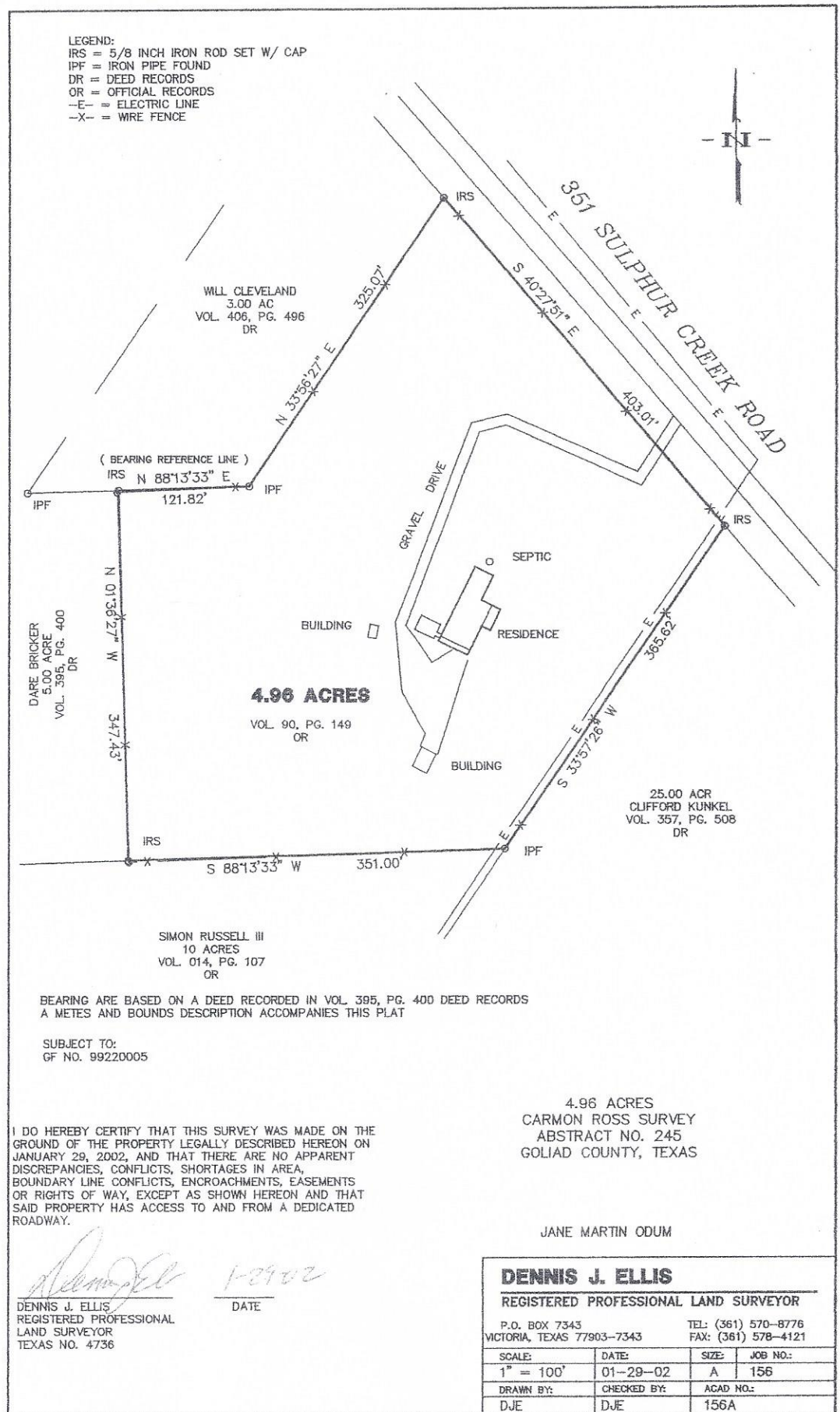
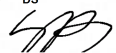


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24.96 ACRE TRACT
FIELDNOTE DESCRIPTIONDS


STATE OF TEXAS }

COUNTY OF GOLIAD }

Being 4.96 acres situated in and a part of the Carmon Ross Survey, Abstract No. 245, Goliad County, Texas. Said 4.96 acres is a portion of that certain tract of land recorded in Volume 90, Page 149 of the Official Records of Goliad County, Texas. This 4.96 acres is more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set in the Southwest line of Sulphur Creek Road for the Northeast corner of this 4.96 acres, also being the North corner of a 25.00 acre tract recorded in Volume 357, Page 508 of the Deed Records of Goliad County, Texas;

THENCE, S 33°57'26" W with the common line of this tract and said 25.00 acre tract a distance of 365.62 feet to a iron pipe found for the Southeast corner of this 4.96 acres;

THENCE, S 88°13'33" W with the common line of this tract and a 10 acre tract recorded in Volume 014, Page 107 of the Official Records of Goliad County, Texas, a distance of 351.00 feet to a 5/8 inch iron rod set for the Southwest corner of this 4.96 acres;

THENCE, N 01°36'27" E with the common line of this tract and a 5.00 acre tract recorded in Volume 395, Page 400 of the Deed Records of Goliad County, Texas, a distance of 347.43 feet to a 5/8 inch iron rod set for a corner of this 4.96 acres;

THENCE, with the common line of this tract and a 3.00 acre tract recorded in Volume 406, Page 496 of the Deed Records of Goliad County, Texas, as follows;

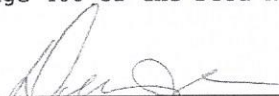
N 88°13'33" E (bearing reference line) a distance of 121.82 feet to a iron pipe found for a corner;

N 33°56'27" E a distance of 325.07 feet to a 5/8 inch iron rod set for the Northwest corner of this 4.96 acres;

THENCE, S 40°27'51" E with the Southwest line of Sulphur Creek Road a distance of 403.01 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 4.96 acres.

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on January 29, 2002, and bearings are based on a deed recorded in Volume 395, Page 400 of the Deed Records of Goliad County, Texas.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No, 156

1-29-02
Date



EXHIBIT A