

TEXAS TRANSPORTATION COMMISSION

MAVERICK County

MINUTE ORDER

Page 1 of 1

LAREDO District

In MAVERICK COUNTY, on FARM TO MARKET ROAD 2366, the State of Texas (state) acquired certain land needed for a state highway purpose by instruments recorded in Volume 56, Pages 69, 74, and 116, Deed Records of Maverick County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus right of way to the abutting landowner.

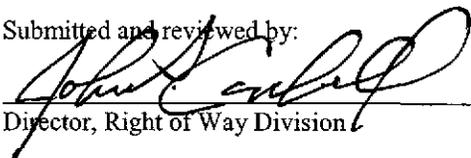
Cinco 1994 Family Limited Partnership is the abutting landowner and has requested that the state sell the surplus land to the partnership for \$72,400.

The commission finds \$72,400 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

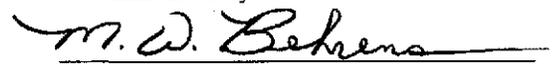
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Cinco 1994 Family Limited Partnership for \$72,400; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

IT IS FURTHER ORDERED that FM 2366 is removed from the state highway system from FM 1021, southward and eastward to another point on FM 1021, a distance of approximately 7.66 miles.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**110805 DEC 14 06**

Minute Number      Date Passed

Exhibit A Page 1 of 19 Pages

County: Maverick County  
Highway: F.M. 2366  
Project Limits: From F.M. 1021 at Station 620+90.9 to F.M. 1021 at Station 885+99.5  
CSJ: 1229-05-001

#### PROPERTY DESCRIPTION OF FM2366 EXISTING RIGHT OF WAY

Being 55.480 acres of land; situated in Maverick County, Texas; located in the C. P. Scales Survey (A-1375), the M. G. Jacobs Survey (A-1201), the W. E. Miller Survey (A-1353), the George W. Daniel Survey (A-94), the G. C. & S. F. R. R. Survey (A-1054), the W. Kelso Survey (A-1304), the, the P. H. Herndon Survey (A-149), the Josefa Stone Survey (A-1093), and the Anastacio Carr Survey (A-75); said 55.480 acres also being that same land described as a total of 53.18 acres in three separate deeds as 1) 9.50 acres conveyed from Lulu B. Evans to the State of Texas in that deed dated September 6, 1957 and recorded in Volume 53, Page 116 of the Maverick County Deed Records, 2) 43.54 acres conveyed from Dr. J. W. Weeks to the State of Texas in that deed dated August 21, 1957 and recorded in Volume 53, Page 69 of the Maverick County Deed Records, and 3) a 0.14 acre right of way easement granted by the Maverick County Water Control and Improvement District No. 1 to the State of Texas in that deed dated July 12, 1957 and recorded in Volume 53, Page 74 of the Maverick County Deed Records; said 55.480 acres being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4 inch iron rod at the intersection of an existing easterly right of way line of FM 1021 (100' R.O.W.), the east line of said C. P. Scales Survey, and the west line of the I. & G. N. R. R. Survey (A-444);

South 00° 14' 42" West, along the east line of said C. P. Scales Survey, the west line of said I. & G. N. R. R. Survey, and crossing said FM 1021, a distance of 235.18 feet to a 5/8 inch iron rod with RODS Surveying cap set for the POINT OF BEGINNING located at the intersection of an existing easterly right of way line of FM 2366 (60' R.O.W.) and an existing westerly right of way line of said FM 1021, said POINT OF BEGINNING having surface coordinates of X = 1,532,925.73 and Y = 13,400,990.73; all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates shown are surface and were converted from grid to surface by applying a combined surface adjustment factor of 1.00007 (grid x 1.00007 = surface);

Exhibit A Page 2 of 19 Pages

1. THENCE, South  $00^{\circ} 14' 42''$  West, along an existing easterly right of way line of said FM 2366 and a westerly line of a tract of land described as 1,250.09 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, passing at a distance of 806.18 feet and 12.33 feet left a set 5/8 inch iron rod with RODS Surveying cap (CP 201), passing at a total distance of 1,729.83 feet and 13.23 feet to the left of a set 5/8 inch iron rod with RODS Surveying cap (CP 202), and continuing a total distance of 2,230.85 feet to the beginning of a curve to the right;
2. THENCE, along an existing easterly right of way line of said FM 2366, departing a westerly line of said 1,250.09 acres, and along said curve to the right having a central angle of  $36^{\circ} 14' 50''$ , a radius of 201.89 feet, an arc length of 127.72 feet, a chord bearing of South  $18^{\circ} 22' 07''$  West, and a chord distance of 125.60 feet to the end of said curve to the right which bears North  $43^{\circ} 53' 43''$  East a distance of 23.91 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 203), said curve to the right also being the westerly line of a remnant of a tract of land described as 8,798.07 acres in that deed from Ben F. Foster, Administrator of the Estate of C. P. Scales to Lulu B. Evans, a feme sole, dated April 15, 1937 and recorded in Volume 30, Page 34 of the Maverick County Deed Records;
3. THENCE South  $36^{\circ} 29' 32''$  West, along an existing easterly right of way line of said FM 2366 and the westerly line of said remnant, passing at an approximate distance of 740 feet the southerly line of said remnant and a northerly line of a tract of land described as 1,677.6 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, continuing along an existing easterly right of way line of said FM 2366 and a westerly line of said 1,677.6 acres, passing at a total distance of 952.09 feet and 16.24 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 204), passing at a total distance of 1,912.93 feet and 8.59 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 205), passing at an approximate total distance of 2,020 feet a westerly line of said 1,677.6 acres and an easterly line of a tract of land described as 154.6 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, and continuing along an existing easterly right of way line of said FM 2366 and a westerly line of said 154.6 acres a total distance of 2,418.76 feet to the beginning of a curve to the right;
4. THENCE along an existing easterly right of way line of said FM 2366, a westerly line of said 154.6 acres, and along said curve to the right having a central angle of  $06^{\circ} 29' 02''$ , a radius of 1,462.39 feet, an arc length of 165.49 feet, a chord bearing of South  $39^{\circ} 44' 03''$  West, and a chord distance of 165.40 feet to the end of said curve to the right;

