EXHIBIT A
FIELD NOTES
BRYAN TEXAS UTILITIES
80' WIDE ELECTRICAL EASEMENT
BEING 8.63 ACRES
OUT OF THE
LEAF CANYON RANCH, INC.
CALLED 293.565 ACRE TRACT &
CALLED 0.812 ACRE TRACT
VOLUME 11094, PAGE 18
J. H. JONES SURVEY, A – 26
BRAZOS COUNTY, TEXAS
JUNE 14, 2012
REVISED MAY 2, 2013

All that certain lot, tract or parcel of land being 8.63 acres situated in the J. H. JONES SURVEY, Abstract No. 26, Brazos County, Texas, and being a part of that certain Called 293.565 acre tract and Called 0.812 acre tract as described in deed from Robert L. Jones, Jr. and Susan Alice Murphy Jones to Leaf Canyon Ranch, Inc. of record in Volume 11094, Page 18 of the Official Records of Brazos County, Texas, said 8.63 acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the center of Turkey Creek for the northeasterly corner, said corner being located in the northwest line of said Called 293.565 acre tract and the southeast line of the Joshua G. Oelze Called 86.40 acre tract of record in Volume 7084, Page 251, a ½" Iron Rod found for angle point in the northeast line of said Called 293.565 acre tract bears N 52 ° 07 ' 02 " E a distance of 2682.57 feet;
THENCE S 20 ° 18 ' 16 " E, a distance of 254.92 feet to a calculated point for interior corner;
THENCE S 46 ° 39 ' 44 " E, a distance of 90.02 feet to a calculated point for angle point;
THENCE S 46 ° 15 ' 16 " E, a distance of 216.81 feet to a calculated point for angle point;
THENCE S 46 ° 37 ' 30 " E, a distance of 405.19 feet to a calculated point for angle point;
THENCE S 46 ° 35 ' 58 " E, a distance of 725.98 feet to a calculated point for angle point;
THENCE S 46 ° 27 ' 52 " E, a distance of 592.78 feet to a calculated point for angle point;
THENCE S 46 ° 12 ' 38 " E, a distance of 364.76 feet to a calculated point for interior corner;
THENCE N 42 ° 50 ' 36 " E, a distance of 724.95 feet to a calculated point for exterior corner;
THENCE S 80 ° 29 ' 57 " E, a distance of 387.57 feet to a calculated point for exterior corner;
THENCE S 47 ° 37 ' 20 " E, a distance of 1725.68 feet to a calculated point for the most easterly corner, said corner being located in the calculated southeast line of said Called 293.565 acre tract and the calculated northwest line of the James Green, et al, Called 86.923 acre tract of record in Volume 371, Page 417, the calculated east corner of said Called 293.565 acre tract bears N 43 ° 42 ' 02 " E a distance of 1673.98 feet, and a ½" Iron Rod found for angle point in the northeast line of said Called 293.565 acre tract bears N 28 ° 50 ' 30 " E a distance of 1722.59 feet;
THENCE S 43 ° 42 ' 02 " W, along the calculated southeast line of said Called 293.565 acre tract and the calculated northwest line of said Called 86.923 acre tract a distance of 40.01 feet to a calculated point for the most southerly corner, said corner being the calculated south corner of said Called 293.565 acre tract and being located in the northeast line of the Wallace W. Groff and Patricia A. Groff Called 54.50 acre tract of record in Volume 3985, Page 77, a Fence Corner Post found for reference bears S 47 ° 37 ' 20 " E a distance of 6.23 feet;
THENCE N 47 ° 37 ' 20 " W, along the southwest line of said Called 293.565 acre tract and the northeast line of said Called 54.50 acre tract a distance of 1639.26 feet to a 6" Fence Corner

Post found for interior corner, said corner being the most easterly corner of said Called 0.812 acre tract and being an exterior corner of the Wallace W. Groff and Patricia A. Groff Called 17.32 acre tract of record in Volume 2711, Page 213;
THENCE N 80 ° 29 ' 57 " W, along south line of said Called 0.812 acre tract and the north line of said Called 17.32 acre tract a distance of 394.53 feet to a 6" Fence Corner Post found for interior corner, said corner being the most westerly corner of said Called 0.812 acre tract and being an exterior corner of said Called 17.32 acre tract;
THENCE S 42 ° 50 ' 36 " W, along a southeast line of said Called 293.565 acre tract and the northwest line of said Called 17.32 acre tract a distance of 763.16 feet to a 3" Metal Fence Post found for the southwesterly corner of said Called 293.565 acre tract, said corner being the east corner of the Wallace W. Groff and Patricia A. Groff Called 64 acre tract of record in Volume 2268, Page 179;
THENCE along a southwest line of said Called 293.565 acre tract for the following calls:

