

HEARITIGE SURVEYING, CO.

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December 26, 2005

FIELD NOTE DESCRIPTION OF 175.989 ACRES OF LAND OUT OF THE THOMAS COCHRAN 26 LABORS, ABSTRACT NO. 147, IN FAYETTE COUNTY, TEXAS, AND BEING ALL OF THOSE THREE TRACTS OF LAND CONVEYED TO BYRON BENTON AND CHARLES BENTON IN A DEED AS RECORDED IN VOLUME 1283 PAGE 77 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 175.989 ACRE TRACT OF LAND CONVEYED TO JOHN T. SENTER, III, STEPHANIE SENTER, AND HARRY HAL SENTER IN A DEED AS RECORDED IN VOLUME 1302 PAGE 376 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2" iron pipe found at the base of an iron pipe fence corner post in the westerly right-of-way line of Barton Creek Road (County Road No. 120) and being at the most southeasterly corner of that certain (Property C-26.37 acre) tract of land conveyed to Byron Benton and Charles Benton in a deed as recorded in Volume 1283 Page 77 of the Official Records of Fayette County, Texas, and being at the most northeasterly corner of that certain (32.23 acre) tract of land conveyed to Kenneth V. Reid and Gisela Reid in a deed as recorded in Volume 459 Page 511 of the Deed Records of Fayette County, Texas, and also being at the most easterly southeast corner of that certain (175.989 acre) Tract of land conveyed to John T. Senter, III, Stephanie Senter, and Harry Hal Senter in a deed as recorded in Volume 1302 Page 376 of the Official Records of Fayette County, Texas, and being for the most easterly southeast corner of the tract herein described,

THENCE, with the common line between the Senter tracts and the Reid (32.23 acre) tract, **WEST** 3586.15 feet to a ½" iron pipe found in concrete at the base of a pipe fence corner post, being for the most northwesterly corner of the Reid tract and being at an interior corner of the Senter tract, and being for an interior corner of this tract,

THENCE, continuing with the common line between the Senter tract and the Reid (32.23 acre) tract, **S 00 deg. 06' 42" E 182.00 feet** to a ½" iron pipe found at the most northeasterly corner of that certain (Property B-75.018 acre) tract described in the Benton deed and being for an angle in the easterly line of the Senter tract and of this tract,

THENCE, with the easterly line of the Benton (75.014 acre) tract, **S 00 deg. 15' 23" E** passing a ½" iron rod found at the base of a fence corner post at the most northwesterly corner of Lot 11 of Vista Ranch Two, a subdivision in Fayette County, Texas, according to the map or plat thereof recorded in Volume 2 Page 82 of the Plat Records of Fayette County, Texas, at 1022.23 feet and 9.4 feet west of this line, in all 1485.33 feet to a ½" iron rod found at the base of a 12" cedar tree, being at the most northeasterly corner of Lot 10 of said Vista Ranch and being at the most southeasterly corner of the Benton (75.014 acre) tract, and being for the most southerly southeast corner of the Senter tract and of this tract,

THENCE, with the southerly line of the Benton (75.014 acre) tract, **S 78 deg. 01' 25" W** passing a fence corner post at 580 feet and 5.5 feet north of this line, said corner post being at the most northerly northeast corner of that certain (501.1 acre) tract of land conveyed to J.P. Watson, Jr. Enterprises, inc. in a deed as recorded in Volume 677 Page 812 of the Deed Records of Fayette County, Texas, in all 1967.45 feet to a ½" iron pipe found 3.5 feet south of a fence, and 11.5 feet west of a fence corner post, being for the most southwesterly corner of this tract and being at the most southeasterly corner of that certain (70.7 acre) tract of land conveyed to C.D. Collins in a deed as recorded in Volume 408 Page 558 of the Deed Records of Fayette County, Texas, and being for the most southwesterly corner of the Senter tract and of this tract,

THENCE, with the westerly line of the Benton (75.014 acre) tract, **N 00 deg. 11' 47" W 1914.29 feet** to a ½" iron pipe found at the base of a fence corner post at the most southwesterly corner of the Benton (74.737 acre) tract, and **N 01 deg. 59' 55" W 324.00 feet** to a ½" iron pipe found at the base of a fence corner post, being in the fence along the southerly line of that certain (75.00 acre) tract of land under contract of sale and purchase to Joseph F. Blanton as recorded in Volume 407 Page 329 of the Deed Records of Fayette County, Texas, and being for the most northwesterly corner of the Senter tract and of this tract,

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175.989 acres

THENCE, with the northerly line of the Benton (75.014 acre) tract, N 77 deg. 48' 20" E, passing a 1/2" iron rod found in a fence along the westerly line of that certain (75.159 acre) tract of land under contract of sale and purchase to Joseph F. Blanton as recorded in Volume 407 Page 329 of the Deed Records of Fayette County, Texas at 949.29 feet and 11.4 feet south of this line, and passing another 1/2" iron rod found at the base of a fence corner post at the most southwesterly corner of that certain (120.09 acre) tract of land conveyed to the Roy Darrell Hayes and Barbara Lee Hayes Revocable Living Trust in a deed as recorded in Volume 1412 Page 331 of the Official Records of Fayette County, Texas at another 924.43 feet and 26 feet south of this line, and passing a third 1/2" iron rod found under the fence at the southeasterly corner of the Hayes tract and being at the most southwesterly corner of the remaining portion of that certain (520.8 acre) tract of land conveyed to Bobby Hoskins and Dorina Hoskins in deeds as recorded in Volume 565 Page 260 and Volume 760 Page 382 of the Deed Records, at another 1922.78 feet and 14' south of this line, in all 4802.65 feet to a 2" iron pipe found in the northerly line of the Benton (26.37 acre) tract, and being for an angle in the northerly line of the Senter tract and of this tract,

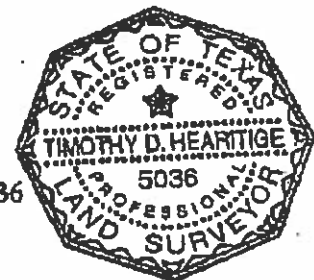
THENCE, with the northerly line of the Benton (26.37 acre) tract and the southerly and westerly right-of-way line of Barton Creek Road the following six (6) courses:

- 1) S 82 deg. 00' 00" E 152.78 feet to a fence post,
- 2) N 80 deg. 08' 48" E 348.50 feet to a 1/2" iron pipe found,
- 3) S 40 deg. 17' 02" E 407.68 feet to a 1/2" iron pipe found,
- 4) S 30 deg. 41' 16" E 99.37 feet to a 8" elm tree,
- 5) S 12 deg. 24' 51" E 63.50 feet to a fence post, and
- 6) S 00 deg. 21' 33" E 756.90 feet to the PLACE OF BEGINNING, in all containing 175.989 acres of land.

SURVEYED: December 20, 2005

BY:

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see accompanying map no. A 122112
ref 127064

EXHIBIT A