Exhibit A Page 3 of 19 Pages

5. THENCE along an existing easterly right of way line of said FM 2366 and a westerly line of said 154.6 acres, passing at a distance of 487.16 feet and 12.62 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 206), passing at an approximate total distance of 530 feet a westerly line of said 154.6 acres and an easterly line of a tract of land described as 22.7 acres in that deed from Richard S. Harvey and wife, Evelyn Weeden Harvey to Brian E. O'Brien and wife, Sandra R. O'Brien, dated March 10, 1977 and recorded in Volume 150, Page 355 of the Maverick County Deed Records, continuing along an existing easterly right of way line of said FM 2366 and crossing said 22.7 acres, a total distance of 1,794.11 feet to the beginning of a curve to the left;
6. THENCE along an existing easterly right of way line of said FM 2366, crossing said 22.7 acres, and along said curve to the left having a central angle of  $52^{\circ} 55' 58''$ , a radius of 307.03 feet, an arc length of 283.65 feet, a chord bearing of South  $16^{\circ} 30' 35''$  West, and a chord distance of 273.67 feet to the end of said curve to the left;
7. THENCE South  $09^{\circ} 57' 24''$  East, along an existing easterly right of way line of said FM 2366 and crossing said 22.7 acres, passing at an approximate distance of 190 feet a southerly line of said 22.7 acres and a northerly line of said 154.6 acres, continuing along an existing easterly right of way line of said FM 2366 and crossing said 154.6 acres, passing at a total distance of 1,342.25 feet and 16.52 feet left of a set 5/8" iron rod with RODS Surveying cap (CP 209), passing at an approximate total distance of 2,220 feet a southerly line of said 154.6 acres and a northerly line of said 1,677.6 acres, continuing along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, passing at a total distance of 3,873.40 feet and 14.12 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 211), and continuing a total distance of 4,280.02 feet to the beginning of a curve to the right;
8. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a central angle of  $23^{\circ} 43' 01''$ , a radius of 439.26 feet, an arc length of 181.83 feet, a chord bearing of South  $01^{\circ} 54' 06''$  West, and a chord distance of 180.53 feet to the end of said curve to the right which bears North  $29^{\circ} 51' 32''$  East a distance of 62.54 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 212);
9. THENCE South  $13^{\circ} 45' 37''$  West, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 1,410.23 feet to the beginning of a curve to the left;
10. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $10^{\circ} 30' 02''$ , a radius of 1,243.24 feet, an arc length of 277.84 feet, a chord bearing of South  $08^{\circ} 30' 36''$  West, and a chord distance of 277.53 feet to the end of said curve to the left;

Exhibit A Page 4 of 19 Pages

11. THENCE South  $03^{\circ} 15' 36''$  West, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, passing at a distance of 1,276.35 feet and 13.24 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 215), continuing a total distance of 2,617.32 feet to the beginning of a curve to the right which bears North  $13^{\circ} 24' 36''$  East a distance of 67.58 feet from a set 5/8" iron rod with RODS Surveying cap (CP 216);
12. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a radius of 2,321.83 feet, an arc length of 335.65 feet, a chord bearing of South  $07^{\circ} 24' 05''$  West, and a chord distance of 335.35 feet to the end of said curve to the right;
13. THENCE South  $11^{\circ} 32' 33''$  West, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 384.40 feet to the beginning of a curve to the left;
14. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $18^{\circ} 58' 00''$ , a radius of 542.96 feet, an arc length of 179.74 feet, a chord bearing of South  $02^{\circ} 03' 33''$  West, and a chord distance of 178.92 feet to the end of said curve to the left which bears North  $04^{\circ} 35' 45''$  East a distance of 52.36 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 217);
15. THENCE South  $07^{\circ} 25' 27''$  East, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 115.69 feet to the beginning of a curve to the right;
16. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a central angle of  $25^{\circ} 40' 56''$ , radius of 528.22 feet, an arc length of 236.77 feet, a chord bearing of South  $05^{\circ} 25' 01''$  West, and a chord distance of 234.79 feet to the end of said curve to the right;
17. THENCE South  $18^{\circ} 15' 29''$  West, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 132.15 feet to the beginning of a curve to the left;
18. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $03^{\circ} 33' 54''$ , a radius of 2,834.79 feet, an arc length of 176.38 feet, a chord bearing of South  $16^{\circ} 28' 32''$  West, and a chord bearing of 176.35 feet to the end of said curve to the left;