N 46 ° 12 ' 38 " W, a distance of 445.91 feet to a calculated point for angle point;
N 46 ° 27 ' 52 " W, a distance of 592.51 feet to a calculated point for angle point;
N 46 ° 35 ' 58 " W, a distance of 725.85 feet to a calculated point for angle point;
N 46 ° 37 ' 30 " W, a distance of 405.45 feet to a calculated point for angle point;
N 46 ° 15 ' 16 " W, a distance of 216.78 feet to a calculated point for angle point;
N 46 ° 39 ' 44 " W, a distance of 108.49 feet to a calculated point for angle point, a calculated point for the west corner of said Called 293.565 acre tract bears N 46 ° 39 ' 44 " W a distance of 395.53 feet;

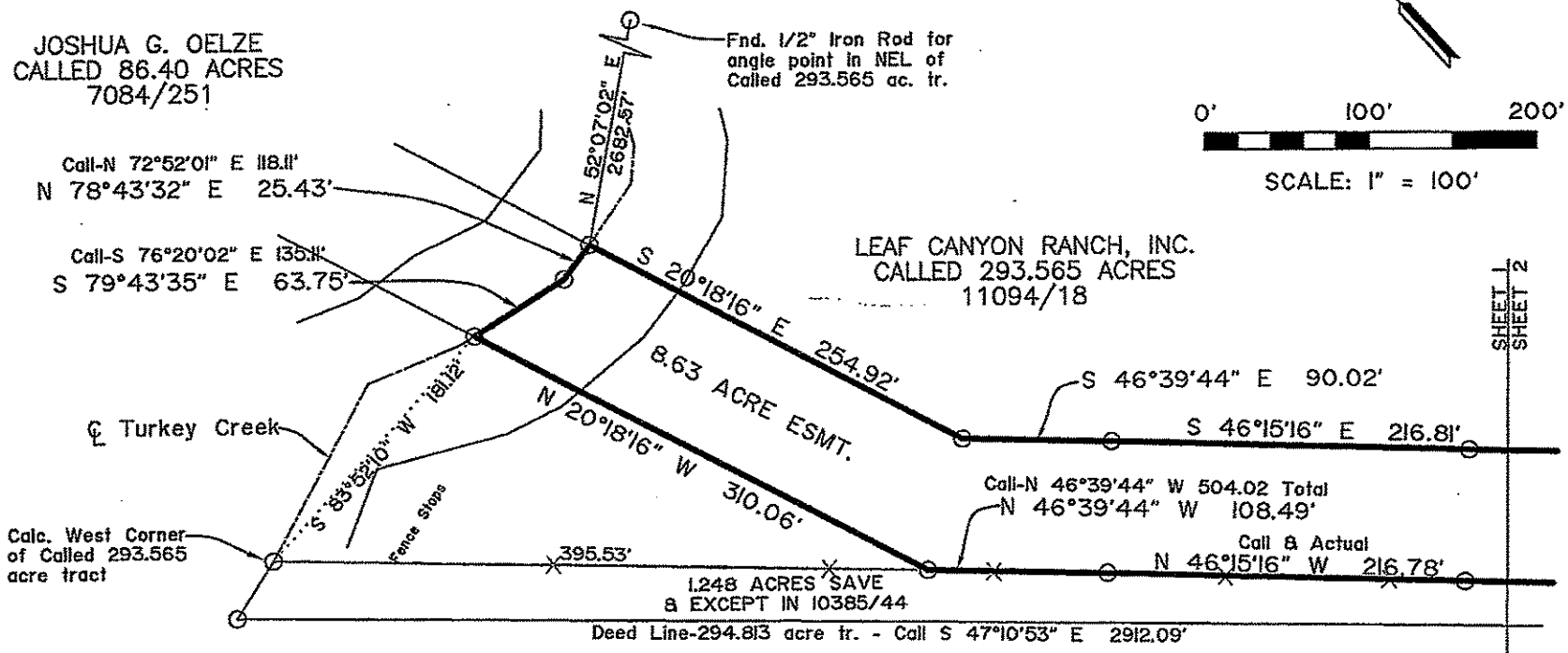
THENCE N 20 ° 18 ' 16 " W, a distance of 310.06 feet to a calculated point in the center of said Turkey Creek for the most westerly corner, said corner being located in the northwest line of said Called 293.565 acre tract and the southeast line of said Called 86.40 acre tract, the calculated west corner of said Called 293.565 acre tract bears S 83 ° 52 ' 10 " W a distance of 181.12 feet;
THENCE S 79 ° 43 ' 35 " E, along the center of said Turkey Creek, same being the northwest line of said Called 293.565 acre tract and the southeast line of said Called 86.40 acre tract a distance of 63.75 feet to a calculated point for interior corner;
THENCE N 78 ° 43 ' 32 " E, continuing along the center of said Turkey Creek, the northwest line of said Called 293.565 acre tract, and the southeast line of said Called 86.40 acre tract a distance of 25.43 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 8.63 ACRES OF LAND, MORE OR LESS, according to a survey performed June 14, 2012, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the southwest line of the 293.565 acre tract to grid north, NAD83(CORS96), Texas State Plane Central Zone, as derived by GPS observations. For other information, see accompanying plat.

