

Exhibit "A"- page 1 of 3

TRACT A

**METES AND BOUNDS DESCRIPTION
OF A
0.101 ACRE TRACT
PORTION OF LOT 1, BLOCK 19
EMERALD FOREST, PHASE 11-A
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1, BLOCK 19, EMERALD FOREST, PHASE 11-A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4580, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT ALSO BEING A PORTION OF A CALLED 0.85 ACRE SLOPE EASEMENT TO THE CITY OF COLLEGE STATION DESCRIBED AS TRACT 1 IN VOLUME 1566, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF APPOMATTOX DRIVE (70' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: N 04° 57' 24" W ALONG THE EAST LINE OF APPOMATTOX DRIVE FOR A DISTANCE OF 118.06 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77° 39' 59" FOR AN ARC DISTANCE OF 33.89 FEET (CHORD BEARS: N 33° 52' 35" E - 31.35 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF ROLLING ROCK PLACE (50' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 72° 42' 35" E ALONG THE SOUTH LINE OF ROLLING ROCK PLACE FOR A DISTANCE OF 7.95 FEET TO A POINT ON THE EAST LINE OF SAID 0.85 ACRE SLOPE EASEMENT;

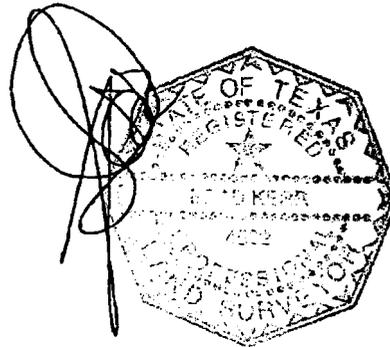
THENCE: S 11° 00' 46" E THROUGH SAID LOT 1 AND ALONG THE EAST LINE OF SAID SLOPE EASEMENT FOR A DISTANCE OF 33.81 FEET TO A POINT MARKING AN ANGLE POINT IN SAID EAST LINE;

THENCE: S 07° 52' 04" E CONTINUING THROUGH SAID LOT 1 AND ALONG THE EAST LINE OF SAID SLOPE EASEMENT FOR A DISTANCE OF 102.78 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

THENCE: S 72° 42' 35" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 37.07 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.101 OF AN ACRE (4413 SQUARE FEET) OF LAND, MORE OR LESS. SEE PLAT PREPARED JUNE, 2003, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF EMERALD FOREST, PHASE 11-A, 4580/196.

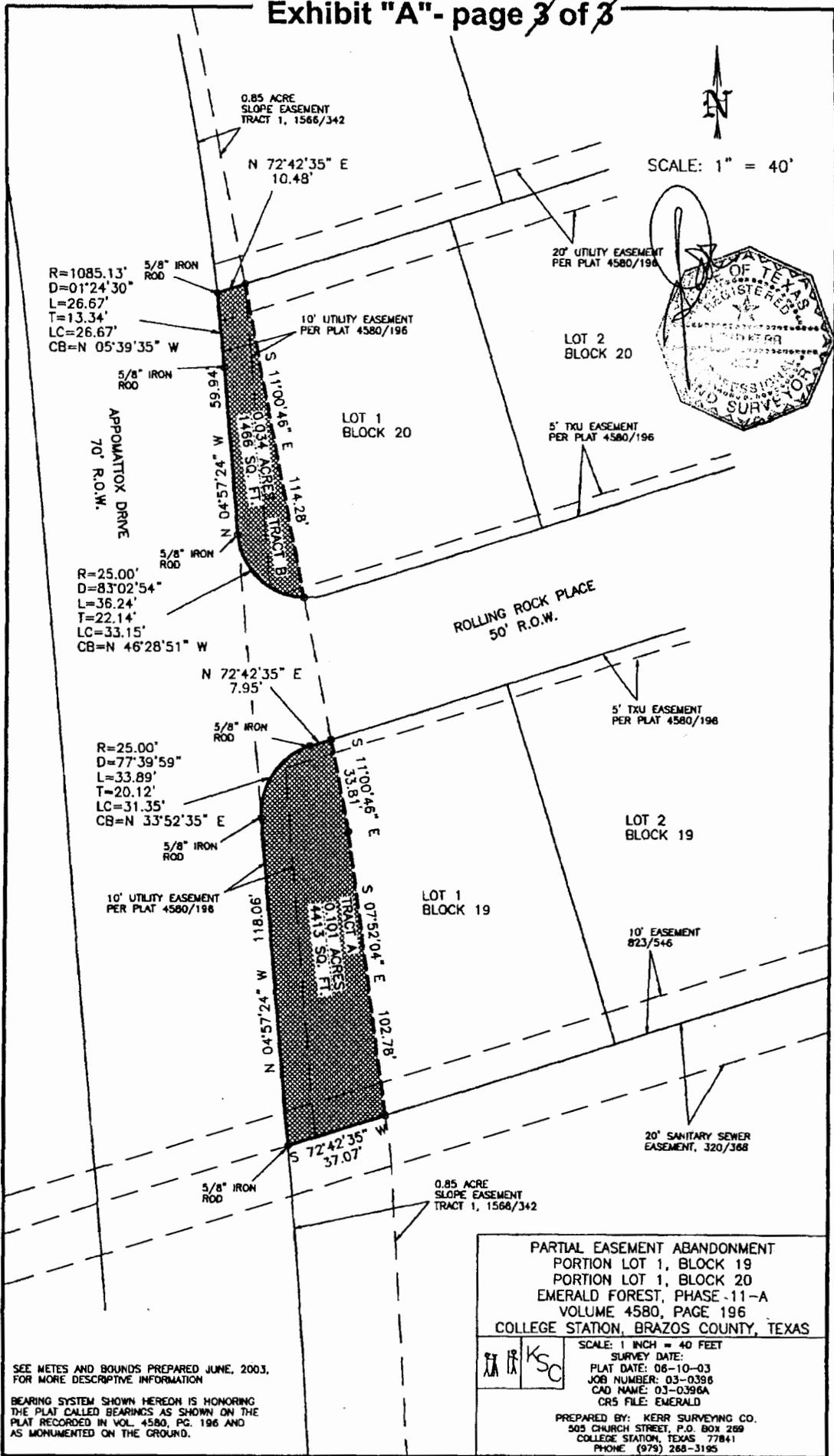
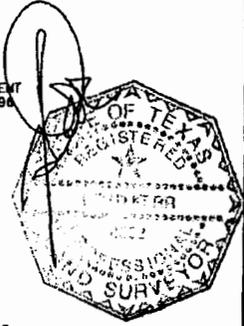
BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

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SCALE: 1" = 40'



SEE METES AND BOUNDS PREPARED JUNE, 2003, FOR MORE DESCRIPTIVE INFORMATION

BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 4580, PG. 196 AND AS MONUMENTED ON THE GROUND.

PARTIAL EASEMENT ABANDONMENT
 PORTION LOT 1, BLOCK 19
 PORTION LOT 1, BLOCK 20
 EMERALD FOREST, PHASE -11-A
 VOLUME 4580, PAGE 196
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET

SURVEY DATE:
 PLAT DATE: 06-10-03
 JOB NUMBER: 03-0398
 CAD NAME: 03-0396A
 CRS FILE: EMERALD

PREPARED BY: KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
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