



58.0 Acres
May 24, 2006

EXHIBIT "A"

Doc. #2006052402
Task #2006050301

STATE OF TEXAS §

COUNTY OF COLORADO §

FIELDNOTES DESCRIPTION

Fieldnotes description to accompany survey plat of a 58.0 acre tract of land (of which approximately 1.2 acres lie within the County Road 230 R.O.W.), situated approximately 7 miles S30°E of Weimar and 12.5 miles S60°W of Columbus, in Colorado County, Texas. The said tract being a portion of Abstract 262, Briggs W. Hopson, original grantee; being a portion of Abstract 17, John H. Dabney, original grantee; being all of that certain 55.58 acre tract of land conveyed to John H. Boysen, et ux, Barbara M. by an instrument (221/710) recorded in the Colorado County Official Public Records; being all of that certain 1.250 acre tract of land conveyed to John H. Boysen, et ux, Barbara M. by an unrecorded document executed July 2, 2003; and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the common line between the said Hopson and Dabney Surveys, same being in the approximate centerline of the County Road 230 right-of-way (30' 2nd Class Public Road, Volume 8, Page 324 of the Colorado County Commissioners Court Minutes, approximate 80' prescriptive R.O.W. from fence to fence), being on the east line of that certain 15.00 acre tract of land (Tract 2) conveyed to Patricia J. Greenwood by an instrument (512/844) recorded in the said Official Public Records, for the northwest corner of that certain 50.51 acre tract of land (Tract One) conveyed to Donald R. Muehr by an instrument (92/125) recorded in the said Official Public Records, same being the southwest corner of the said 55.58 acre Boysen tract and of the herein described tract, whence a 1/2 inch iron pipe found for witness on or near the east right-of-way line of County Road 230 bears N87°59'17"E, 37.66 feet;

Thence, N01°57'32" W, 545.77 feet with the said common line between the Hopson and Dabney Surveys, same being the approximate centerline of the County Road 230 right-of-way and the common line between the said 55.58 acre Boysen tract and at first the said Greenwood Tract 2, and then with the east line of that certain 15.00 acre tract of land (Tract 1) conveyed to Greenwood by the said instrument (512/844), to the point of curvature of a curve to the left, for the south corner of the said 1.250 acre Boysen tract;

Thence, leaving the west line of the said Hopson Survey and the said 55.58 acre Boysen tract, across the said Dabney Survey, continuing with the approximate centerline of the County Road 230 right-of-way, same being the common line between the said 1.250 acre Boysen tract and the said Greenwood Tract 1, with the said curve to the left, having a radius of 589.288 feet, a central angle of 84°45'05", a long chord bearing N49°41'08"W, 794.35 feet, for an arc distance of 871.67 feet to the point of tangency, for the most westerly, southwest corner of the said 1.250 acre Boysen tract and of herein described tract;

Thence, N02°03'41"W, 17.66 feet, leaving the north line of the said Greenwood Tract 1, perpendicular to the north line of the herein described tract, across the County Road 230 right-of-way, to a point on the south line of that certain 157.58 acre tract of land (First Tract) conveyed to Kathleen Kotrla by an instrument (525/207) recorded in the said Official Public Records, for the northwest corner of the said 1.250 acre Boysen tract and of the herein described tract;

Thence, N87°56'19"E, continuing across the County Road 230 right-of-way, with the common line between the said 1.250 acre Boysen tract and the said Kotrla tract, at a distance of 177.16 feet pass a 1/2 inch iron rod found for the witness on or near the north right-of-way line of County Road 230, and continuing for a total distance of 587.81 feet to a 1/2 inch iron rod found on the common line between the said Dabney and Hopson Surveys, for the northeast corner of the said 1.250 acre Boysen tract, same being the northwest corner of the said 55.58 acre Boysen tract, for an angle point in the north line of the herein described tract;

Thence, N88°02'28"E, 2002.76 feet, leaving the east line of the said Dabney Survey, across the said Hopson Survey, with the common line between the said 55.58 acre Boysen tract and the said Kotrla tract, to a 3/8 inch iron rod found for the southeast corner of same, same being the southwest corner of that certain 39.4561 acre tract of land conveyed to Brent T. Gathright, et ux, Mary Y. by an instrument (582/295) recorded in the said Official Public Records, an angle point in the north line of the said 55.58 acre Boysen tract and of the herein described tract;

Thence, N89°13'06"E, 223.95 feet with the common line between the said 55.58 acre Boysen tract and the said Gathright tract, to a 3/8 inch iron rod found for the northwest corner of that certain 43.35 acre tract of land conveyed to Trent T. Gathright, et ux, Robin G. by an instrument (414/64) recorded in the said Official Public Records, same being the northeast corner of the said 55.58 acre Boysen tract and of the herein described tract;

Thence, S01°59'59"E, 1092.15 feet, leaving the south line of the said Brent Gathright tract, with the common line between the said 55.58 acre Boysen tract and the said Trent Gathright tract, to a 1/2 inch iron rod found for the southwest corner of same, same being the northwest corner of that certain 17.266 acre tract of land conveyed to Robert R. Huette, et al, Trustees of the Southwest Rail Industries, Inc. Money Purchase Pension Plan and Profit Sharing Plan by an instrument (325/105) recorded in the said Official Public Records, the northeast corner of the said Muehr tract, the southeast corner of the said 55.58 acre Boysen tract and of the herein described tract;

