

EXHIBIT "A"

All that certain lot, tract or parcel and being 106.8 acres, more or less, situated in Sections 11 & 18 of Don Thomas Quevado Seven League Grant A-18, Smith County, Texas. Being a part of the tract described in a deed from S.S. Johnston et ux to R.F. Johnston recorded in Volume 823, Page 602, and all of a called 37.67 acre tract described in a deed from Lois Johnston Ray to Frank Johnston recorded in Volume 1876, Page 301, both of the deed records of Smith County, Texas. This being all of the property North of the Right of Way Loop 49.

BEGINNING at a marker at the North Boundary Right of Way Line of proposed Loop 49 as described in Deed from Nadine Johnston Lewis, Trustee of the Billy Frank Johnston Trust created under the will of Roy Frank Johnston, deceased to the State of Texas filed for record October 17, 2000 under County Clerk's File No. 00-R0045840, Official Public Records of Smith County, Texas and the West Boundary Line of the 97.05 acre tract;

THENCE North along the west boundary line of the 97.05 acre tract for approximately (50 or 55 feet);

THENCE North 89 degrees 41 minutes 21 seconds East along said North Boundary Line of the said 97.05 acre tract to an occupational fence corner at an inside ell corner of said 97 acre tract;

THENCE North 00 degrees 41 minutes 19 seconds West along a West boundary line and occupational fence line of said 97.05 acre tract a distance of 689.00 feet to a occupational fence corner at a Northwest corner of said 97.05 acre tract;

THENCE North 89 degrees 46 minutes 44 seconds East along a North boundary line and occupational fence line of said 97.05 acre tract a distance of 1603.69 feet to a occupational fence corner at the Northeast corner of said 97.05 acre tract and being in the West boundary line and occupational fence line of said 37.67 acre tract;

THENCE North 00 degrees 07 minutes 19 seconds East along a West boundary line and occupational fence line of said 37.67 acre tract a distance of 290.64 feet to a 1/2" iron rod found for corner at the Northwest corner of said 37.67 acre tract;

THENCE North 89 degrees 47 minutes 55 seconds East along a North boundary line and occupational fence line of said 37.67 acre tract a distance of 1432.85 feet to a 1/2" iron rod found at the Northeast corner of said 37.67 acre tract;

THENCE South 00 degrees 56 minutes 57 seconds East along a East boundary line and occupational fence line of said 37.67 acre tract a distance of 1140.21 feet to a 1/2" iron rod set for the Southeast corner of said 37.67 acre tract;

THENCE South 88 degrees 48 minutes 39 seconds West along the South boundary line and occupational fence line of said 37.67 acre tract a distance of 1278.73 feet to a occupational fence corner at a northeast corner of said 97.05 acre tract;