STATE OF TEXAS
REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: curtis@strongsurveying.com

NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST LINE OF THE 293.565 ACRE TRACT TO GRID NORTH, NAD83(CORS96), TEXAS STATE PLANE CENTRAL ZONE, AS DERIVED BY GPS OBSERVATIONS.

SHEET 1 OF 7



0' 100' 200'

SCALE: 1" = 100'

WALLACE W. GROFF AND
PATRICIA A. GROFF
CALLED 64 ACRES
2268/179

I, H. CURTIS STRONG, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4961, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B
BRYAN TEXAS UTILITIES
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JUNE 8, 2012
REVISED MAY 2, 2013

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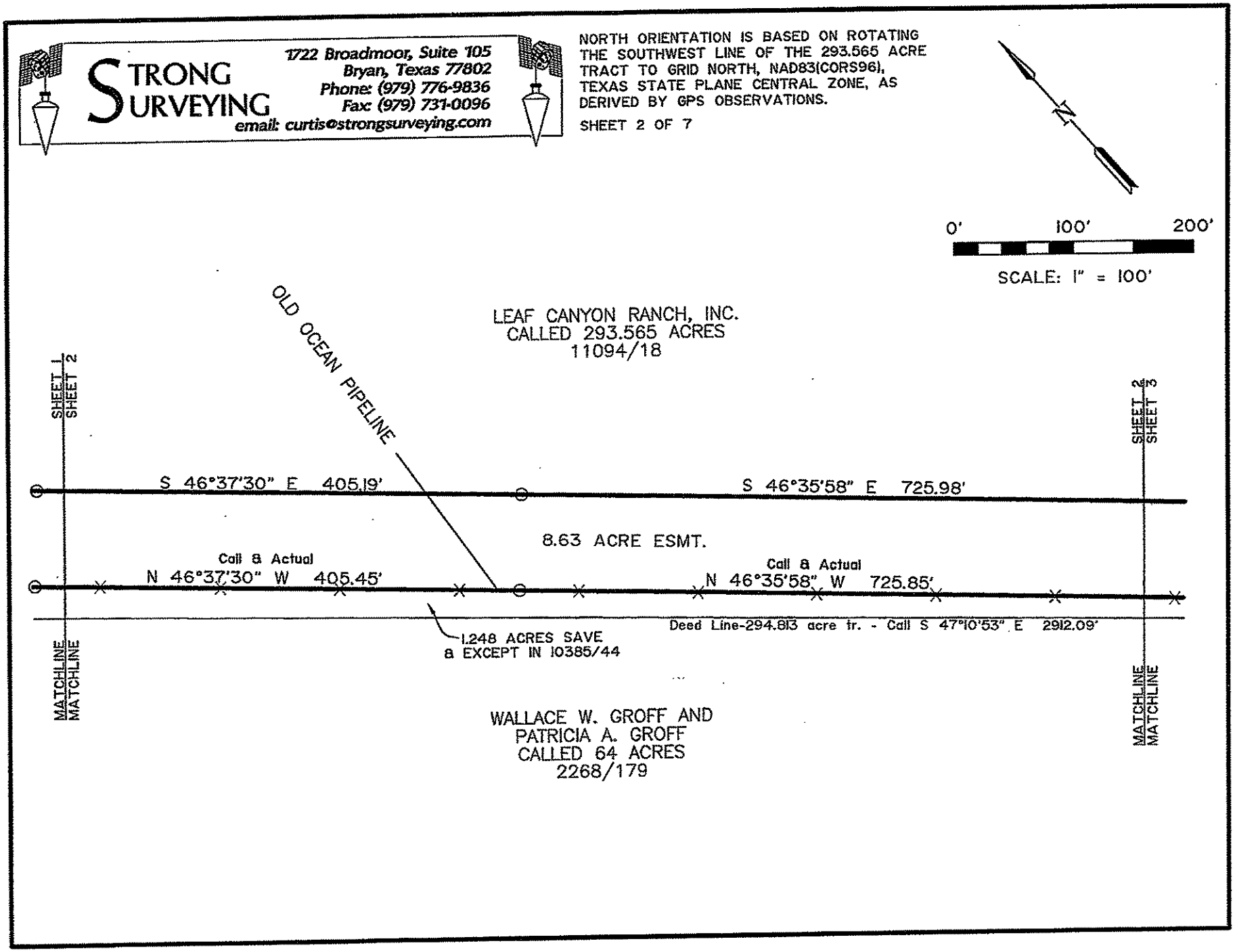

