

SCALE: 1" = 200'  
FREE & ASSOCIATES, P.C.  
P.O. BOX 317  
CENTERVILLE, TX.  
19031 53-2554

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September 06, 1996

97.80 ACRES

These notes describe that certain 97.80 acres in the F. GRAHAM SURVEY, Abstract 336, the PETER LOPER SURVEY, Abstract 522 and the J. P. GRAHAM SURVEY, Abstract 1341 located in Leon County, Texas; being all of that "97.97 Acres" contained in a Warranty Deed dated April 24, 1985 from Angie Henson to Parsons & Thorn, et al and recorded in Volume 600 Page 483 of the Official Records of Leon County, Texas; this 97.80 acre tract is described more particularly as follows:

BEGINNING at the Southeast corner of the "97.97 Acres" in the Western right-of-way of a frontage road of Interstate Highway No. 45; found a 3/8" steel rod at same;

THENCE with the most Southerly line of the "97.97 Acres", South 64°-30'-27" West, at 2,144.12 feet found a 4" X 4" concrete monument bearing South 25°-29'-33" East 5.30 feet, same being for the Northwest corner of that "75 Acres" (recorded in Volume 406 Page 213 LCR) from which a 16" Red Oak marked /X// bears North 77° East 7.67 feet and a 12" Hickory marked /X// bears South 34° East 2.20 feet, continuing on an additional 2,248.82 feet for a total distance of 4,392.94 feet to an angle in the South line of said "97.97 Acres"; found a 5/8" steel rod at same at the base of a 12" Post Oak fence angle;

THENCE with another line of the "97.97 Acres" along an existing fence, South 69°-22'-20" West a distance of 390.30 feet to a 5/8" steel rod found at the base of a 22" Hickory fence angle;

THENCE continuing with another line of the "97.97 Acres" along an existing fence, South 66°-51'-07" West a distance of 933.04 feet to a 5/8" steel rod found at the base of an 18" Post Oak fence angle;

THENCE with another line of the "97.97 Acres" along an existing fence, North 53°-03'-37" West a distance of 91.50 feet to a spike found in a 31" Post Oak fence angle;

THENCE with the West line of the "97.97 Acres", North 20°-50'-17" West at 519.86 feet found a 5/8" steel rod, continuing an additional 101.14 feet for a total distance of 621.00 feet to the Northwest corner of the "97.97 Acres"; found a 1/2" steel pipe at same;

THENCE with the nonfenced North line of the "97.97 Acres", North 64°-55'-17" East a distance of 5,742.27 feet (called 5,752.00 feet) to the Northeast corner of the "97.97 Acres" in the Western right-of-way of Interstate Highway No. 45; found a 1/2" steel pipe at same;

THENCE with the Western right-of-way of a frontage road of Interstate Highway No. 45, same being the East line of the "97.97 Acres", South 22°-39'-45" East a distance of 730.75 feet (called 731.40 feet) to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 97.80 acres of land with 36.62 acres being in the F. Graham Survey, 43.31 acres in the Peter Loper Survey and 17.87 acres in the J. P. Graham Survey.

SURVEYOR'S NOTE:

Bearings based on that 575.56 acre tract recorded in Volume 847 Page 666 LCR. Access is by frontage road of Interstate Highway No. 45. See plat for encroachment along the South line.

David W. Free  
David W. Free

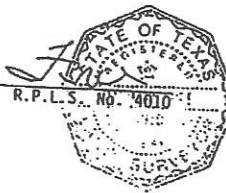


EXHIBIT A