



72.40 Acres

Lavaca County
Jackson County

EXHIBIT "A"

72.40 ACRE TRACT

TRACT 3

Field Notes Description

A 72.40 Acre Tract, more or less, being a portion of a 483.47 acre tract, same being all of Fifth Tract and Sixth Tract recorded in Volume 181, Pages 620-622 of the Deed Records of Lavaca County, Texas and Jackson County, Texas, being a portion of the John H. Scott Survey, Abstract 576 and the John H. Scott Survey, Abstract 219;

Being more fully described by metes and bounds as follows:

- BEGINNING:** at a point in the centerline of County Road 18, in the north line of said 483.47 acre tract, at the southeast corner of a 61.16 acre tract recorded in Volume 408, Page 862 of the Deed Records of Lavaca County, Texas, the southwest corner of a 126.01 acre tract recorded in Volume 439, Pages 94-100 of the Official Records of Lavaca County, Texas and at the northeast corner of said 108.88 acre tract (Tract 1) dually surveyed, for the northwest corner of this herein described tract;
- THENCE:** N 83°24'10" E along the south line of said 126.01 acre tract, the north line of said 483.47 acre tract and the north line of this herein described tract at 38.19 feet pass a 5/8" iron rod with cap stamped "RPLS 6368" set for a line marker, in all a distance of 3212.99 feet to a 1/2" iron pipe found at the northeast corner of said 483.47 acre tract, for the northeast corner of this herein described tract;
- THENCE:** S 07°06'52" E -920.81 feet along the east line of said 483.47 acre tract and the east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the northeast corner of a 79.07 acre tract (Tract 4) dually surveyed, for the southeast corner of this herein described tract;
- THENCE:** S 53°24'13" W along the north line of said 79.07 acre tract (Tract 4) and the south line of this herein described tract, at 1627.06 feet pass a 5/8" iron rod with cap stamped "RPLS 6368" set for a line marker, in all a distance of 1652.17 feet to a point in the centerline of said County Road 18, in the east line of said 108.88 acre tract (Tract 1), and at the northwest corner of said 79.07 acre tract (Tract 4), for the southwest corner of this herein described tract;
- THENCE:** along the centerline of said County Road 18, the east line of said 108.88 acre tract (Tract 1) and the west line of this herein described tract along the following calls;
- THENCE:** N 19°57'07" E -80.43 feet to a point;
- THENCE:** N 19°35'59" E -458.03 feet to a point;
- THENCE:** N 17°57'38" E -302.69 feet to a point;
- THENCE:** N 15°47'09" E -175.71 feet to the POINT OF BEGINNING containing within these metes and bounds a 72.40 acre tract, more or less. Subject property is located in Lavaca County (17.80 Acres) and Jackson County (54.60 Acres). County acreage is scaled from maps and is approximate.

NOTE: A Survey Plat representing a graphic image of this description styled as "72.40 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in all future conveyances, without any revisions or deletions. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

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