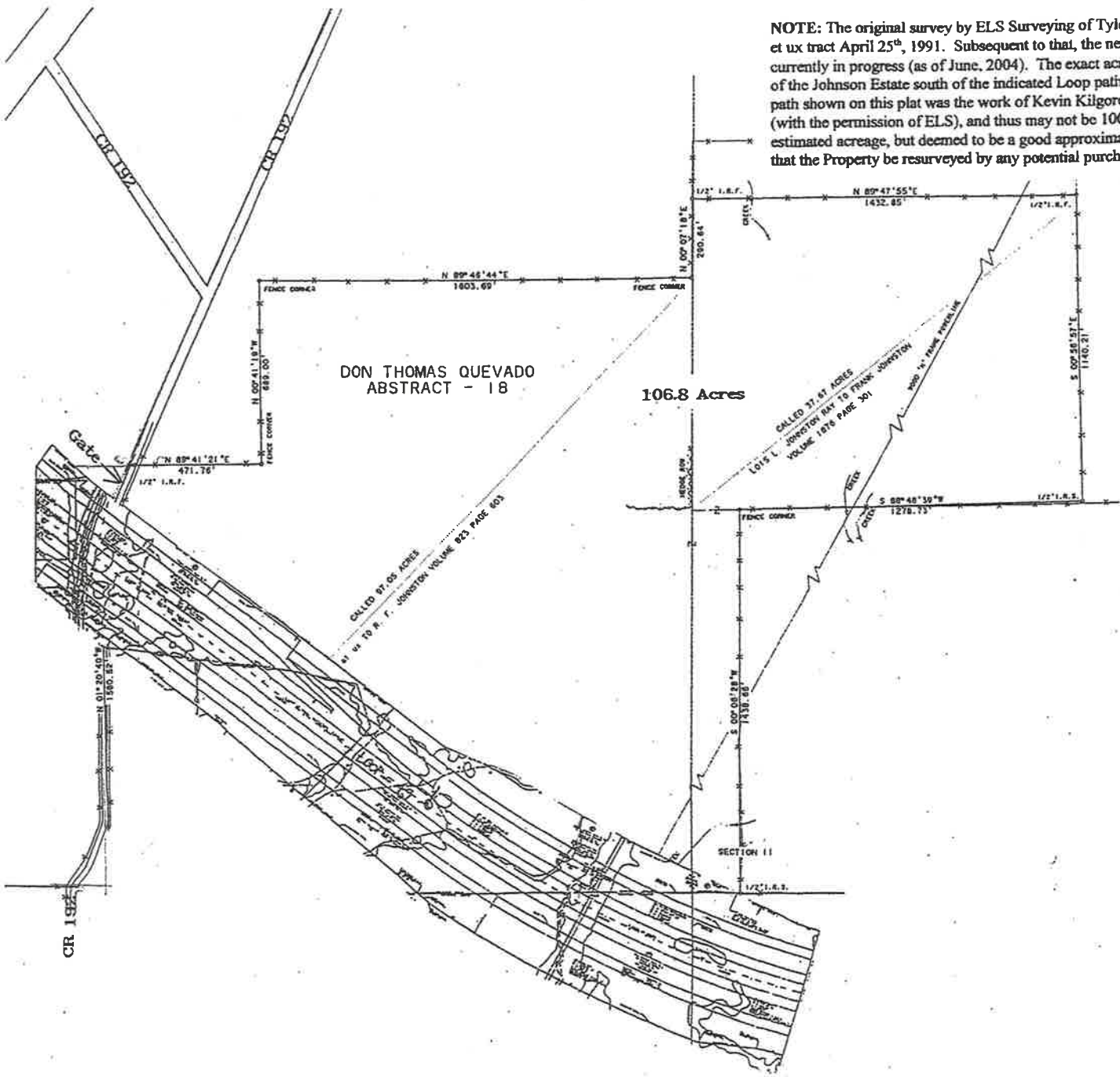
THENCE South 00 degrees 065 minutes 28 seconds West along the East boundary line and occupational fence of said 97.05 acre tract to the north Boundary Line of Right of Way Proposed Loop 49 as described in a deed from Nadine Johnston Lewis, Trustee of the Billy Frank Johnston Trust created under the will of Roy Frank Johnston, deceased to the State of Texas filed for record October 17, 2000 under County Clerk's File Number 00-R0045840, Official Public Records of Smith County, Texas;

THENCE West at the East Boundary Line of the 97.05 acre tract and north Right of Way Line of Proposed Loop 49 and continue with the Right of Way Line to the point of beginning.

IT IS GRANTOR'S INTENT AND DOES HEREBY CONVEY EVERYTHING NORTH OF LOOP 49 TO GRANTEE.



NOTE: The original survey by ELS Surveying of Tyler was performed on the original 145.444 acre S.S. Johnson, et ux tract April 25th, 1991. Subsequent to that, the new Loop 49 Right Of Way was purchased and construction is currently in progress (as of June, 2004). The exact acreage taken by the Loop is not known as yet, and the balance of the Johnson Estate south of the indicated Loop path is not part of the 106.8 acres. The Loop information & path shown on this plat was the work of Kevin Kilgore, Surveyor, and is shown superimposed over the ELS plat (with the permission of ELS), and thus may not be 100% correct. Thus, the figure of 106.8 acres shown hereon is estimated acreage, but deemed to be a good approximation, as is the exact path of the Loop. It is recommended that the Property be resurveyed by any potential purchaser.



PLAT OF SURVEY
 SHOWING PART OF
 SECTION 11 & SECTION 18
 OF THE
 DON THOMAS QUEVADO GRANT
 ABSTRACT - 18
 SMITH COUNTY, TEXAS
 SCALE 1" = 200'

I, E. L. Sartain, Registered Professional Land Surveyor, do hereby declare this plat to be true and correct to the best of my knowledge.
 Given under my Hand & Seal, this the 25th day April 1991.
 E.L.S. SURVEYING & MAPPING, INC.

