

STATE OF TEXAS)
)
COUNTY OF FAYETTE)

Land Description

BEING 25.14 acres of land, a part of the Lucy Kerr Survey, Abstract 61 of Fayette County, Texas, and being a part of that called 50.00 acres conveyed to Wilfred Gene Jurecka as recorded in volume 751, page 352 of the Deed Records of Fayette County, Texas, and also being all of that called 20.22 acres conveyed to Wilfred Gene Jurecka and wife, Mary Jurecka as recorded in volume 803, page 865 of the Deed Records of Fayette County, Texas, and being called Tract 1 for identification purposes, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod set in the Northwest line of Farm to Market Road 955 for the East corner of the Jurecka 20.22 acre tract, for the South corner of a 35 foot wide road described in volume 464, page 780 and for the East corner hereof;

THENCE with the Northwest line of Farm to Market Road 955 South 42 deg. 15 min. 06 sec. West - 901.59 feet to a 1/2" iron rod set for the East corner of another 25.14 acre tract surveyed on this same day and called Tract 2 and for the South corner hereof;

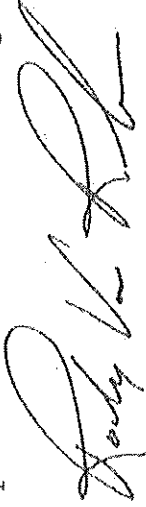
THENCE with the Northeast line of Tract 2 North 47 deg. 03 min. 41 sec. West - 1,217.61 feet to a 1/2" iron rod set in the Southeast line of a 74.498 acre Ernest Fruge tract (volume 652, page 701) for the North corner of Tract 2 and for the West corner hereof;

THENCE with the Southeast line of the Fruge tract North 42 deg. 36 min. 58 sec. East - 901.54 feet to a 1/2" iron rod found and in the Southwest line of the above mentioned 35 foot wide road and accepted for the East corner of the Fruge tract, the North corner of the Jurecka 20.22 acre tract and for the North corner hereof;

THENCE with the Southwest line of the 35 foot wide road South 47 deg. 03 min. 41 sec. East - 1,211.88 feet to the PLACE OF BEGINNING, containing 25.14 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on April 15, 1999, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.



Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702

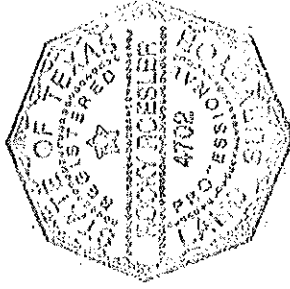


EXHIBIT A

Fayette County, Texas
Lucy Kerr Survey Abstract 61

Survey plot showing a 20.00 acre tract and two 25.14 acre tracts, being all of that called 50.00 acres conveyed to Wilfred Gene Jurecka as recorded in volume 751, page 352 of the Deed Records of Fayette County, Texas, and all of that called 20.22 acre tract conveyed to Wilfred Gene Jurecka and wife, Mary Jurecka as recorded in volume 803, page 865 of the Deed Records of Fayette County, Texas.

STATE OF TEXAS
COUNTY OF FAYETTE
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original survey as filed in the office of the County Clerk, Fayette County, Texas, on the _____ day of _____, 2000.

