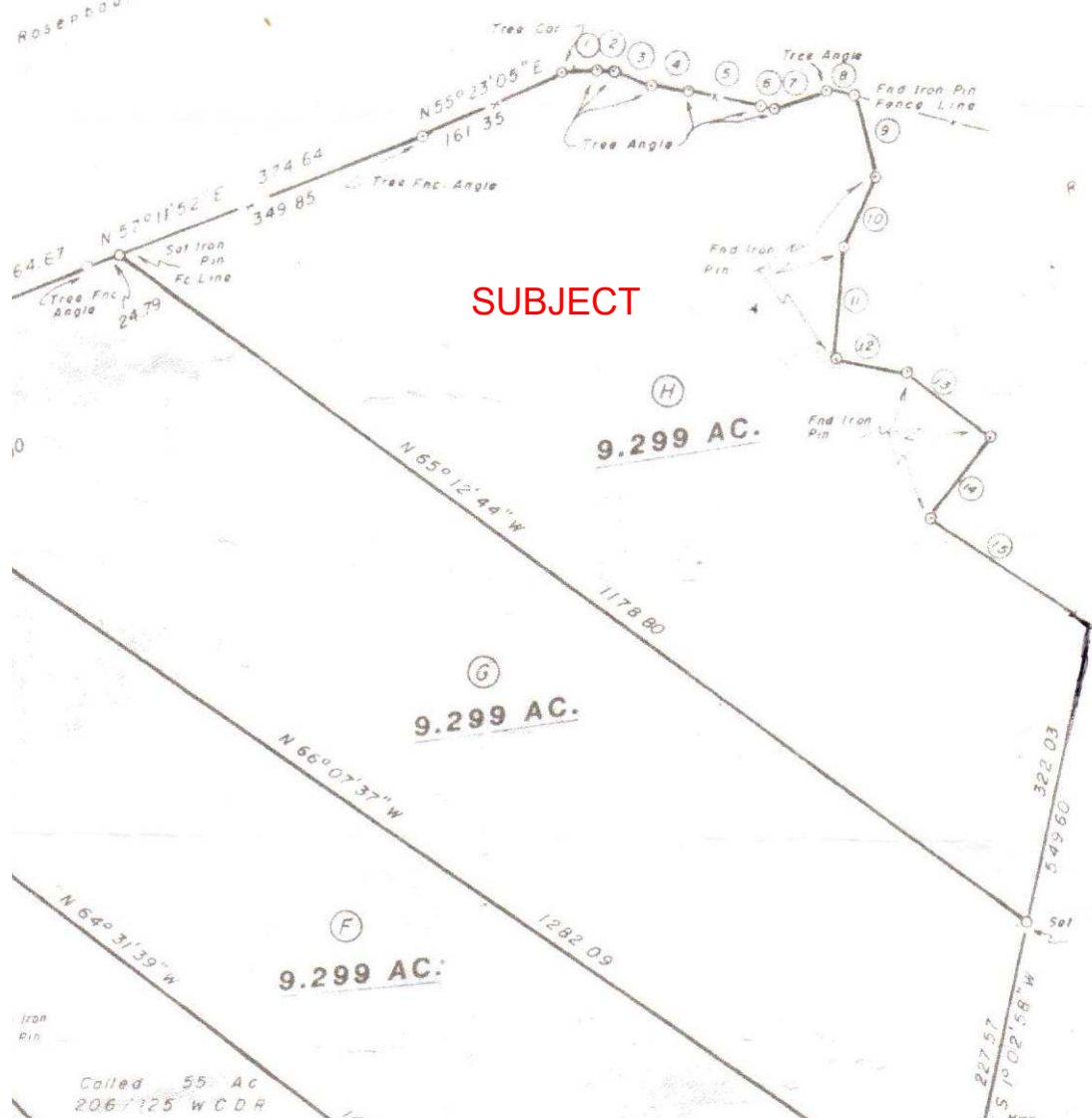


ROSEDAWN



SUBJECT

Called 55 AC
20.6/125 W C D R

MARY L. BROESCHE ESTATE
TRACT R - 9.299 ACRES

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND situate in Washington County, Texas out of the J. Halderman Survey A-52 and being a portion of a called 55 acre tract described in a deed from Selma Kiel, Individually and as Independent Executrix of the Estate of Caroline Kiel, Deceased to Nathan Broesche dated December 15, 1955 and recorded in Volume 206, Page 125 of the Washington County Deed Records, more particularly described as follows:

BEGINNING at a highway monument lying in the West margin of F.M. Highway 1948 and marking a Southerly corner of a tract of land now or formerly owned by Lonnie Rosenbaum, the occupied Eastmost corner of the original tract and East corner of the tract of land herein described;

THENCE with the West margin of F.M. Highway 1948, S 1° 02' 58" W, 322.03 ft. to an iron pin set for East corner of a 9.299 acre tract designated as Tract G in this partition and South corner of the tract of land herein described;

THENCE departing said highway margin with the Northeast line of Tract G, N 65° 12' 44" W, 1178.80 ft. to an iron pin set in the Northwesterly line of the original tract, same being a Southeasterly line of the aforementioned Lonnie Rosenbaum tract, and marking the North corner of Tract G and West corner of the tract of land herein described;

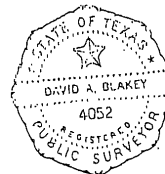
THENCE with a Southeasterly line of the Rosenbaum tract as currently fenced,
N 57° 11' 52" E, 349.85 ft. to a tree fence angle;
N 55° 23' 05" E, 161.35 ft. to a tree corner;
N 71° 14' 03" E, 33.25 ft. to a tree fence angle;
N 75° 37' 47" E, 18.41 ft. to a tree fence angle;
S 75° 51' 55" E, 39.73 ft. to a tree fence angle;
N 86° 20' 33" E, 46.43 ft. to a tree fence angle;
S 88° 53' 53" E, 76.32 ft. to a tree fence angle;
N 86° 40' 20" E, 11.73 ft. to a tree fence angle;
N 59° 25' 53" E, 58.00 ft. to a tree fence angle and
S 86° 08' 21" E, 26.77 ft. to a found iron pin in fence line;

THENCE continuing with a Southwesterly line of the Rosenbaum tract,
S 25° 36' 20" E, 85.94 ft. to a found iron pin;
S 12° 20' 58" W, 81.56 ft. to a found iron pin;
S 8° 43' 33" E, 117.09 ft. to a found iron pin;
S 89° 40' 11" E, 74.17 ft. to a found iron pin;
S 65° 39' 17" E, 112.71 ft. to a found iron pin;
S 25° 48' 09" W, 106.98 ft. to a found iron pin and
S 68° 16' 46" E, 196.59 ft. to the PLACE OF BEGINNING and containing 9.299 acres of land.

May 2, 1986
W. O. #11585B

David A. Blakey

David A. Blakey
Registered Public Surveyor No. 4052



STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS

2013 NOV -8 PM 4:52



NOV 12 2013
Beth A. Rothermel

Beth Rothermel, County Clerk
Washington County, Texas

Beth A. Rothermel
WASHINGTON COUNTY CLERK