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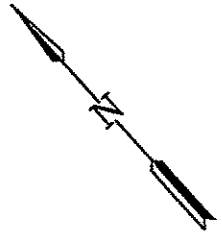
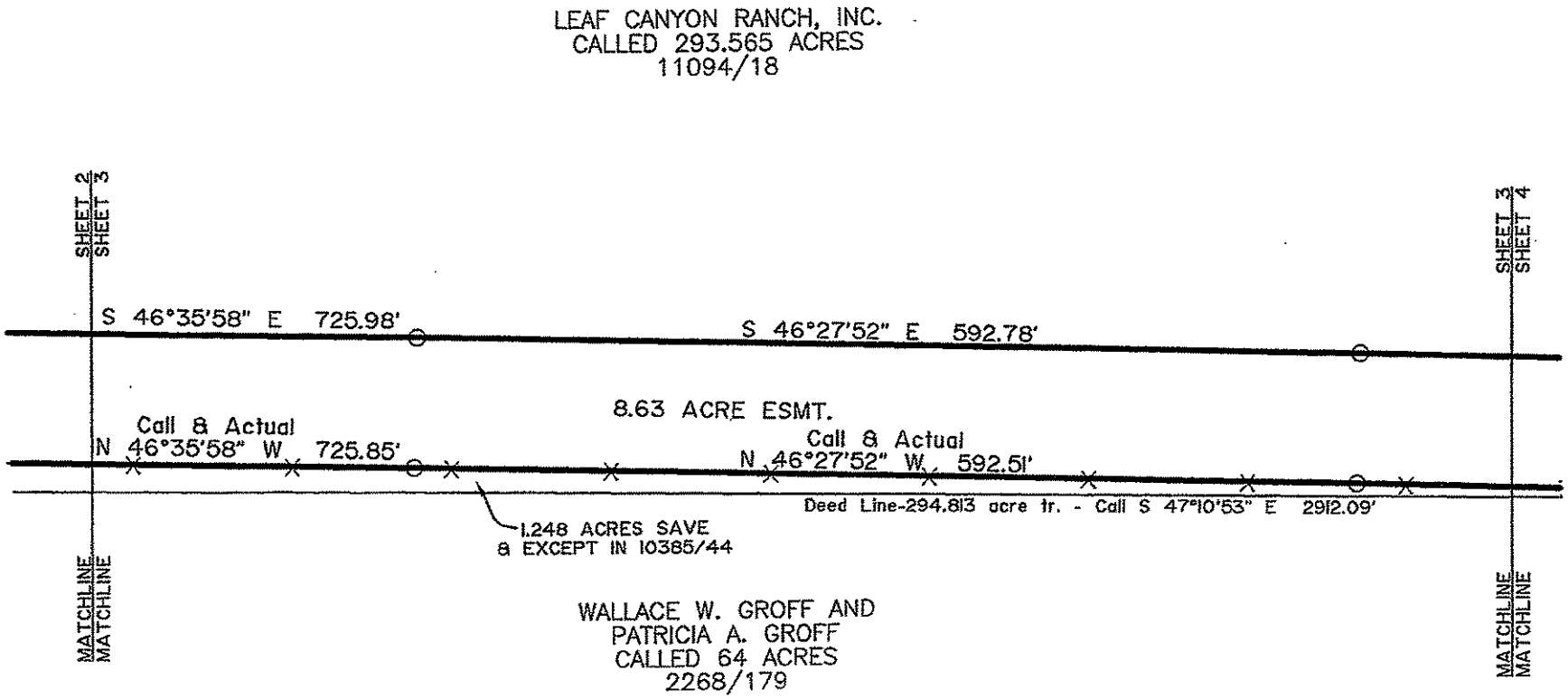