Exhibit A Page 5 of 19 Pages

19. THENCE South  $14^{\circ} 41' 35''$  West, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 394.75 feet to the beginning of a curve to the right which bears South  $03^{\circ} 04' 59''$  West a distance of 52.58 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 218);
20. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a central angle  $24^{\circ} 29' 00''$ , a radius of 1,041.10 feet, an arc length of 444.88 feet, a chord bearing of South  $26^{\circ} 56' 05''$  West, and a chord distance of 441.50 feet to the end of said curve to the right which bears South  $04^{\circ} 42' 27''$  East a distance of 42.43 feet from a set PK nail in asphalt (CP 219);
21. THENCE South  $39^{\circ} 10' 35''$  West, along an existing easterly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 594.70 feet to the beginning of a curve to the left;
22. THENCE along an existing easterly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left, passing at a distance of 664.65 feet a 5/8 inch iron rod with RODS Surveying cap set in a northerly line of a 100 foot wide strip of land described as 30.9 acres in that deed from Dr. J. W. Weeks to the Maverick County Water Control and Improvement District No. 1, dated April 24, 1951 and recorded in Volume 45, Page 35 of the Maverick County Deed Records, passing at a total distance of 782.57 feet a 5/8 inch iron rod with RODS Surveying cap set in a southerly line of said 30.9 acres, and continuing for a total distance of 1,771.63 feet to the end of said curve to the left having a central angle of  $128^{\circ} 43' 56''$ , a radius of 788.51 feet, an arc length of 1,771.63 feet, a chord bearing of South  $25^{\circ} 11' 23''$  East, and a chord distance of 1,421.80 feet;
23. THENCE South  $89^{\circ} 33' 21''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 1,677.6 acres, distance of 1,774.28 feet to the beginning of a curve to the right which bears North  $58^{\circ} 15' 53''$  West a distance of 36.00 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 224);
24. THENCE along an existing northerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right, passing at an approximate distance of 160 feet a southerly line of said 1,677.6 acres and a northerly line of a tract of land described as 3,195.359 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, continuing at total distance of 169.60 feet along said curve to the right having a central angle of  $47^{\circ} 43' 17''$ , a radius of 203.62 feet, an arc length of 169.60 feet, a chord bearing of South  $65^{\circ} 41' 42''$  East, and a chord distance of 164.74 feet;

Exhibit A Page 6 of 19 Pages

25. THENCE South  $41^{\circ} 50' 04''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 3,195.359 acres, passing at a distance of 958.88 feet and 13.72 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 225), continuing a total distance of 1,328.22 feet to an angle point to the left;
26. THENCE South  $42^{\circ} 03' 24''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 3,195.359 acres, a distance of 1,191.73 feet to an angle point to the right;
27. THENCE South  $41^{\circ} 20' 25''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 3,195.359 acres, passing at an approximate distance of 90 feet an easterly line of said 3,195.359 acres and a westerly line of said 1,677.6 acres, continuing along an existing northerly right of way line of said FM 2366 and a southerly line of said 1,677.6 acres, a total distance of 404.29 feet to the beginning of a curve to the left;
28. THENCE along an existing northerly right of way line of said FM2366, a southerly line of said 1,677.6 acres, and said curve to the left, passing at an approximate distance of 50 feet an easterly line of said 1,677.6 acres and a westerly line of a tract of land described as 113.0 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, continuing along an existing northerly right of way line of said FM 2366 and a southerly line of said 113.0 acres, a total distance of 159.25 feet to the end of said curve to the left having a central angle of  $21^{\circ} 17' 59''$ , a radius of 428.37 feet, an arc length of 159.25 feet, a chord bearing of South  $51^{\circ} 59' 24''$  East, and a chord distance of 158.33 feet;
29. THENCE South  $62^{\circ} 38' 24''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 113.0 acres, a distance of 411.21 feet to the beginning of a curve to the left;
30. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 113.0 acres, and said curve to the left having a central angle of  $18^{\circ} 55' 57''$ , a radius of 606.62 feet, an arc length of 200.45 feet, a chord bearing of South  $72^{\circ} 06' 22''$  East, and a chord distance of 199.54 feet to the end of said curve to the left;
31. THENCE South  $81^{\circ} 34' 21''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 113.0 acres, a distance of 628.38 feet, to the beginning of a curve to the right;

Exhibit A Page 7 of 19 Pages

32. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 113.0 acres, and said curve to the right, passing at an approximate distance of 20 feet an easterly line of said 113.0 acres and a westerly line of a tract of land described as 473.50 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, continuing along an existing northerly right of way line of said FM 2366, a southerly line of said 473.50 acres, and along said curve to the right, a total distance of 264.25 feet to the end of said curve to the right having a central angle of  $09^{\circ} 04' 56''$ , a radius of 1,667.02 feet, an arc length of 264.25 feet, a chord bearing of South  $77^{\circ} 01' 53''$  East, and a chord distance of 263.97 feet, the end of said curve to the right bears North  $44^{\circ} 50' 14''$  West a distance of 10.48 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 229);
33. THENCE South  $72^{\circ} 29' 25''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 473.50 acres, a distance of 364.09 feet to the beginning of a curve to the right;
34. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 473.50 acres, and said curve to the right having a central angle of  $27^{\circ} 31' 57''$ , a radius of 528.22 feet, an arc length of 253.83 feet, a chord bearing of South  $58^{\circ} 43' 26''$  East, and a chord distance of 251.39 feet to the end of said curve to the right which bears North  $75^{\circ} 48' 42''$  East a distance of 36.13 feet from a set PK nail in asphalt (CP 230);
35. THENCE South  $44^{\circ} 57' 28''$  East, along an existing northerly right of way line of said FM 2366, a southerly line of said 473.50 acres, passing at an approximate distance of 270 feet an easterly line of said 473.50 acres and a westerly line of a tract of land described as 916.5 acres in that deed from Cinco Family, L.L.C. to Cinco 1994 Family Limited Partnership, LTD., dated November 7, 1994 and recorded in Volume 381, Page 499 of the Maverick County Deed Records, continuing along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a total distance of 447.17 feet to the beginning of a curve to the left;
36. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the left having a central angle of  $38^{\circ} 33' 59''$ , a radius of 1,115.92 feet, an arc length of 751.14 feet, a chord bearing of South  $64^{\circ} 14' 27''$  East, and a chord distance of 737.04 feet to the end of said curve to the left;
37. THENCE South  $83^{\circ} 31' 27''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a distance of 719.02 feet to an angle point to the left;