Registered Professional Land Surveyor
 State of Texas No 1978



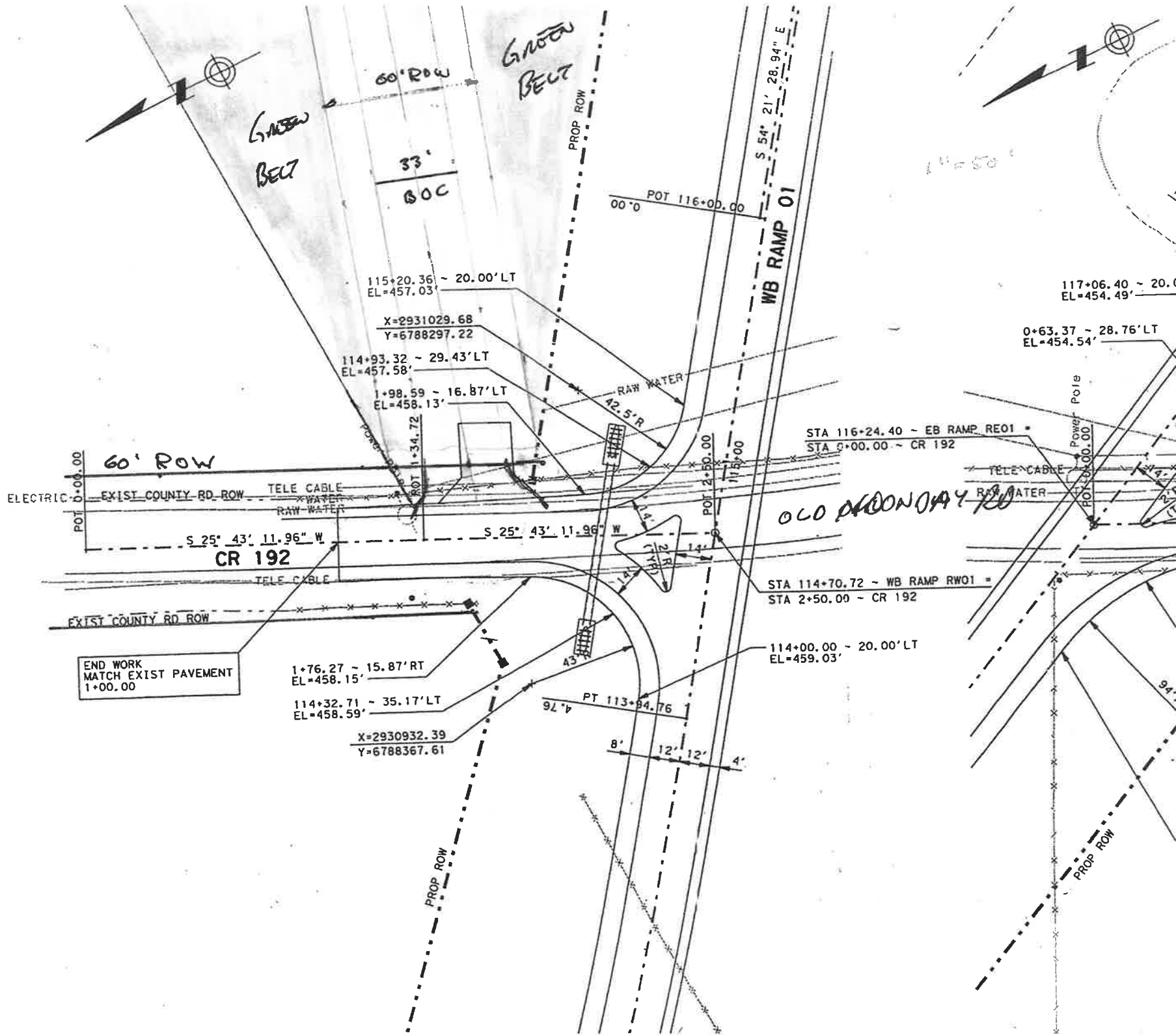
SURVEYING & MAPPING, INC.
 5221 S. BROADWAY SUITE 1W0
 TYLER, TEXAS 75703
 OFF. 903-501-7759 RES 903-581-6515