0' 100' 200'

SCALE: 1" = 100'



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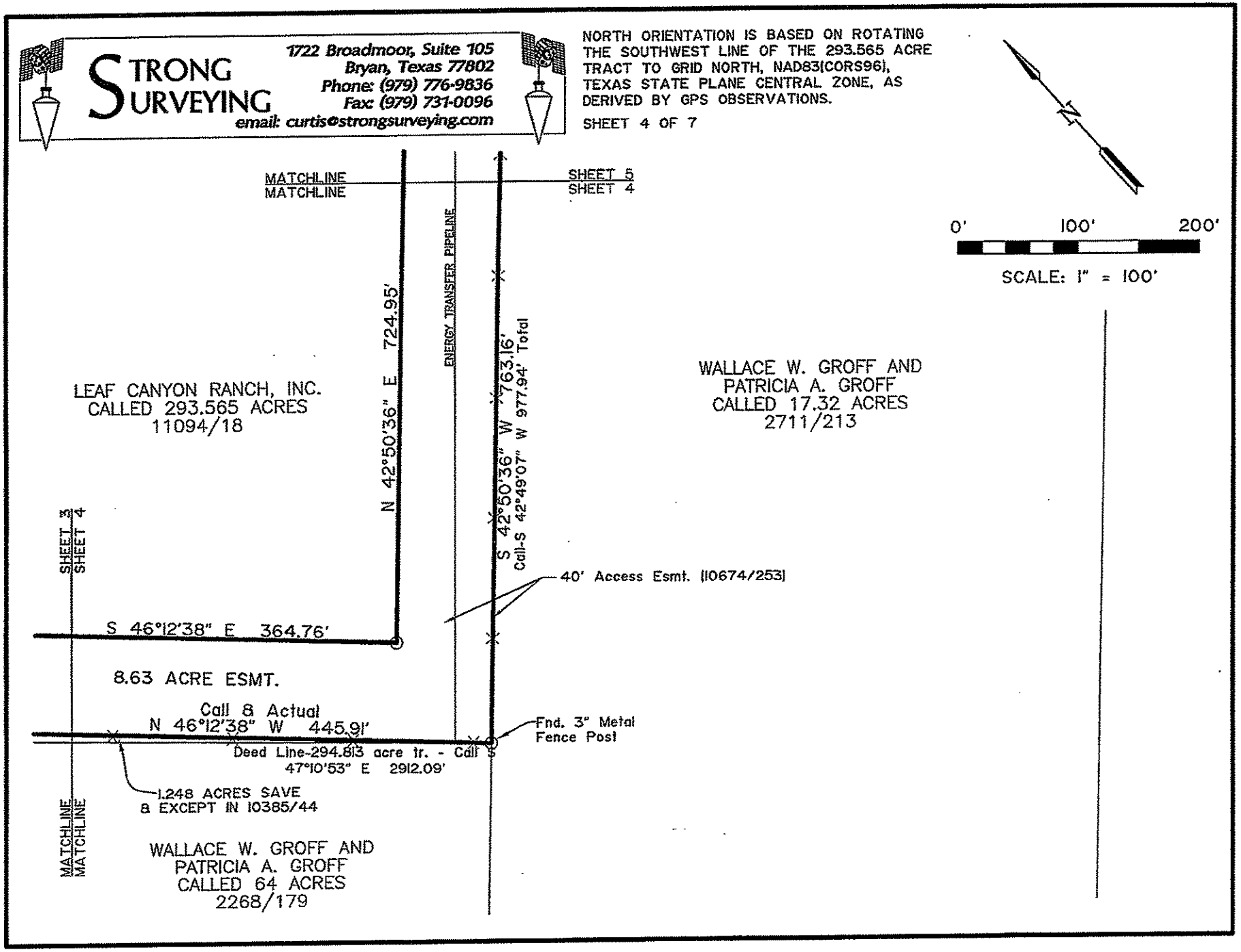