Exhibit A Page 8 of 19 Pages

38. THENCE South  $84^{\circ} 04' 24''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, passing at a distance of 170.71 feet and 15.49 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 232), continuing a total distance of 703.56 feet to the beginning of a curve to the left;
39. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the left having a central angle of  $22^{\circ} 30' 59''$ , a radius of 1,879.86 feet, an arc length of 738.76 feet, a chord bearing of North  $84^{\circ} 40' 06''$  East, and a chord distance of 734.01 feet to the end of said curve to the left;
40. THENCE North  $73^{\circ} 24' 37''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a distance of 515.60 feet to the beginning of a curve to the left;
41. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the left, passing at a distance of 232.44 feet and 13.82 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 234), continuing a total distance of 298.50 feet to the end of said curve to the left having a central angle of  $03^{\circ} 00' 03''$ , a radius of 5,699.58 feet, an arc length of 298.50 feet, a chord bearing of North  $71^{\circ} 54' 35''$  East, and a chord distance of 298.47 feet;
42. THENCE North  $70^{\circ} 24' 34''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a distance of 77.78 feet to the beginning of a curve to the right;
43. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the right having a central angle of  $03^{\circ} 48' 02''$ , a radius of 2,894.79 feet, an arc length of 192.01 feet, a chord bearing of North  $72^{\circ} 18' 35''$  East, and a chord distance of 191.98 feet to the end of said curve to the right;
44. THENCE North  $74^{\circ} 12' 36''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a distance of 1,000.74 feet to the beginning of a curve to the left;
45. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the left having a central angle of  $05^{\circ} 25' 58''$ , a radius of 3,789.72 feet, an arc length of 359.33 feet, a chord bearing of North  $71^{\circ} 29' 37''$  East, and a chord distance of 359.20 feet to the end of said curve to the left;

Exhibit A Page 9 of 19 Pages

46. THENCE North  $68^{\circ} 46' 38''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a distance of 34.03 feet to the beginning of a curve to the left;
47. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the left having a central angle of  $39^{\circ} 59' 55''$ , a radius of 271.56 feet, an arc length of 189.58 feet, a chord bearing of North  $48^{\circ} 46' 41''$  East, and a chord distance of 185.75 feet to the end of said curve to the left;
48. THENCE North  $28^{\circ} 46' 44''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, a distance of 67.51 feet to the beginning of a curve to the right;
49. THENCE along an existing northerly right of way line of said FM 2366, a southerly line of said 916.5 acres, and along said curve to the right having a central angle of  $39^{\circ} 24' 53''$ , a radius of 1,462.39 feet, an arc length of 1,006.00 feet, a chord bearing of North  $48^{\circ} 29' 10''$  East, a chord distance of 986.28 feet to the end of said curve to the right which bears North  $41^{\circ} 57' 50''$  East a distance of 37.19 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 238);
50. THENCE North  $68^{\circ} 11' 36''$  East, along an existing northerly right of way line of said FM 2366 and a southerly line of said 916.5 acres, passing at an approximate distance of 210 feet an easterly line of said 916.5 acres and a westerly line of a tract of land described as 87.75 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., dated June 5, 1996 and recorded in Volume 441, Page 91 of the Maverick County Deed Records, continuing along an existing northerly right of way line of said FM 2366 and crossing said 87.75 acres, a total distance of 878.22 feet to the beginning of a curve to the right;
51. THENCE along an existing northerly right of way line of said FM 2366, crossing said 87.75 acres, and along said curve to the right having a central angle of  $31^{\circ} 15' 59''$ , a radius of 575.67 feet, an arc length of 314.14 feet, a chord bearing of North  $83^{\circ} 49' 36''$  East, and a chord distance of 310.26 feet to the end of said curve to the right;
52. THENCE South  $80^{\circ} 32' 25''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 87.75 acres, a distance of 1,187.11 feet to the beginning of a curve to the right;

