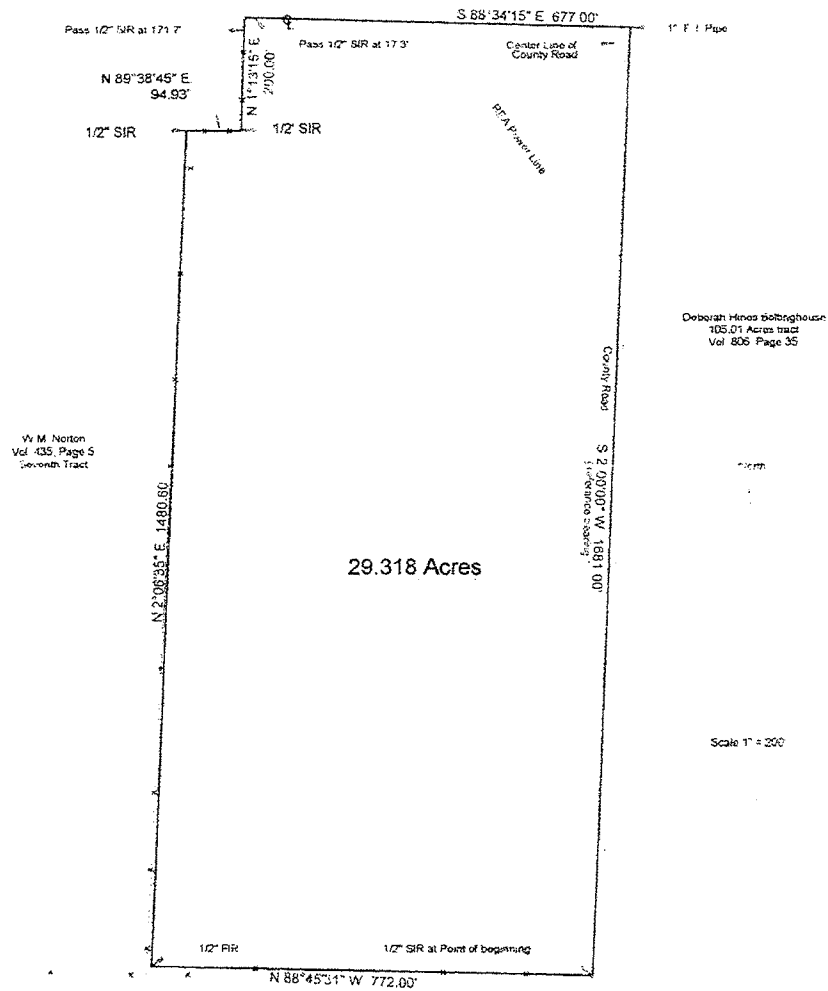


Exhibit "A"

SURVEY # 96055 LARRY THOMPSON

SHEET 1 OF 2 SHEETS

W M Norton
60 acres
Third Tract
Vol 435 Page 5



W M Norton
Vol 435, Page 5
Seventh Tract

Vol 435, Page 5

Clark R. Sanderson RPLS # 4765

[Handwritten signature]

Exhibit "A"

SURVEY # 96055 PREPARED FOR LARRY THOMPSON SHEET 2 OF 2 SHEETS

Being 29.318 acres of land, a part of the Samuel Johnson Survey Abstract Number 569, lying and being situated in Fannin County Texas about South 10° East a distance of 12 miles from Bonham, the county Seat. The said 29.318 acre tract being the same land referenced in a Sheriffs Deed, dated 7-23-1993 of record in Volume 784, Page 300 of the Land Records of Fannin County, Texas. The said 29.318 acre tract being the same land called 30 acres in a Warranty Deed from Jim Traylor to Larry Thompson and Bettye Thompson, dated 7-15-1996 of record in Volume 833, Page 1094 of the Land Records of Fannin County, Texas. The said 30 acre tract being off the east side of a called 50 acre tract, described in a Deed from John T. Leslie, et al to H. McLarry, dated August 22, 1951 of record in Volume 833, Page 1094. The said 29.218 acre tract being described more particularly in metes and bounds as follows:

Standing at the Southwest corner of the referenced Johnson Survey, Go approximately East 9000 feet and North 4000 feet to a 1/2" set iron rod in the center of a County Road (Just reopened) for the point of beginning and the Southeast corner of this tract, at the Southwest corner of a tract of land conveyed to Deborah Hines Boltinghouse in Volume 806, Page 35. The said point of beginning being at the Southeast corner of the referenced called 50 acre tract.

THENCE: N 88°45'31" W along a fence line a distance of 772.00 feet to a 1/2" found iron rod for the Southeast corner of this tract at the Southeast corner of a called 20 acre tract in the Seventh tract of Volume 435, Page 5.

THENCE: N 02°06'35" E along a fence line that varies West of line a distance of 1480.6 feet to a set 1/2" iron rod at a fence corner post, for the Westernmost Northwest corner of this tract.


THENCE: N 89°38'45" E along a fence line a distance of 94.93 feet to a 1/2" set iron rod at a fence corner post, for the inside Northwest corner.

THENCE: N 01°13'15" E along a fence line, passing a 1/2" set iron rod at 171.7 feet and continuing a total distance of 200 feet to a point in the center of a county road, for the Northernmost Northwest corner of this tract at the Northernmost Northeast corner of the referenced 20 acre tract and in the South line of a called 60 acre tract described in the Third Tract of Volume 435, Page 5.

THENCE: S 88°34'15" E along the center of the said County Road a distance of 677.00 feet to a 1" found pipe for the Northeast corner of this tract at the Southeast corner of the referenced 60 acre tract and in the West line of the tract of land conveyed to Boltinghouse.

THENCE: S 02°00'00" W along the center of the said county road a distance of 1681.00 feet to the point of beginning and containing 29.318 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor # 4765, State Of Texas do hereby certify the above is taken from measurements made upon the ground on 8-23-1996 and there are no visible signs on right-of-ways or easements except as shown the plat


Clark R. Sanderson Registered Professional Land Surveyor # 4765

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