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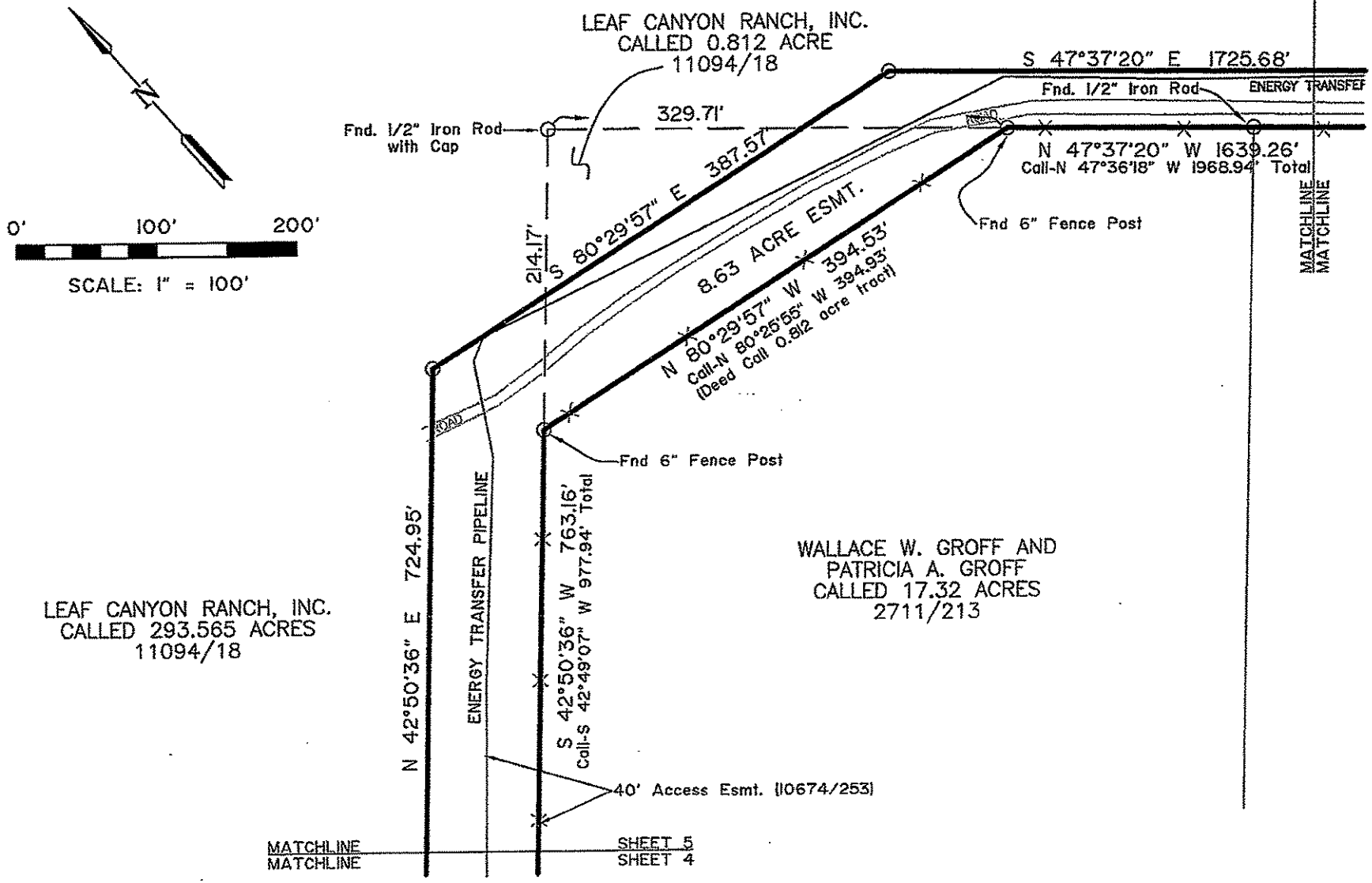
SHEET 5 OF 7



