

50.00 ACRES OF LAND, BEING A PART OF THE JOSHUA ABBOTT LEAGUE, ABSTRACT 144, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 740.91 ACRE TRACT DESCRIBED IN A DEED TO IP FARMS, INC. RECORDED IN VOLUME (87)495, PAGE 941, OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1 inch iron pipe set for the Southwest corner of the herein described tract and the Northwest corner of a 67.43 acre tract this day surveyed in the Southeast right-of-way line of State Highway 288 (Volume 1207, Page 138, Deed Records), said point being located North 86 deg. 35 min. East - 3046.93 and North 27 deg. 41 min. 59 sec. East - 1324.05 feet from a concrete monument found at the Southwest corner of the IP Farms, Inc. 740.91 acre tract;

THENCE North 27 deg. 41 min. 59 sec. East, along the Southeast right-of-way line of State Highway 288, a distance of 1584.08 feet to a concrete monument found at the E.C. of a curve to the right;

THENCE continuing along said right-of-way line following said curve to the right having a Radius of 1095.92 feet, Central Angle 17 deg. 53 min. 22 sec., Chord Bearing and Distance of North 51 deg. 16 min. 10 sec. East - 340.79 feet; for an arc distance of 342.18 feet to a 3/4 inch iron pipe set in the North line of the IP Farms, Inc. tract and the South line of the Claud B. Hamill tract recorded in Volume 1080, Page 465, Deed Records, said point being in the North line of the Joshua Abbott League, Abstract 144, and the South line of the Stephen F. Austin League, Abstract 24;

THENCE North 86 deg. 29 min. 37 sec. East, along the common line of said Surveys and the North line of the IP Farms, Inc. tract and the South line of the Hamill tract; at 534.49 feet pass a 1 inch iron pipe set in the West line of County Road 48, as fenced, and continue for a total distance of 565.63 feet to a point for corner in County Road 48;

THENCE South 18 deg. 59 min. 33 sec. East, along a line in County Road 48, a distance of 1613.29 feet to a point marking the Southeast corner of the herein described tract and the Northeast corner of the aforementioned 67.43 acre tract;

THENCE South 86 deg. 35 min. West, along the North line of the said 67.43 acre tract at 31.11 feet pass a 1 inch iron pipe set in the West line of County Road 48, and continue for a total distance of 2095.52 feet to the PLACE OF BEGINNING and containing 50.00 acres of land.

PROPERTY EXHIBIT

EXHIBIT A