



26.97 ACRE TRACT
AND
25.09 ACRE TRACT
S. W. WARRELL SURVEY NO. 99
ABSTRACT NO. 999
KIMBLE COUNTY, TEXAS
MAY, 1977 SCALE 1" = 500'



REVISED 21 MARCH 1983

EXHIBIT "A"

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Being 25.09 acres of land out of and a part of the S. W. Warrell Survey No. 99, Abstract No. 999, lying and being situated in Kimble County, Texas. The said 25.09 acre tract being also out of and a part of a tract described as 53.25 acres in a Deed from Thomas A. Creps, et ux., to Harold F. Jacoby, Trustee, dated January 30, 1976, recorded in Volume 90, Page 171 of the Deed Records of Kimble County, Texas. The said 25.09 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod in the north line of Survey No. 99 and the south line of the A. B. & M. Survey No. 2, Abstract No. 2072 for the northwest corner of this tract and the northeast corner of an adjacent 26.97 acre tract, said iron rod being S 89 deg. 41' 19" E a distance of 670.33 feet from the northwest corner of Survey No. 99 and 11.1 feet south of the existing fence;

THENCE S 89 deg. 41' 19" E with the north line of Survey No. 99 a distance of 1521.74 feet to the intersection of said survey line with the northwest right of way line and fence of U. S. Highway No. 377, a 5/8" iron rod for corner;

THENCE S 46 deg. 49' 31" W along said highway right of way line as evidenced by location of the existing right of way fences a distance of 2087.19 feet to a 5/8" iron rod for the southwest corner of this tract and the southeast corner of an adjacent 26.97 acre tract;

THENCE N 00 deg. 00' 58" E with the east line of said adjacent tract a distance of 1436.38 feet to the point of

BEGINNING and containing 25.09 acres of land, and being the same property described in a Deed from the Veterans Land Board of the State of Texas, dated April 29, 1998, recorded in Volume 139, Page 136 of the Deed Records of Kimble County, Texas.