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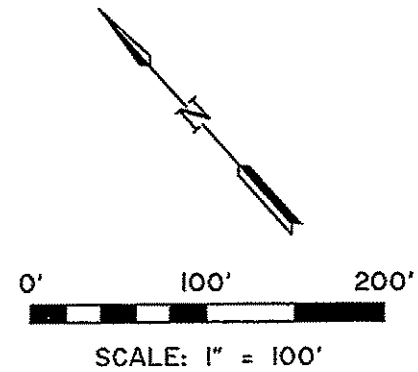

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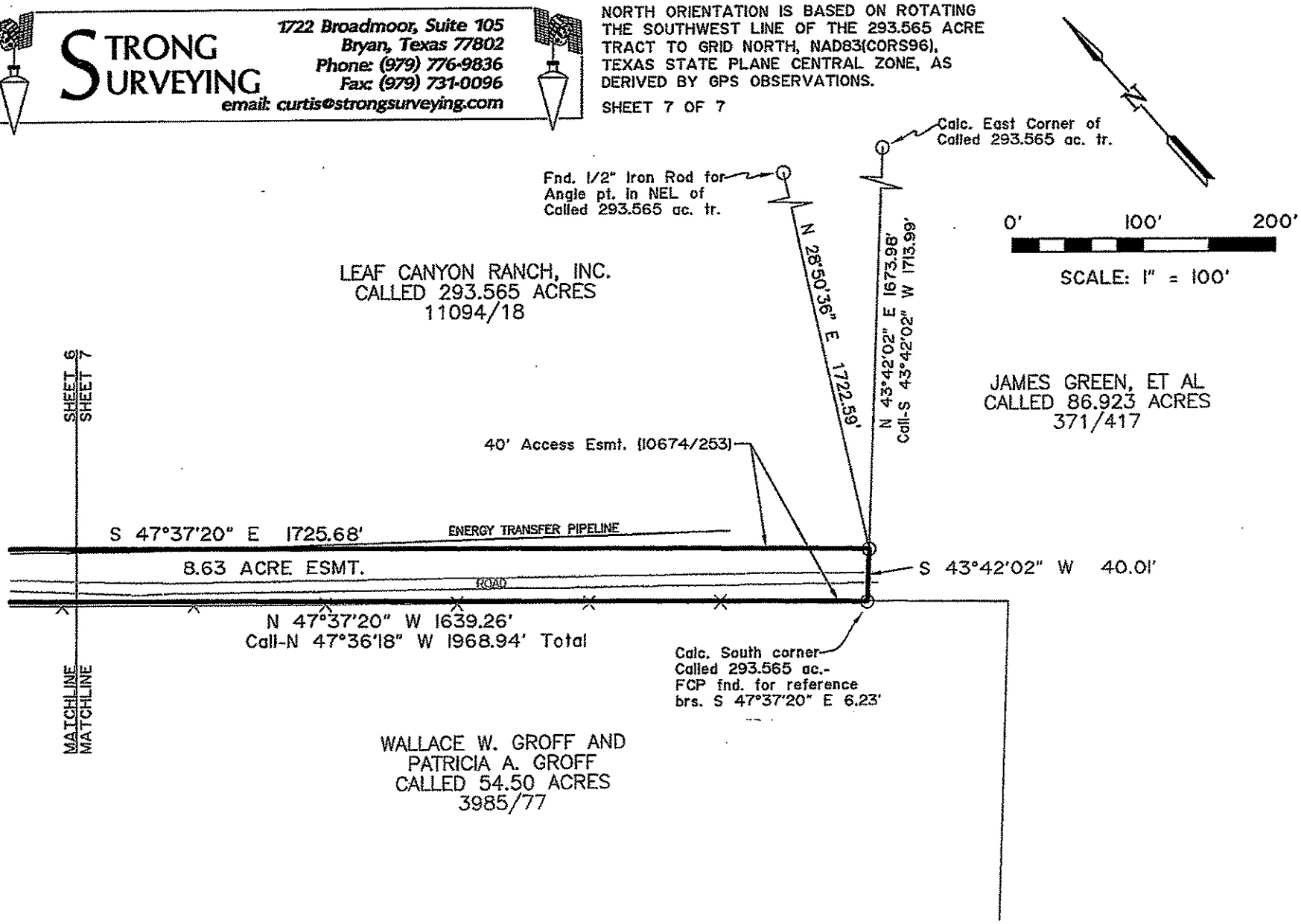
SHEET 7 OF 7