Exhibit A Page 10 of 14 Pages

53. THENCE along an existing northerly right of way line of said FM 2366, crossing said 87.75 acres, and along said curve to the right having a central angle of  $20^{\circ} 19' 00''$ , a radius of 1,939.86 feet, an arc length of 687.86 feet, a chord bearing of North  $70^{\circ} 22' 54''$  East, and a chord bearing of 684.26 feet to the end of said curve to the right;
54. THENCE South  $60^{\circ} 13' 24''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 87.75 acres, a distance of 1,164.98 feet to the beginning of a curve to the right;
55. THENCE along an existing northerly right of way line of said FM 2366, crossing said 87.75 acres, and along said curve to the right having a central angle of  $33^{\circ} 50' 06''$ , a radius of 746.20 feet, an arc length of 440.65 feet, a chord bearing of South  $43^{\circ} 18' 21''$  East, and a chord distance of 434.28 feet to the end of said curve to the right;
56. THENCE South  $26^{\circ} 23' 19''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 87.75 acres, a distance of 24.43 feet to the beginning of a curve to the left;
57. THENCE along an existing northerly right of way line of said FM 2366, crossing said 87.75 acres, and along said curve to the left having a central angle of  $63^{\circ} 29' 13''$ , a radius of 328.10 feet, an arc length of 363.55 feet, a chord bearing of South  $58^{\circ} 07' 55''$  East, and a chord distance of 345.24 feet to the end of said curve to the right;
58. THENCE South  $89^{\circ} 52' 32''$  East, along an existing northerly right of way line of said FM 2366 and crossing said 87.75 acres, a distance of 330.96 feet to a 5/8 inch iron rod with RODS Surveying cap set in an existing westerly right of way line of said FM 1021, said iron rod bears South  $82^{\circ} 57' 58''$  West a distance of 7.76 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 243);
59. THENCE South  $34^{\circ} 11' 30''$  East, along an existing westerly right of way line of said FM 1021 and crossing said FM 2366, a distance of 72.64 feet to a 5/8 inch iron rod with RODS Surveying cap set in an existing southerly right of way line of said FM 2366;
60. THENCE North  $89^{\circ} 52' 32''$  West, along an existing southerly right of way line of said FM 2366 and the northerly line of a remnant of a tract of land described as 6,349.95 acres in that deed from El Indio Land Company to J. W. Weeks and wife, Myrtle E. Weeks, dated February 25, 1949 and recorded in Volume 41, Page 131 of the Maverick County Deed Records, a distance of 371.91 feet to the beginning of a curve to the right;

Exhibit A Page 11 of 19 Pages

61. THENCE along an existing southerly right of way line of said FM 2366, the northerly line of said remnant, and said curve to the right having a central angle of  $63^{\circ} 29' 13''$ , a radius of 388.10 feet, an arc length of 430.04 feet, a chord bearing of North  $58^{\circ} 07' 55''$  West, and a chord distance of 408.37 feet to the end of said curve to the right;
62. THENCE North  $26^{\circ} 23' 19''$  West, along an existing southerly right of way line of said FM 2366 and the northerly line of said remnant, a distance of 24.43 feet to the beginning of a curve to the left;
63. THENCE along an existing southerly right of way line of said FM 2366, the northerly line of said remnant, and said curve to the left, passing at a distance of 202.52 feet and 17.92 feet to the right of a set 5/8 inch iron rod with RODS Surveying cap (CP 242), continuing a total distance of 405.22 feet to the end of said curve to the left having a central angle of  $33^{\circ} 50' 06''$ , a radius of 686.20 feet, an arc length of 405.22 feet, a chord bearing of North  $43^{\circ} 18' 21''$  West, and a chord distance of 399.36 feet;
64. THENCE North  $60^{\circ} 13' 24''$  West, along an existing southerly right of way line of said FM 2366 and the northerly line of said remnant, passing at a distance of 895.88 feet and 11.79 feet right of a set 5/8 inch iron rod with RODS Surveying cap (CP 241), continuing a total distance of 1,164.98 feet to the beginning of a curve to the left;
65. THENCE along an existing southerly right of way line of said FM 2366, the northerly line of said remnant, and said curve to the left having a central angle of  $20^{\circ} 19' 00''$ , a radius of 1,879.86 feet, an arc length of 666.59 feet, a chord bearing of South  $70^{\circ} 22' 54''$  West, and a chord distance of 663.10 feet to the end of said curve to the left;
66. THENCE North  $80^{\circ} 32' 25''$  West, along an existing southerly right of way line of said FM 2366 and the northerly line of said remnant, passing at a distance of 94.98 feet and 12.33 feet right of a set 5/8 inch iron rod with RODS Surveying cap (CP 240), continuing a total distance of 1,187.11 feet to the beginning of a curve to the left which bears North  $69^{\circ} 04' 31''$  East a distance of 29.11 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 239);
67. THENCE along an existing southerly right of way line of said FM 2366, the northerly line of said remnant, and said curve to the left having a central angle of  $31^{\circ} 15' 59''$ , a radius of 515.67 feet, an arc length of 281.40 feet, a chord bearing of South  $83^{\circ} 49' 36''$  West, and a chord distance of 277.92 feet to the end of said curve to the left;
68. THENCE South  $68^{\circ} 11' 36''$  West, along an existing southerly right of way line of said FM 2366 and the northerly line of said remnant, a distance of 878.22 feet to the beginning of a curve to the left;

