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EXHIBIT "A"

Max

LEGAL PROPERTY DESCRIPTION

FIRST TRACT ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE JASPER A. SARGEANT LEAGUE, A-91, SAME BEING A PART OF A 308.55 ACRE TRACT OF LAND DESCRIBED IN A RELEASE OF OIL AND GAS BETWEEN H. N. G. OIL COMPANY AND RAY F. KUSEY, ET UX, DATED APRIL 6, 1978 AND RECORDED IN VOLUME 133 ON PAGES 134-140 OF THE OIL AND GAS LEASE RECORDS OF FAYETTE COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN FOUND FOR THE NORTHWEST CORNER OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES, SAME LYING IN THE EAST MARGIN OF COUNTY ROAD 413;

THENCE, ALONG THE NORTHWEST BOUNDARY OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES, NORTH 76 DEGREES 47 MINUTES 00 SECONDS EAST 472.9 FEET TO AN IRON PIN FOUND FOR THE MOST NORTH CORNER, SAME BEING THE MOST NORTH CORNER OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES;

THENCE, ALONG THE NORTHEAST BOUNDARY OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES, SOUTH 48 DEGREES 41 MINUTES 20 SECONDS EAST 633.9 FEET AND SOUTH 48 DEGREES 31 40 SECONDS EAST 1705.8 FEET TO AN IRON PIN FOUND FOR THE MOST EAST CORNER, SAME LYING IN THE NORTHWEST RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 90;

THENCE, ALONG THE NORTHWEST RIGHT-OF-WAY MARGIN OF SAID U.S. HIGHWAY 90, SOUTH 69 DEGREES 28 MINUTES 10 SECONDS WEST 2132.8 FEET TO A CONCRETE MONUMENT AND SOUTH 83 DEGREES 50 MINUTES 40 SECONDS WEST 153.9 FEET TO AN IRON PIN FOR THE MOST SOUTHWESTERLY CORNER, SAME LYING IN THE EAST MARGIN OF SAID COUNTY ROAD 413;

THENCE, ALONG THE EAST MARGIN OF SAID COUNTY ROAD 413, NORTH 11 DEGREES 05 MINUTES 50 SECONDS WEST 197.5 FEET, NORTH 00 DEGREES 52 MINUTES 20 SECONDS WEST 920.9 FEET AND NORTH 00 DEGREES 38 MINUTES 40 SECONDS WEST 1089.9 FEET TO THE PLACE OF BEGINNING, CONTAINING 67.17 ACRES OF LAND, AS SURVEYED BY RONALD A. VOSS, REGISTERED PUBLIC SURVEYOR NO. 2293 ON DECEMBER 19, 1983.

SECOND TRACT: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE JASPER A. SARGEANT LEAGUE, A-91, SAME BEING A PART OF A 308.55 ACRE TRACT OF LAND DESCRIBED IN A RELEASE OF OIL AND GAS LEASE BETWEEN H. N. G. OIL COMPANY AND RAY F. KUSEY, ET UX, DATED APRIL 6, 1978 AND RECORDED IN VOLUME 133 ON PAGES 134-140 OF THE OIL AND GAS LEASE RECORDS OF FAYETTE COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS.FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN FOUND FOR THE SOUTHWEST CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID RAY F. KUSEY, ET UX, 308.55 ACRES, SAME LYING IN THE NORTH RIGHT-OF-WAY MARGIN OF FARM TO MARKET ROAD 1579;

THENCE, ALONG THE WEST BOUNDARY OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES, NORTH 00 DEGREES 20 MINUTES 10 SECONDS WEST 868.0 FEET TO AN IRON PIN FOUND FOR THE NORTHWEST CORNER, SAME LYING IN THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U. S. HIGHWAY 90;

THENCE, ALONG THE SOUTHEAST RIGHT-OF-WAY MARGIN OF SAID U. S. HIGHWAY 90, NORTH 69 DEGREES 28 MINUTES 10 SECONDS EAST 1636.1 FEET TO AN IRON PIN SET FOR THE MOST NORTH CORNER;

THENCE, SOUTH 11 DEGREES 24 MINUTES 10 SECONDS WEST 1472.9 FEET TO AN IRON PIN SET FOR THE SOUTHEAST CORNER, SAME LYING IN THE SOUTH BOUNDARY OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES, SAME ALSO LYING IN THE NORTH RIGHT-OF-WAY MARGIN OF SAID FARM-TO-MARKET ROAD 1579;

THENCE, ALONG THE NORTH RIGHT-OF-WAY MARGIN OF SAID FARM-TO-MARKET ROAD 1579 AND THE SOUTH BOUNDARY OF THE SAID RAY F. KUSEY, ET UX, 308.55 ACRES, NORTH 89 DEGREES 54 MINUTES 00 SECONDS WEST 1235.9 FEET TO THE PLACE OF BEGINNING, CONTAINING 35.79 ACRES OF LAND, AS SURVEYED BY RONALD A. VOSS, REGISTERED PUBLIC SURVEYOR NO. 2293, ON DECEMBER 19, 1983.

\$13.00 Pd.

Filed By & Return To:
Mr. & Mrs. Wilfred O. Hoegemeyer
1112 Fox Run Circle
New Braunfels, Texas 78130

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me; and was duly RECORDED in the Volume and Page of the Named RECORDS of Fayette County, Texas as stamped herein by me, on

FILED

8:40 AM

AUG 27 2001

AUG 27 2001

Carolyn Kubos Roberts
CAROLYN KUBOS ROBERTS
CO CLERK, FAYETTE CO., TEXAS



Carolyn Kubos Roberts
CAROLYN KUBOS ROBERTS
COUNTY CLERK, FAYETTE COUNTY, TEXAS