

EXHIBIT "A"

Field Notes of a 196.1167 acre (8,542,844 Square Feet) tract of land, situated in the E.ARRIOLO SURVEY, A-4, and being the J.S. COLLARD SURVEY, A-10, both being in Madison county, Texas and being out of a partition deed (Volume 405, Page 177) Surveyed by John Lusher on December 2<sup>nd</sup>, 1992 as recorded in the Official Deed Records of Madison County Texas (O.D.R.M.C.T.)

**BEGINNING** at a point in the northwestern margin of Texas Highway 90 and being the southeast corner and "**POINT OF BEGINNING**" of the herein described 196.1167acre tract;

**THENCE** S 23°28'58" W, along and with the northwestern margin of Texas Highway 90; a distance of 214.53 feet to ½ inch iron rod found, being a point in the northwestern margin of Texas Highway 90 and a southeastern point of the herein described 196.1167 acre tract:

**THENCE** S 31°23'58" W; along and with the northwestern margin of Texas Highway 90; a distance of 2002.87 feet to ½ inch iron rod found, being a point in the northwestern margin of Texas Highway 90 and a southeastern point of the herein described 196.1167 acre tract:

**THENCE** S 59°03'32" E; along and with the northwestern margin of Texas Highway 90; a distance of 50.43 feet to ½ inch iron rod found, being a point in the northwestern margin of Texas Highway 90 and a southeastern point of the herein described 196.1167 acre tract:

**THENCE** S 31°20'54" W; along and with the northwestern margin of Texas Highway 90; a distance of 2814.07 feet to ½ inch iron rod found, being a point in the northwestern margin of Texas Highway 90 and the southwest corner of the herein described 196.1167 acre tract:

**THENCE** N 55°23'47" W, departing the northwestern margin of Texas Highway 90, along and with the common boundary line of a called 163.00 acre tract of land conveyed to Deborah Nelson in Volume 405, Page 177 (O.D.R.M.C.T.); a distance of 876.30 to a ½ inch iron rod found, being an interior corner of the called 163.00 (Nelson Tract) and an interior corner of the herein described 196.1167 acre tract:

**THENCE** N 31°34'26" E, along and with the common boundary line of a called 163.00 acre (Nelson Tract); a distance of 702.10 feet to a ½ inch iron rod found, being a point along the southern boundary line of the called 163.00 (Nelson Tract), and a point along northern boundary of the herein described 196.1167 acre tract:

**THENCE** N 38°39'47" E, along and with the common boundary line of a called 163.00 acre (Nelson Tract); a distance of 1054.56 feet to a ½ inch iron rod found, being an interior corner of the called 163.00 (Nelson Tract), and an interior corner of the herein described 196.1167 acre tract:

**THENCE** N 54°05'55" W, along and with the common boundary line of a called 163.00 acre (Nelson Tract); a distance of 679.67 feet to a ½ inch iron rod found, being an interior corner of the called 163.00 (Nelson Tract), and an interior corner of the herein described 196.1167 acre tract:

**THENCE** N 06°09'05" E, along and with the common boundary line of a called 163.00 acre (Nelson Tract); a distance of 2572.68 feet to a ½ inch iron rod found, being an interior corner of the called 163.00 (Nelson Tract), and the northwest corner of the herein described 196.1167 acre tract:

**THENCE** N 68°11'22" E, along and with the common boundary line of a called 163.00 acre (Nelson Tract); a distance of 2019.03 feet to a ½ inch iron rod set, bearing an orange cap, stamped Campbell Sandoval, being a southeast corner of the called 163.00 acre (Nelson Tract), a point along the western boundary line of a called 159.09 acre tract of land conveyed to Joe and Barbara Andrews in Volume 869, Page 1 (O.D.R.M.C.T.), and a northeast corner of the herein described 196.1167 acre tract:

**THENCE** S 26°33'29" E; along and with the called 159.09 acre (Andres Tract); a distance of 1442.49 feet and back to the "**POINT OF BEGINNING**" of the herein described 196.1167Acre (8,542,844 Sq. Ft.).

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, South Central Zone 4204.



*Xavier Sandoval*