JAN 20 2000



Cheryl K. Roberts
CHERYL K. ROBERTS
COUNTY CLERK, FAYETTE COUNTY, TEXAS

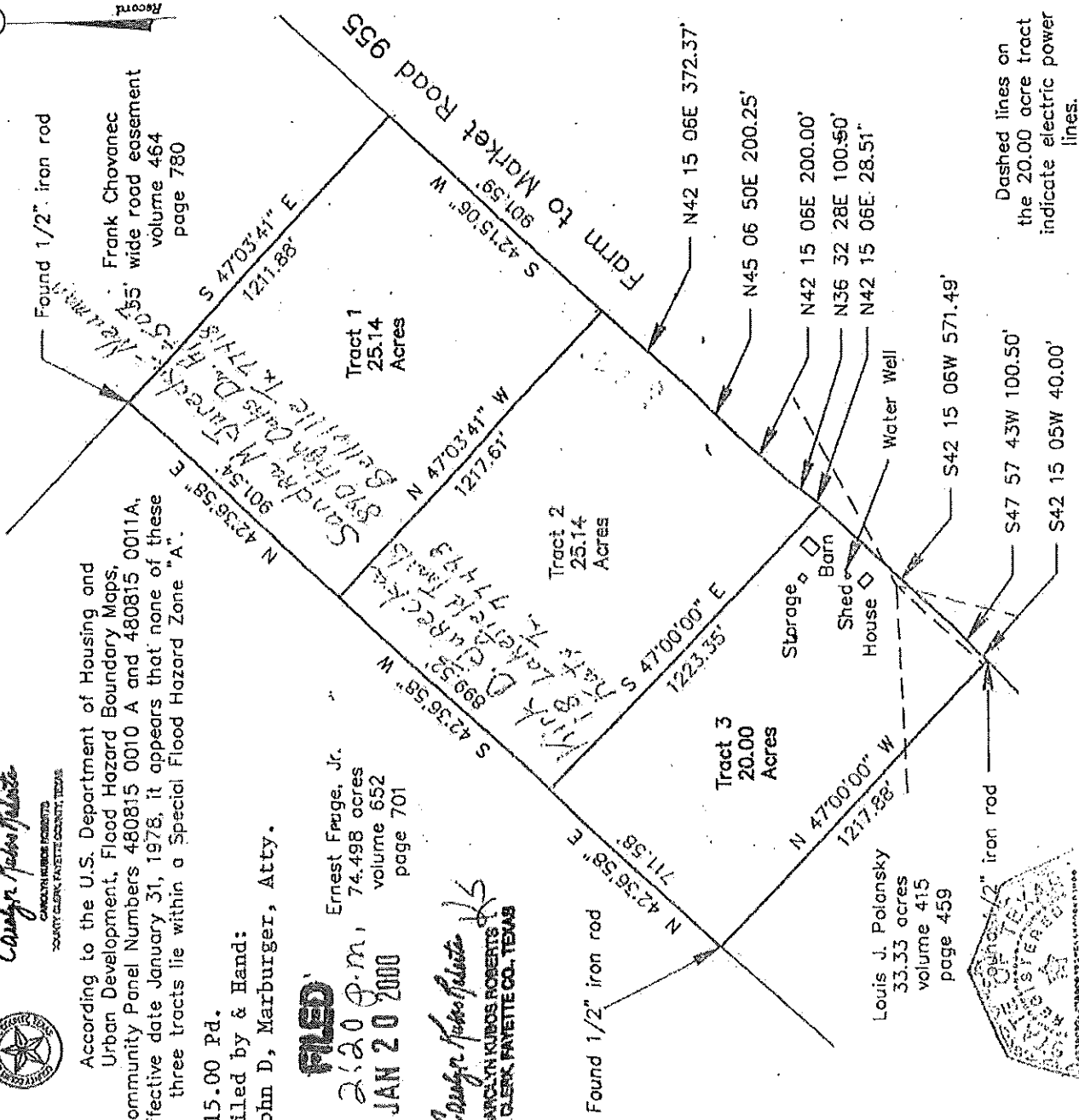
According to the U.S. Department of Housing and Urban Development, Flood Hazard Boundary Maps, Community Panel Numbers 480815 0010 A and 480815 0011A, effective date January 31, 1978, it appears that none of these three tracts lie within a Special Flood Hazard Zone "A".

\$15.00 Pd.
Filed by & Hand:
John D. Marburger, Atty.

FILED

2:20 p.m.
JAN 20 2000
Ernest Fruge, Jr.
74.498 acres
volume 652
page 701

Cheryl K. Roberts
CHERYL K. ROBERTS
CO. CLERK, FAYETTE CO., TEXAS



Survey Notes

Reference is hereby made to 3 land descriptions, attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on Farm to Market Road 955.

1/2" iron rods were set at all corners of angle points unless otherwise noted.

I hereby certify that this survey plot represents the facts as found during an on the ground survey made under my direct supervision on April 15, 1999, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition A Survey.

Rocky Van Roesler
Rocky Van Roesler
Registered Professional Land Surveyor
Number 4702

