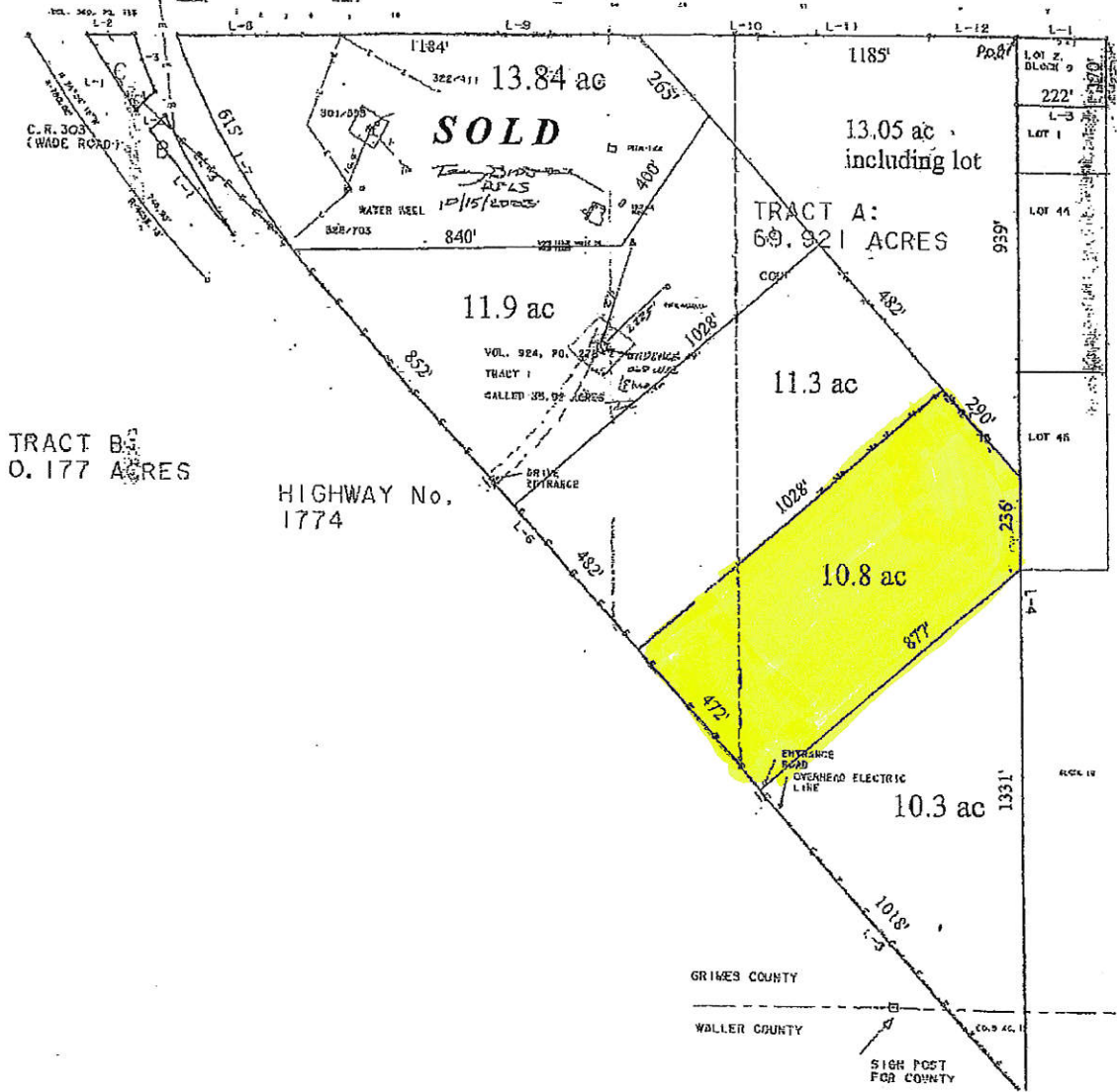


ren3 with acreage.tif (3930x3587x16M tiff)



TRACT B:
0.177 ACRES

HIGHWAY No.
1774

13.84 ac
SOLD

13.05 ac
including lot 1

TRACT A:
69.921 ACRES

11.9 ac

11.3 ac

10.8 ac

10.3 ac

GRIMES COUNTY

WALLER COUNTY

SIGN POST
FOR COUNTY

EXHIBIT A

FIELDNOTE DESCRIPTION
10.80 ACRES
THOMAS BETTS SURVEY, A-108
GRIMES COUNTY, TEXAS

ALL that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Thomas Betts Survey, A-108, and being a part of the tract described in Deed dated July 18, 2005 executed by William Klingaman, Jr. to PWR Partnership recorded July 22, 2005 in Volume 1133, Page 97 of the Real Property Records of Grimes County, Texas, retained in the Vender's lien, and securing the payment of note of even date to the State Bank in the amount of \$205,000.00 and being additionally secured by Deed of Trust of even date to Mark Reiersen, Trustee, recorded in the Real Property Records of Grimes County, Texas, under Volume 1133, Page 102, the 10.80 acres being described as follows:

COMMENCING at the south corner of the said 69.921 acres tract, a 1/2" iron rod for corner in the northeast right-of-way of Farm Road No. 1774, having a 100 feet r.o.w.; THENCE N 41° 26' 23" W a distance of 1019.60 feet to the TRUE POINT OF BEGINNING of the 10.80 acres, a 1/2" iron rod set for corner at the south corner of same;

THENCE N 41° 26' 23" W along the said highway a distance of 67.80 feet to a 1/2" iron rod found for corner;

THENCE N 41° 26' 22" W continuing along the said highway a distance of 373.82 feet to a 1/2" iron rod previously set for the south corner of the adjoining 11.30 acre corner;

THENCE N 48° 33' 38" E, leaving the highway, along the said adjoining 11.30 acres tract a distance of 1028.00 feet pass on line a 1/2" iron rod previously set for corner and at a total distance of 1255.04 feet intersect the east line of the parent tract and being in the adjoining west line of Mill Creek Estates (Vol. 293, Pg. 192);

THENCE S 00° 46' 49" E along the said subdivision a distance of 582.16 feet to a 1/2" iron rod set for corner for the southeast corner of this 10.80 acres and being the north corner of the adjoining 10.249 acres tract surveyed this same date;

THENCE S 48° 33' 38" W along the division line between this 10.80 acres tract and the adjoining 10.249 acres a distance of 875.73 feet to the place of beginning and containing 10.80 acres.

See attached plat for other details.

Terry Brooks, RPLS 1880
July 14, 2005



Terry Brooks

FM 1774 Home Owners Association
As Of 4/1/2005

- Mobile/Manufactured homes must not be visible from FM 1774 roadway.
- No signs for two ^{one (1)} years after purchase with the exception of "For Sale" signs no larger than 9 Square Feet.
- Building set back line at 75 foot
- No junk yard
- No storage facilities visible from street
- No storage facilities for two (2) years after purchase