Exhibit A Page 12 of 14 Pages

69. THENCE along an existing southerly right of way line of said FM 2366, the northerly line of said remnant, and said curve to the left, passing at a distance of 577.80 feet and 28.61 feet to the left of a set PK nail in asphalt, continuing a total distance of 964.72 feet to the end of said curve to the left having a central angle of  $39^{\circ} 24' 53''$ , a radius of 1,402.39 feet, an arc length of 964.72 feet, a chord bearing of South  $48^{\circ} 29' 10''$  West, and a chord distance of 945.81 feet;
70. THENCE South  $28^{\circ} 46' 44''$  West, along an existing southerly right of way line of said FM 2366 and the northerly line of said remnant, a distance of 67.51 feet to the beginning of a curve to the right;
71. THENCE along an existing southerly right of way line of said FM 2366 and said curve to the right, passing at a distance of 94.39 feet and 14.65 feet right of a set 5/8 inch iron rod with RODS Surveying cap (CP 236), passing at an approximate total distance of 140 feet the westerly line of said remnant and an easterly line of a tract of land described as 107.9 acres in that deed from Jacob Marshall Jonas to Cinco 1994 Family Limited Partnership, LTD., dated January 8, 2003 and recorded in Volume 721, Page 318 of the Maverick County Deed Records, continuing along an existing southerly right of way line of said FM 2366, a northerly line of said 107.9 acres, and along said curve to the right, a total distance of 231.46 feet to the end of said curve to the right having a central angle of  $39^{\circ} 59' 55''$ , a radius of 331.56 feet, an arc length of 231.46 feet, a chord bearing of South  $48^{\circ} 46' 41''$  West, and a chord distance of 226.79 feet;
72. THENCE South  $68^{\circ} 46' 38''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 107.9 acres, a distance of 34.03 feet to the beginning of a curve to the right;
73. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 107.9 acres, and said curve to the right having a central angle  $05^{\circ} 25' 58''$ , a radius of 3,849.72 feet, an arc length of 365.02 feet, a chord bearing of South  $71^{\circ} 29' 37''$  West, and a chord distance of 364.89 feet to the end of said curve to the right;
74. THENCE South  $74^{\circ} 12' 36''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 107.9 acres, passing at a distance of 448.55 feet and 28.33 feet left of a set PK nail in asphalt (CP 235), continuing a total distance of 1,000.74 feet to the beginning of a curve to the left;

Exhibit A Page 13 of 19 Pages

75. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 107.9 acres, and along said curve to the left having a central angle of  $03^{\circ} 48' 02''$ , a radius of 2,834.79 feet, an arc length of 188.03 feet, a chord bearing of South  $72^{\circ} 18' 35''$  West, and a chord distance of 188.00 feet to the end of said curve to the left;
76. THENCE South  $70^{\circ} 24' 34''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 107.9 acres, a distance of 77.78 feet to the beginning of a curve to the right;
77. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 107.9 acres, and along said curve to the right having a central angle of  $03^{\circ} 00' 03''$ , a radius of 5,759.58 feet, an arc length of 301.64 feet, a chord bearing of South  $71^{\circ} 54' 35''$  West, and a chord distance of 301.61 feet to the end of said curve to the right;
78. THENCE South  $73^{\circ} 24' 37''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 107.9 acres, passing at an approximate distance of 120 feet a westerly line of said 107.9 acres and an easterly line of a second remnant of said 6,349.95 acres, continuing along an existing southerly right of way line of said FM 2366 and said second remnant, a total distance of 515.60 feet to the beginning of a curve to the right;
79. THENCE along an existing southerly right of way line of said FM 2366, the northerly line of said second remnant, and said curve to the right, passing at a distance of 423.07 feet and 5.46 feet right of a set 5/8 inch iron rod with RODS Surveying cap (CP 233), passing at an approximate total distance of 650 feet the westerly line of said second remnant, and an easterly line of a tract of land described as 191.28 acres in that deed from Brian E. O'Brien, Trustee to Cinco 1994 Family Limited Partnership, LTD., continuing along an existing southerly right of way line of said FM 2366, crossing said 191.28 acres, and along said curve to the right a total distance of 762.34 feet to the end of said curve to the right having a central angle of  $22^{\circ} 30' 59''$ , a radius of 1,939.86 feet, an arc length of 762.34 feet, a chord bearing of South  $84^{\circ} 40' 06''$  West, and a chord distance of 757.44 feet;
80. THENCE North  $84^{\circ} 04' 24''$  West, along an existing southerly right of way line of said FM 2366 and crossing said 191.28 acres, a distance of 703.85 feet to an angle point to the right;
81. THENCE North  $83^{\circ} 31' 27''$  West, along an existing southerly right of way line of said FM 2366 and crossing said 191.28 acres, a distance of 719.31 feet to the beginning of a curve to the right;

Exhibit A Page 14 of 19 Pages

82. THENCE along an existing southerly right of way line of said FM 2366 and crossing said 191.28 acres, passing at a distance of 309.90 feet and 12.63 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 231), passing at an approximate total distance of 580 feet a westerly line of said 191.28 acres and an easterly line of said 3,195.359 acres, continuing along an existing southerly right of way line of said FM 2366, a northerly line of said 3,195.359 acres, and said curve to the right a total distance of 791.53 feet to the end of said curve to the right having a central angle of  $38^{\circ} 33' 59''$ , a radius of 1,175.92 feet, an arc length of 791.53 feet, a chord bearing of North  $64^{\circ} 14' 27''$  West, and a chord distance of 776.67 feet;
83. THENCE North  $44^{\circ} 57' 28''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 3,195.359 acres, a distance of 447.17 feet to the beginning of a curve to the left which bears South  $12^{\circ} 29' 42''$  West a distance of 34.35 feet from a set PK nail in asphalt (CP 230);
84. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 3,195.359 acres, and said curve to the right having a central angle of  $27^{\circ} 31' 57''$ , a radius of 468.22 feet, an arc length of 225.00 feet, a chord bearing of North  $58^{\circ} 43' 26''$  West, and a chord distance of 222.84 feet to the end of said curve to the left;
85. THENCE North  $72^{\circ} 29' 25''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 3,195.359 acres, a distance of 364.09 feet to the beginning of a curve to the left;
86. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 3,195.359, and said curve to the left having a central angle  $09^{\circ} 04' 56''$ , a radius of 1,607.02 feet, an arc length of 254.74 feet, a chord bearing of North  $77^{\circ} 01' 53''$  West, and a chord distance of 254.47 feet to the end of said curve to the left;
87. THENCE North  $81^{\circ} 34' 21''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 3,195.359 acres, a distance of 628.38 feet to the beginning of a curve to the right which bears South  $79^{\circ} 43' 59''$  West a distance of 20.70 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 228);
88. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 3,195.395 acres, and said curve to the right having a central angle of  $18^{\circ} 55' 57''$ , a radius of 666.62 feet, an arc length of 220.27 feet, a chord bearing of North  $72^{\circ} 06' 22''$  West, and a chord distance of 219.27 feet to the end of said curve to the right;

