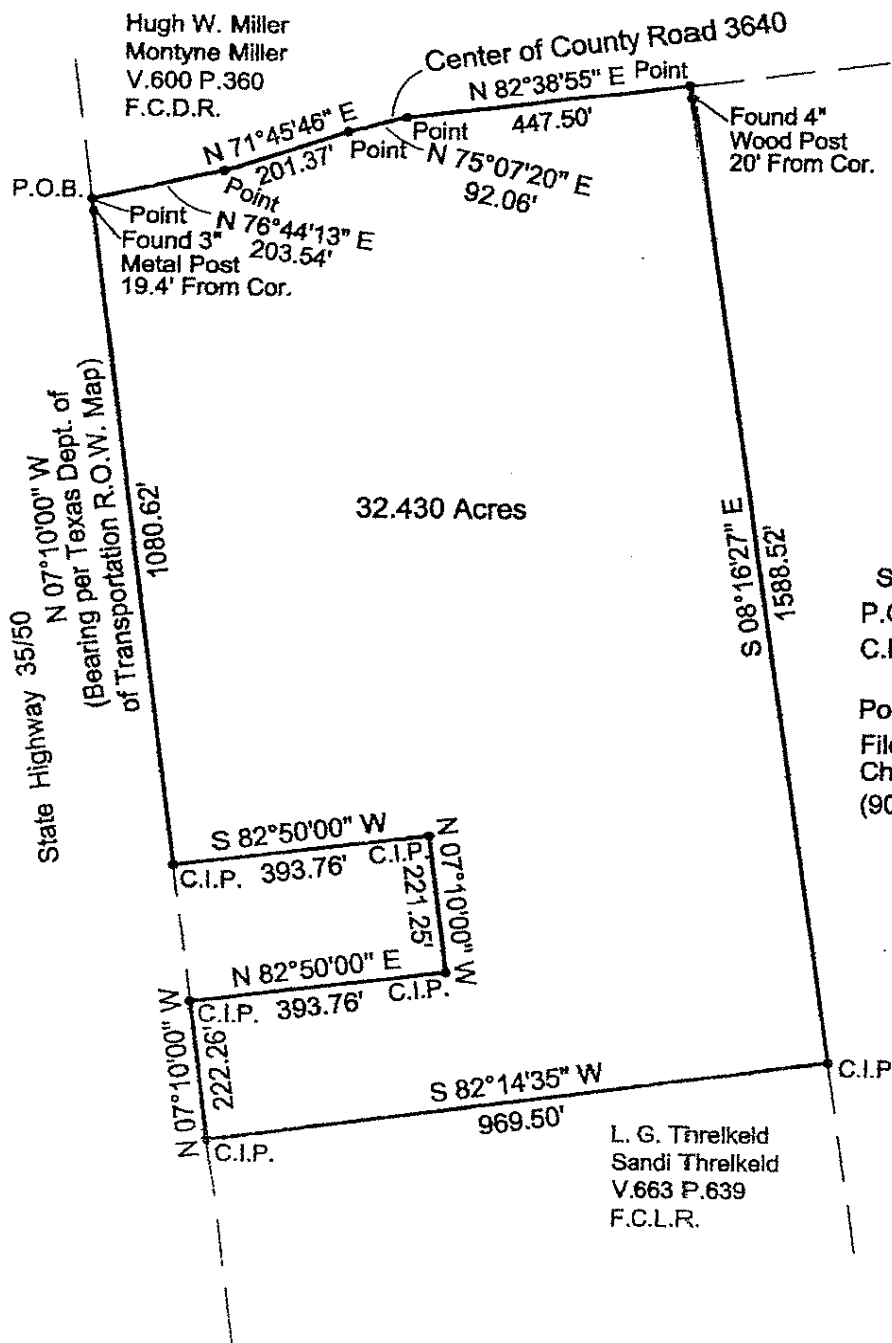




Scale: 1\" = 300'

P.O.B.=Point of Beginning

C.I.P.=Capped 1/2\" Iron Pin

Stamped R.B. Chaney

Point=Unmonumented Corner

File name: 091APR05

Chaney Engineering, Inc.

