

EXHIBIT "A"

LAND DESCRIPTION

Being all that certain tract or parcel of land, lying and being situated in Burleson County, Texas, out of the John M. Dougal Survey, Abstract 104, and being all of a tract called 30.00 acres in a Deed from Mark Caperton, et al, to Rachel Ansley, et ux, dated May 31, 1973, recorded in Volume 212, page 188 of the Deed Records of said county, and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Southwest corner of said 30.00 acre tract, being a re-entrant corner of the reserve tract out of a parent 80.035 acre tract, described in a Deed from J. T. Massey, et ux, to Robert B. Powell and Fred Prickett, dated April 25, 1972, recorded in Volume 199, page 364 of the Deed Records of said county;

THENCE North 18° 16' 11" West, along the fenced West line of said 30.00 acre tract, at 185.61 feet passing the North line of said Powell 80.035 acre tract and the Southeast corner of a 23.640 acre tract described in a Deed from Harold R. Towslee, et al, to Robert B. Powell, et al, recorded in Volume 204, page 479 of the Deed Records of said county, and continuing on said course, along the said line of 30.00 acre tract and along the East line of said 23.640 acre tract, a total distance of 1,117.99 feet to a 5/8 inch iron rod recovered at the Northwest corner of said 30.00 acre tract, common with the Southwest corner of a 50.00 acre tract described in an Assignment of Installment Land Contract from John L. Faust, et ux, Assignor to Wayne Dean, Jr., Assignee, dated February 6, 1975, recorded in Volume 225, page 252 of the Deed Records of said county;

THENCE North 69° 45' 00" East, along the North boundary of said 30.00 acre tract and the South line of said 50.00 acre line, 1,141.79 feet to a 5/8 inch iron rod found at the Northeast corner of said 30.00 acre tract and the Northwest corner of a 25.00 acre tract described in a Contract of Sale and Purchase between the Veterans' Land Board of Texas and Robert Lee Jones, dated August 5, 1973, recorded in Volume 215, page 80 of the Deed Records of said county;

THENCE South 18° 26' 22" East, along the fenced East line of said 30.00 acre tract and the West line of the said 25.00 acre tract, 1,158.18 feet to a 1/2 inch steel rod set at the Southeast corner of said 30.00 acre tract and the Southwest corner of the said 25.00 acre tract, located in the North margin of a 60 feet wide road;

THENCE South 71° 46' 00" West, along the South boundary of said 30.00 acre tract, and along the North line of said road, at 313 feet county road maintenance ends, and continuing on said course, a total 1,144.54 feet to the PLACE OF BEGINNING and containing 29.86 acres of land, more or less.

NOTE: All bearings recited herein refer to the record bearing along the South line of said 30.00 acre tract.

This is to certify that the heretofore land description was prepared from an on the ground survey made by the undersigned.

Date of signature February 2, 1994.

Marvin Makowsky
Registered Professional Land Surveyor No. 1815