Thence, S87°59'17"W, with the common line between the said 55.58 acre Boysen tract and the said Muehr tract, at a distance of 2189.79 feet pass the said 1/2 inch iron pipe found for witness on or near the said east right-of-way line, and continuing for a total distance of 2227.45 feet to the **POINT OF BEGINNING**. The basis of bearing is the Texas State Plane Coordinate System of 1983, South Central Zone. To get True North azimuths, add the convergence angle of (+)01°07'01" to the grid azimuth. The distances shown herein are grid distances. To convert to ground distances, multiply by the combined scale factor of 1.000 136 5066. The said tract of land, surveyed the 16th day of May, 2006, by William P. Bernsen, RPLS #5506, contains within these metes and bounds, 58.0 acres of land, of which approximately 1.2 acres lie within the County Road 230 right-of-way.

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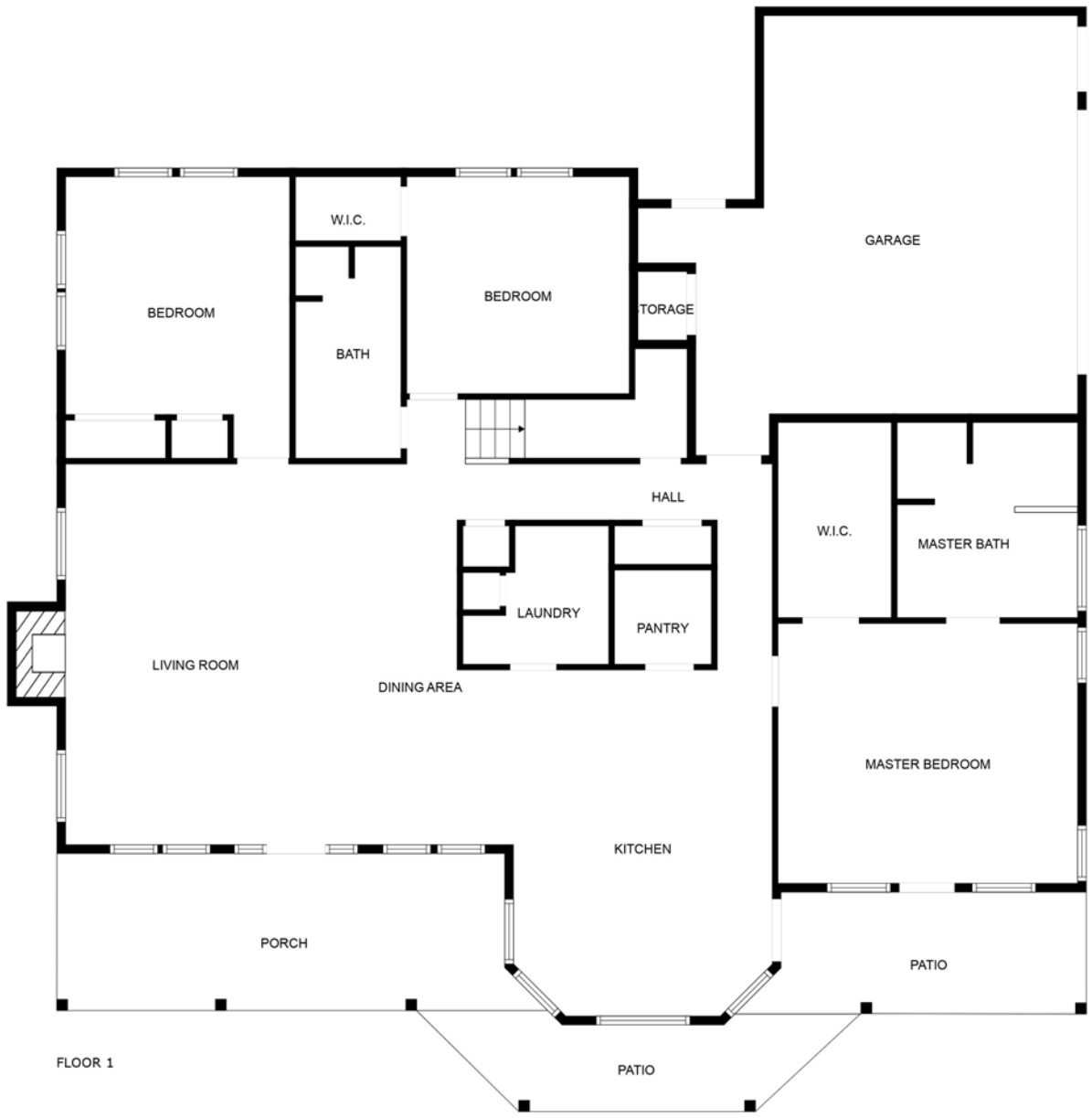
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey.



William P. Bernsen
William P. Bernsen
Registered Professional Land Surveyor
State of Texas #5506



COUNTY RD 230





FLOOR 1



FLOOR 2