(903) 784-6393

3-20-05

Exhibit "A"

All those certain tracts or parcels of land, being more particularly described as follows:

TRACT ONE:

Situated about 16.5 miles South, 56° East, from the City of Bonham, Fannin County, Texas, a part of the Jonathan T. Hobbs Survey, Abstract 466, also being a part of a 55.3 acre tract of land conveyed to L. G. Threlkeld by deed recorded in Volume 663, Page 639, of the Fannin County Land Records, and being further described as follows:

Beginning at a point for corner at the intersection of the East Boundary Line of State Highway 34/50 with the center of County Road 3640, said point being the Northwest corner of said 55.3 acre tract and the Southwest corner of a tract of land conveyed to Hugh W. Miller and Montyne Miller by deed recorded in Volume 600, Page 360, of the Fannin County Deed Records;

Thence Easterly with the center of said road, the North Line of the 55.3 acre tract, and the South Line of said Miller tract the following: North 76° 44' 13" East a distance of 203.54 feet; North 71° 45' 46" East a distance of 201.37 feet; North 75° 07' 20" East a distance of 92.06 feet; North 82° 38' 55" East a distance of 447.50 feet to a point at the Northeast corner of the 55.3 acre tract and at the Northwest corner of a tract of land conveyed to Robert S. Davis by deed recorded in Volume 454, Page 252, of the Fannin County Deed Records;

Thence South 08° 16' 27" East with the East Line of the 55.3 acre tract and with the West Line of said Davis tract, at 20 feet passing a found 4" wood post, continuing in all a distance of 1588.52 feet to a 1/2" capped iron pin set for corner;

Thence South 82° 14' 35" West a distance of 969.50 feet to a 1/2" capped iron pin set for corner in the East Boundary Line of State Highway 34/50;

Thence North 07° 10' 00" West with said East Boundary Line (same line N 07° 10' W according to Texas Dept. of Transportation R.O.W. map and used as the bearing base) a distance of 222.26 feet to a 1/2" capped iron pin set for corner;

Thence North 82° 50' 00" East a distance of 393.76 feet to a 1/2" capped iron pin set for corner;

Thence North 07° 10' 00" West a distance of 221.25 feet to a 1/2" capped iron pin set for corner;

Thence South 82° 50' 00" West a distance of 393.76 feet to a 1/2" capped iron pin set for corner in the East Boundary Line of State Highway 34/50;

Thence North 07° 10' 00" West with said East Boundary Line, at 1061.2 feet passing a found 3" metal post, continuing in all a distance of 1080.62 feet to the place of beginning, and containing 32.430 acres of land, more or less.

TRACT TWO:

Situated about 16.5 miles South, 56° East, from the City of Bonham, Fannin County, Texas, a part of the Jonathan T. Hobbs Survey, Abstract 466, also being a part of a 55.3 acre tract of land conveyed to L. G. Threlkeld by deed recorded in Volume 663, Page 639, of the Fannin County Land Records, and being further described as follows:

Beginning at a capped 1/2" iron pin set for corner in the East Boundary Line of State Highway 34/50, said point being located South 07° 10' 00" East a distance of 1080.62 feet from the Northwest corner of said 55.3 acre tract;

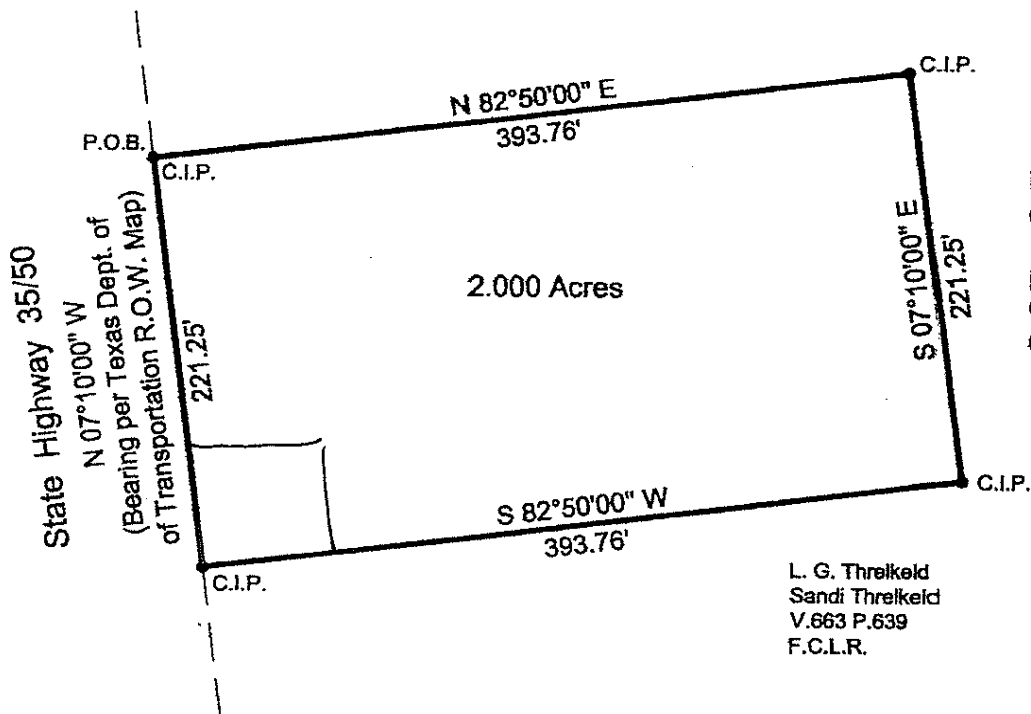
Thence North 82° 50' 00" East a distance of 393.76 feet to a capped 1/2" iron pin set for corner;

Thence South 07° 10' 00" East a distance of 221.25 feet to a capped 1/2" iron pin set for corner;

Thence South 82° 50' 00" West a distance of 393.76 feet to a capped 1/2" iron pin set for corner in the East Boundary Line of State Highway 34/50;

Thence North 07° 10' 00" West with said East Boundary Line a distance of 221.25 feet to the place of beginning, and containing 2.000 acres of land, more or less.