Exhibit A Page 15 of 19 Pages

89. THENCE North  $62^{\circ} 38' 24''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 3,195.359 acres, a distance of 411.21 feet to the beginning of a curve to the right;
90. THENCE along an existing southerly right of way line of said FM 2366, a northerly line of said 3,195.359 acres, and said curve to the right having a central angle  $21^{\circ} 17' 59''$ , a radius of 488.37 feet, an arc length of 181.55 feet, a chord bearing of North  $51^{\circ} 59' 24''$  West, and a chord distance of 180.51 feet to the end of said curve to the right which bears North  $64^{\circ} 13' 25''$  West a distance of 21.86 feet from a set  $5/8$  inch iron rod with RODS Surveying cap (CP 227);
91. THENCE North  $41^{\circ} 20' 25''$  West, along an existing southerly right of way line of said FM 2366 and a northerly line of said 3,195.359 acres, passing at an approximate distance of 180 feet an easterly corner of said 3,195.359 acres, continuing along an existing southerly right of way line of said FM 2366 and crossing said 3,195.359 acres, a total distance of 403.91 feet to an angle point to the left;
92. THENCE North  $42^{\circ} 03' 24''$  West, along an existing southerly right of way line of said FM 2366 and crossing said 3,195.359 acres, passing at a distance of 1,067.99 feet and 27.26 feet left of a set PK nail in asphalt, continuing a total distance of 1,191.47 feet to an angle point to the right;
93. THENCE North  $41^{\circ} 50' 04''$  West, along an existing southerly right of way line of said FM 2366 and crossing said 3,195.359 acres, a distance of 1,328.34 feet to the beginning of a curve to the left;
94. THENCE along an existing southerly right of way line of said FM 2366, crossing said 3,195.359 acres, and along said curve to the left having a central angle of  $47^{\circ} 43' 17''$ , a radius of 143.62 feet, an arc length 119.62 feet, a chord bearing of North  $65^{\circ} 41' 42''$  West, and a chord distance of 116.20 feet to the end of said curve to the left in a southerly line of said 1,677.6 acres;
95. THENCE North  $89^{\circ} 33' 21''$  West, along an existing southerly line of said FM 2366, a northerly line of said 3,195.359 acres, and a southerly line of said 1,677.6 acres, a distance of 1,774.28 feet to the beginning of a curve to the right;

Exhibit A Page 16 of 19 Pages

96. THENCE along an existing westerly right of way line of said FM 2366, departing a northerly line of said 3,195.359 acres, crossing said 1,677.6 acres, and along said curve to the right, passing at a distance of 360.76 feet and 3.26 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 222), passing at a total distance of 949.95 feet and 10.85 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 221), passing at a total distance of 1,107.44 feet a 5/8 inch iron rod with RODS Surveying cap set at a southerly line of said 30.9 acres, passing at a total distance of 1,222.32 feet a set 5/8 inch iron rod with RODS Surveying cap set at a northerly line of said 30.9 acres, passing at a total distance of 1,612.23 feet and 0.47 feet right of a set 5/8 inch iron rod with RODS Surveying cap (CP 220), continuing a total distance of 1,906.43 feet to the end of said curve to the left having a central angle  $128^{\circ} 43' 56''$ , a radius of 848.51 feet, an arc length of 1,906.43 feet, a chord bearing of North  $25^{\circ} 11' 23''$  West, and a chord distance of 1,529.99 feet;
97. THENCE North  $39^{\circ} 10' 35''$  East, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 594.70 feet to the beginning of a curve to the left;
98. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $24^{\circ} 29' 00''$ , a radius of 981.10 feet, an arc length of 419.24 feet, a chord bearing of North  $26^{\circ} 56' 05''$  East, and a chord distance of 416.06 feet to the end of said curve to the left;
99. THENCE North  $14^{\circ} 41' 35''$  East, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 394.75 feet to the beginning of a curve to the right;
100. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a central angle  $03^{\circ} 33' 54''$ , a radius of 2,894.79 feet, an arc length of 180.11 feet, a chord bearing of North  $16^{\circ} 28' 32''$  East, and a chord distance of 180.08 feet to the end of said curve to the right;
101. THENCE North  $18^{\circ} 15' 29''$  East, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 132.15 feet to the beginning of a curve to the left;
102. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $25^{\circ} 40' 56''$ , a radius of 468.22 feet, an arc length of 209.87 feet, a chord bearing of North  $05^{\circ} 25' 01''$  East, and a chord distance of 208.12 feet to the end of said curve to the left;

