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100306 0R 1561 111

**METES AND BOUNDS DESCRIPTION
OF A 11.18 ACRES TRACT
THOMAS FITZGERALD SURVEY, A-97
MADISON COUNTY, TEXAS**

Being a tract of land containing 11.18 acres, out of the Thomas Fitzgerald Survey, A-97, also being the same called 11.18 acre tract owned by Gary and Marylyn Underwood as recorded in Volume 586, Page 249 of the Madison County Deed Records (M.C.D.R.), the 11.18 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the east corner of this tract, also being the south corner of the called 23 acre tract of land owned by Margaret Wilson as recorded in Volume 446, Page 406 of the M.C.D.R., also being a point along the northwest right-of-way line of State Highway 21, a variable width right-of-way;

THENCE along the said northwest right-of-way of State Highway 21, South 65°24'00" West, a distance of 1130.19 feet to a 5/8" iron rod set for the south corner of this tract, also being a point at the east intersection of the said northwest right-of-way of State Highway 21 and the east right-of-way line of Farm to Market Road 2865, a variable width right-of-way;

THENCE along the said east right-of-way of Farm to Market Road 2865 the following calls and distances:

North 32°24'07" West, a distance of 121.85 feet to a 5/8" iron rod set for a southwest corner of this tract;


North 1°50'43" West, a distance of 524.12 feet to a 3/8" iron rod found for the east corner of this tract, also being a point along the said east right-of-way of Farm to Market Road 2865, also being the southwest corner of the said called 23 acre Wilson tract;

THENCE along the common line between this tract and the said called 23 acre Wilson tract the following calls and distances:

North 71°59'33" East, a distance of 526.46 feet to a 3/8" iron rod found for the north corner of this tract;

South 62°21'30" East, a distance of 687.59 feet to the **PLACE OF BEGINNING** containing 11.18 acres.

The basis of bearing of this survey is the northeast line of the previous survey as recorded in Volume 586, Page 249 of the Madison County Deed Records, said bearing being S 62°21'30" E.


Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
06316.doc
07-27-2006



STATE OF TEXAS
COUNTY OF MADISON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Madison County, Texas.

HONORABLE SUSANNE MORRIS, COUNTY CLERK
Madison County, TEXAS

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By:
Julia Bazan, Deputy

EXHIBIT A