Gf200500465



Scale: 1" = 100'

P.O.B.=Point of Beginning

C.I.P.=Capped 1/2" Iron Pin
Stamped R.B. ChaneyFile name: 091APR05
Chaney Engineering, Inc.
(903) 784-6393L. G. Threlkeld
Sandi Threlkeld
V.663 P.639
F.C.L.R.

APR 20 2005

Field Notes

Situated about 16.5 miles South, 56° East, from the City of Bonham, Fannin County, Texas, a part of the Jonathan T. Hobbs Survey, Abstract 466, also being a part of a 55.3 acre tract of land conveyed to L. G. Threlkeld by deed recorded in Volume 663, Page 639, of the Fannin County Land Records, and being further described as follows:

Beginning at a point for corner at the intersection of the East Boundary Line of State Highway 35/50 with the center of County Road 3640, said point being the Northwest corner of said 55.3 acre tract and the Southwest corner of a tract of land conveyed to Hugh W. Miller and Montyne Miller by deed recorded in Volume 600, Page 360, of the Fannin County Deed Records;

Thence Easterly with the center of said road, the North Line of the 55.3 acre tract, and the South Line of said Miller tract the following:

North 76° 44' 13" East a distance of 203.54 feet;

North 71° 45' 46" East a distance of 201.37 feet;

North 75° 07' 20" East a distance of 92.06 feet;

North 82° 38' 55" East a distance of 447.50 feet to a point at the Northeast corner of the 55.3 acre tract and at the Northwest corner of a tract of land conveyed to Robert S. Davis by deed recorded in Volume 454, Page 252, of the Fannin County Deed Records;

Thence South 08° 16' 27" East with the East Line of the 55.3 acre tract and with the West Line of said Davis tract, at 20 feet passing a found 4" wood post, continuing in all a distance of 1588.52 feet to a ½" capped iron pin set for corner;

Thence South 82° 14' 35" West a distance of 969.50 feet to a ½" capped iron pin set for corner in the East Boundary Line of State Highway 35/50;

Thence North 07° 10' 00" West with said East Boundary Line (same line N 07° 10' W according to Texas Dept. of Transportation R.O.W. map and used as the bearing base) a distance of 222.26 feet to a ½" capped iron pin set for corner;

Thence North 82° 50' 00" East a distance of 393.76 feet to a ½" capped iron pin set for corner;

Thence North 07° 10' 00" West a distance of 221.25 feet to a ½" capped iron pin set for corner;

Thence South 82° 50' 00" West a distance of 393.76 feet to a ½" capped iron pin set for corner in the East Boundary Line of State Highway 35/50;

Thence North 07° 10' 00" West with said East Boundary Line, at 1061.2 feet passing a found 3" metal post, continuing in all a distance of 1080.62 feet to the place of beginning, and containing 32.430 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished May 20, 2005.

R. Brandon Chaney

R.P.L.S. No. 4057

Field Notes

Situated about 16.5 miles South, 56° East, from the City of Bonham, Fannin County, Texas, a part of the Jonathan T. Hobbs Survey, Abstract 466, also being a part of a 55.3 acre tract of land conveyed to L. G. Threlkeld by deed recorded in Volume 663, Page 639, of the Fannin County Land Records, and being further described as follows:

Beginning at a capped ½" iron pin set for corner in the East Boundary Line of State Highway 35/50, said point being located South 07° 10' 00" East a distance of 1080.62 feet from the Northwest corner of said 55.3 acre tract;

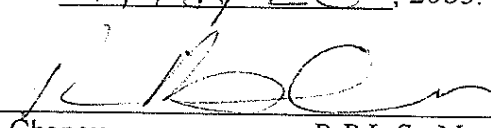
Thence North 82° 50' 00" East a distance of 393.76 feet to a capped ½" iron pin set for corner;

Thence South 07° 10' 00" East a distance of 221.25 feet to a capped ½" iron pin set for corner;

Thence South 82° 50' 00" West a distance of 393.76 feet to a capped ½" iron pin set for corner in the East Boundary Line of State Highway 35/50;

Thence North 07° 10' 00" West with said East Boundary Line a distance of 221.25 feet to the place of beginning, and containing 2.000 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished May 20, 2005.


R. Brandon Chaney

R.P.L.S. No. 4057

