



EXHIBIT "A"

FIELD NOTES
EDELWEISS ESTATES, PHASE THREE
 (Does not include the Victoria Avenue Right-of-Way nor
 the 100' Wide Common Area & Public Drainage and Utility Easement)

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, in College Station, Brazos County, Texas, and being a portion of the 24.686 acre tract conveyed to BEGONIA CORPORATION by Lieven J. Van Riet, Trustee by deed recorded in Volume 1829, Page 321 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod set for the most southerly corner of EDELWEISS ESTATES, PHASE TWO as recorded in Volume 2085, Page 321, said iron rod also being in the northeast right-of-way line of Victoria Avenue as described in Volume 2167, Page 279;

THENCE: N 41° 45' 11" E along the southeast line of the said EDELWEISS ESTATES, PHASE TWO line for a distance of 1384.59 feet to a 1/2-inch iron rod set for corner, said corner also being in the southwest right-of-way line of a County Road called Schaffer Road;

THENCE: S 48° 30' 36" E along said Schaffer Road line for a distance of 157.62 feet to a 1/2-inch iron rod set for corner;

THENCE: into the interior of the said 24.686 acre tract for the following four (4) calls:

1. S 42° 32' 59" W for a distance of 30.00 feet to a 1/2-inch iron rod set for corner;
2. S 48° 30' 36" E for a distance of 75.00 feet to a 1/2-inch iron rod set for corner;
3. S 08° 35' 52" E for a distance of 99.11 feet to a 1/2-inch iron rod set for corner and
4. S 41° 45' 11" W for a distance of 1293.97 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the beforementioned northeast right-of-way line of Victoria Avenue;

THENCE: 249.86 feet in a counter-clockwise direction along the arc of a curve having a central angle of 01° 44' 13", a radius of 8241.62 feet, a tangent of 124.94 feet and a long chord bearing N 47° 47' 42" W at a distance of 249.85 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: N 48° 39' 39" W for a distance of 58.68 feet to the POINT OF BEGINNING and containing 9.651 acres of land, more or less.

VOL 2547 PAGE 335