Exhibit A Page 17 of 19 Pages

103. THENCE North  $07^{\circ} 25' 27''$  West, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 115.69 feet to the beginning of a curve to the right;
104. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a central angle of  $18^{\circ} 58' 00''$ , a radius of 602.96 feet, an arc length 199.60 feet, a chord bearing of North  $02^{\circ} 03' 33''$  East, and a chord distance of 198.69 feet to the end of said curve to the right;
105. THENCE North  $11^{\circ} 32' 33''$  East, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, a distance of 384.40 feet to the beginning of a curve to the left;
106. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $08^{\circ} 16' 58''$ , a radius of 2,261.83 feet, an arc length 326.97 feet, a chord bearing of North  $07^{\circ} 24' 05''$  East, and a chord distance of 326.69 feet to the end of said curve to the left;
107. THENCE North  $03^{\circ} 15' 36''$  East, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, passing at a distance of 2,529.32 feet and 11.05 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 214), continuing a total distance of 2,617.32 feet to the beginning of a curve to the right;
108. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the right having a central angle  $10^{\circ} 30' 02''$ , a radius of 1,303.24 feet, an arc length of 238.84 feet, a chord bearing of North  $08^{\circ} 30' 36''$  East, and a chord distance of 238.51 feet to the end of said curve to the right;
109. THENCE North  $13^{\circ} 45' 37''$  East, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, passing at a distance of 350.81 feet and 11.41 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 213), continuing a total distance of 1,410.23 feet to the beginning of a curve to the left;
110. THENCE along an existing westerly right of way line of said FM 2366, crossing said 1,677.6 acres, and along said curve to the left having a central angle of  $23^{\circ} 43' 01''$ , a radius of 379.26 feet, an arc length of 156.99 feet, a chord bearing of North  $01^{\circ} 54' 06''$  East, and a chord distance of 155.87 feet to the end of said curve to the left;

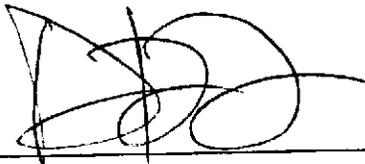
Exhibit A Page 18 of 19 Pages

111. THENCE North  $09^{\circ} 57' 24''$  West, along an existing westerly right of way line of said FM 2366 and crossing said 1,677.6 acres, passing at a distance of 1,589.86 feet and 5.09 feet left of a set 5/8 inch iron rod with RODS Surveying cap (CP 210), passing at an approximate total distance of 2,070 feet a northerly line of said 1,677.6 acres and a southerly line of said 154.6 acres, continuing along an existing westerly right of way line of said FM 2366 and crossing said 154.6 acres, passing at an approximate total distance of 4,100 feet a northerly line of said 154.6 acres and a southerly line of said 22.7 acres, continuing along an existing westerly right of way line of said FM 2366 and crossing said 22.7 acres, a total distance of 4,280.02 feet to the beginning of a curve to the right which bears North  $36^{\circ} 59' 04''$  West a distance of 35.35 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 208);
112. THENCE along an existing westerly right of way line of said FM 2366, crossing said 22.7 acres, and along said curve to the right having a central angle of  $52^{\circ} 55' 58''$ , a radius of 367.03 feet, an arc length of 339.09 feet, a chord bearing of North  $16^{\circ} 30' 35''$  East, and a chord distance of 327.15 feet to the end of said curve to the right on an easterly line of a tract of land described as 2,320.7 acres in that deed from Pastureland Improvement Corporation to Cinco 1994 Family Limited Partnership, LTD., dated March 1, 2000 and recorded in Volume 573, Page 344 of the Maverick County Deed Records;
113. THENCE North  $42^{\circ} 58' 34''$  East, along an existing westerly right of way line of said FM 2366 and an easterly line of said 2,320.7 acres, passing at a distance of 64.76 feet and 26.30 feet left of a set PK nail in asphalt, continuing a total distance of 1,794.11 feet to the beginning of a curve to the left;
114. THENCE along an existing westerly right of way line of said FM 2366, an easterly line of said 2,320.7 acres, and said curve to the left having a central angle of  $06^{\circ} 29' 02''$ , a radius of 1,402.39 feet, an arc length 158.70 feet, a chord bearing of North  $39^{\circ} 44' 03''$  East, and a chord distance of 158.62 feet to the end of said curve to the left;
115. THENCE North  $36^{\circ} 29' 32''$  East, along an existing westerly right of way line of said FM 2366 and an easterly line of said 2,320.7 acres, a distance of 2,418.76 feet to the beginning of a curve to the left;
116. THENCE along an existing westerly right of way line of said FM 2366, an easterly line of said 2,320.7 acres, and said curve to the left having a central angle of  $36^{\circ} 14' 50''$ , a radius of 141.89 feet, an arc length of 89.76 feet, a chord bearing of North  $18^{\circ} 22' 07''$  East, and a chord distance of 88.27 feet to the end of said curve to the left;

Exhibit A Page 19 of 19 Pages

117. THENCE North  $00^{\circ} 14' 42''$  East, along an existing westerly right of way line of said FM 2366 and an easterly line of said 2,320.7 acres, a distance of 2,358.57 feet to a 5/8 inch iron rod with RODS Surveying cap set in an existing westerly right of way line of said FM 1021 said iron rod bears North  $55^{\circ} 20' 38''$  West a distance of 7.87 feet from a set 5/8 inch iron rod with RODS Surveying cap (CP 200);
118. THENCE South  $24^{\circ} 55' 08''$  East, along an existing westerly right of way line of said FM 1021 and crossing said FM 2366, a distance of 141.11 feet to the POINT OF BEGINNING and containing 55.480 acres of land.

A map of even date herewith accompanies this metes and bounds description.

 8/15/05

Arthur M. Story - Registered Professional Land Surveyor  
Texas Registration No. 4034  
RODS Surveying, Inc.