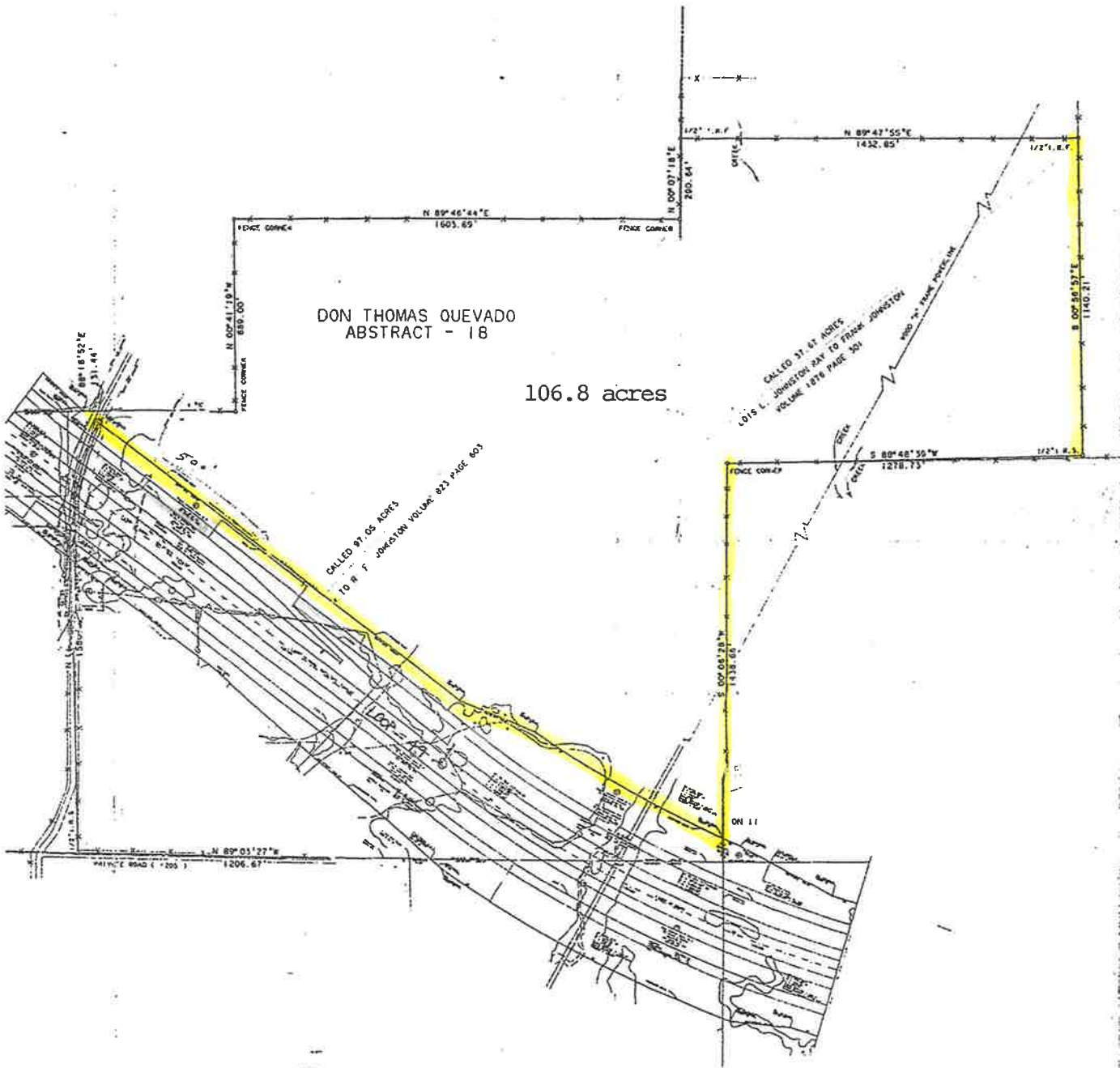
DON THOMAS QUEVADO GRANT A - 18
 SECTION 11 & SECTION 18

REVISIONS			DRAWN BY	SHEET NUMBER
DATE	DESCRIPTION	INIT.	JDD	
				1 OF 1

CHECKED BY	
APPROVED BY	
JOB NO.	81102
BOOK	4 PAGE 21

REF DWG LP49L001.DRN
 REF DWG LP49L001.SPM
 REF DWG LP49L001.UT1
 REF DWG LP49L001.ROW





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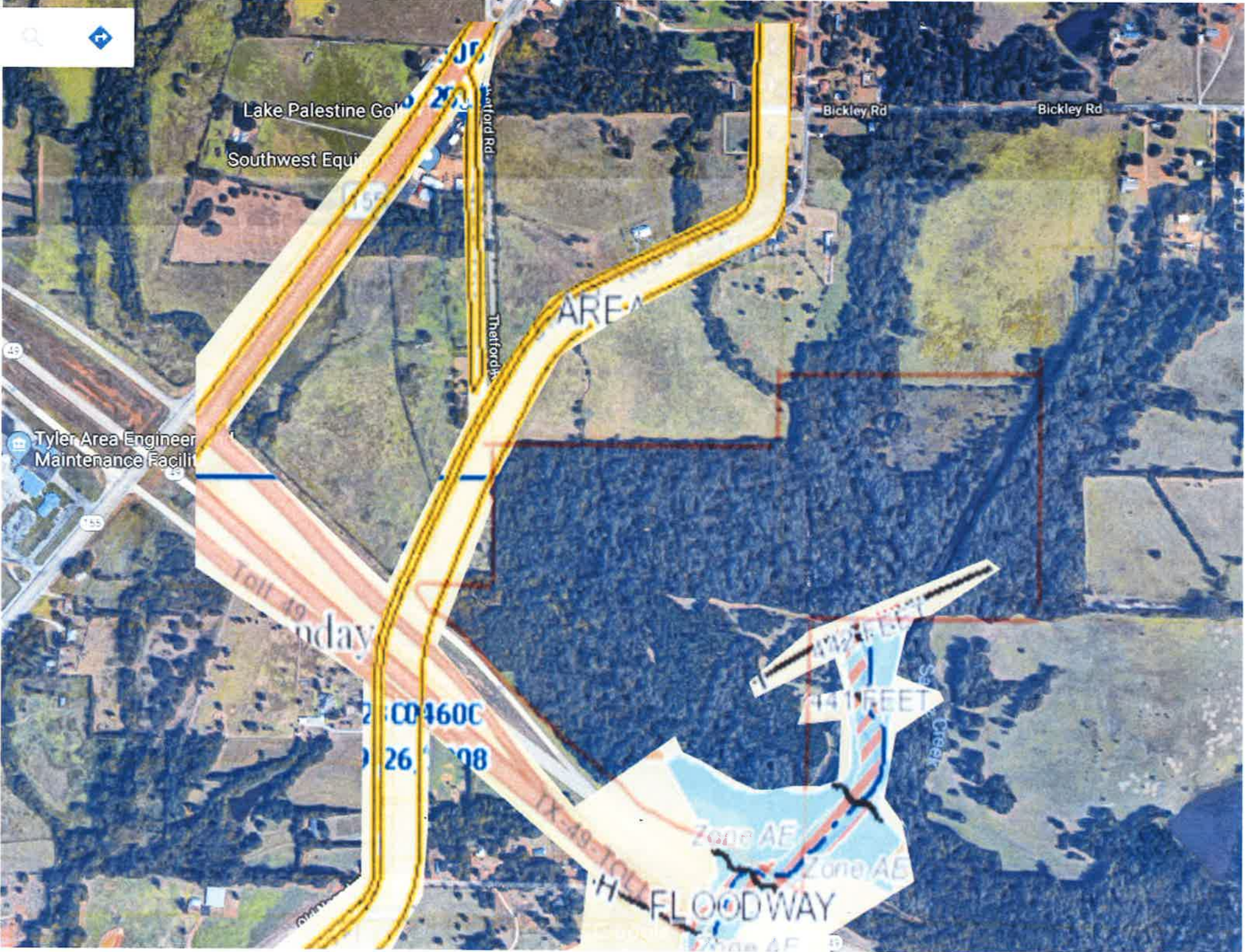


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 SECTION 11 & SECTION 18

DATE	REVISIONS DESCRIPTION	INIT

DRAWN BY	100	SHEET NUMBER
CHECKED BY	101	
APPROVED BY	100	1 OF 1
JOB NO.	91109	
BOOK	4	PAGE 21



Lake Palestine Golf

Southwest Equi

Bickley Rd

Bickley Rd

Thetford Rd

Thetford Rd

AREA

Tyler Area Engineer
Maintenance Facility

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2:00460C

0:26:08

441 FEET

441 FEET

Zone AE

Zone AE

FLOODWAY

Zone AE

Sal
Creek



49

155