

EXHIBIT "A"

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DESCRIPTION

OF A 85,413 SQUARE FEET (1.961 ACRES) TRACT OF LAND OUT OF AND A PART OF THE N.D. WALLING SURVEY ABSTRACT #675 AND THE JAMES NEILEY SURVEY ABSTRACT #485, SITUATED IN WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN OLD COUNTY ROAD THAT IS NO LONGER IN USE, SAID 85,413 SQUARE FEET (1.961 ACRES) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a Calculated Point in the West Right-of-Way of Farm to Market Highway 685 (100' Right-of-Way), also being in the West line of the Old County Road and the East line of that 238.73 Acre tract as conveyed to Earl W. Klattenhoff, as recorded in Volume 1571, Page 380 of the Williamson County Deed Records, from which a Concrete Highway Monument Found Bears with a curve to the left having a Central Angle of $6^{\circ}54'55''$, a Radius of 3870.00, Chord Bears $S13^{\circ}27'40''W$, 466.80' feet, and an Arc distance of 467.08' feet;

Thence, $N09^{\circ}53'23''E$, with the common line between the West line of the said Old County Road and the East line of the said 238.73' Acres, 1,428.47' feet to a calculated point, for an angle point;

Thence, $N22^{\circ}13'23''E$, with the common line between the West line of the said Old County Road and the East line of the said 238.73' Acres, 98.33' feet to a Hackberry Stump Found, for the Northwest corner of the herein described tract;

Thence, $N81^{\circ}38'05''E$, with the common line between the North line of the said Old County Road and a South line of the said 238.73' Acres, 465.43' feet, to a Fence Corner Post Found, in the West line of the said Farm to Market Highway 685;

Thence, $S27^{\circ}18'19''W$, crossing the Old County Road, and with the West Right-of-Way of the said Farm to Market Highway 685, 61.84' feet to a 1/2" Iron Rod Found at the Northeast corner of that 5.12 Acre tract conveyed to Ronald Palmer as recorded in Document #9715354 of the Williamson County Deed Records;

Thence, $S83^{\circ}56'14''W$, with the common line between the South line of the said Old County Road, and the North line of the said 5.12 Acre tract, 126.56' feet to a 1/2" Iron Rod Found, for an angle point;

Thence, $S81^{\circ}44'54''W$, with the common line between the South line of the said Old County Road, and the North line of the said 5.12 Acre tract, 251.57' feet to a 1/2" Iron Rod Found, for the Northwest corner of the said 5.12 Acre tract;

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Thence, S48°27'58"W, with the common line between the East line of the Old County Road, and the West line of the said 5.12 Acre tract, 55.39' feet to a Calculated point for an angle point;

Thence, S09°57'30"W, with the common line between the said Old County Road and the said 5.12 Acre tract, 1160.77' feet, to a 1/2" Iron Rod Found, at the most Southerly corner of the said 5.12 Acre tract, and in the West Right-of-Way line of the said Farm to Market Highway 685, from which a Concrete Highway Monument Found Bears, N24°28'22"E, 424.18' to a 1/2" Iron Rod Found, and S62°18'39"E, 100.04' feet to the said Concrete Highway Monument Found;

Thence, with the West Right-of-Way of the said Farm to Market Highway 685, and crossing the said Old County Road, with a curve to the left, having a Central Angle of 04°24'47", a Radius of 3870.00, Chord Bears S19°07'30"W, 298.00' feet, for an Arc distance of 298.08' feet to the Place of Beginning, Containing 85,413 Square Feet (1.961 Acres) of Land Area.

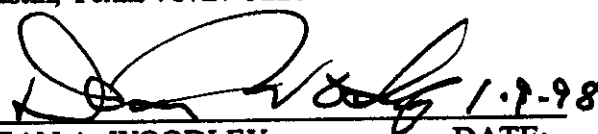
The bearings for the above description are based upon the West line of a 200 Acre Tract as recorded in Volume 17, Page 541 of the Williamson County Deed Records.

STATE OF TEXAS)

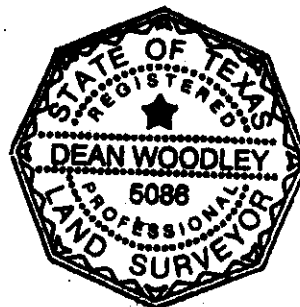
COUNTY OF TEXAS)

I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

LIVE OAK SURVEYING
12421 Wycliff Lane
Austin, Texas 78727-5220

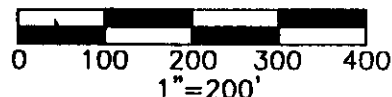
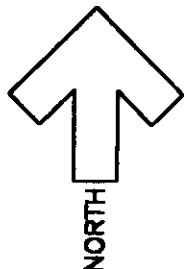

DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

DATE: 1-7-98



2830198F

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LEGEND

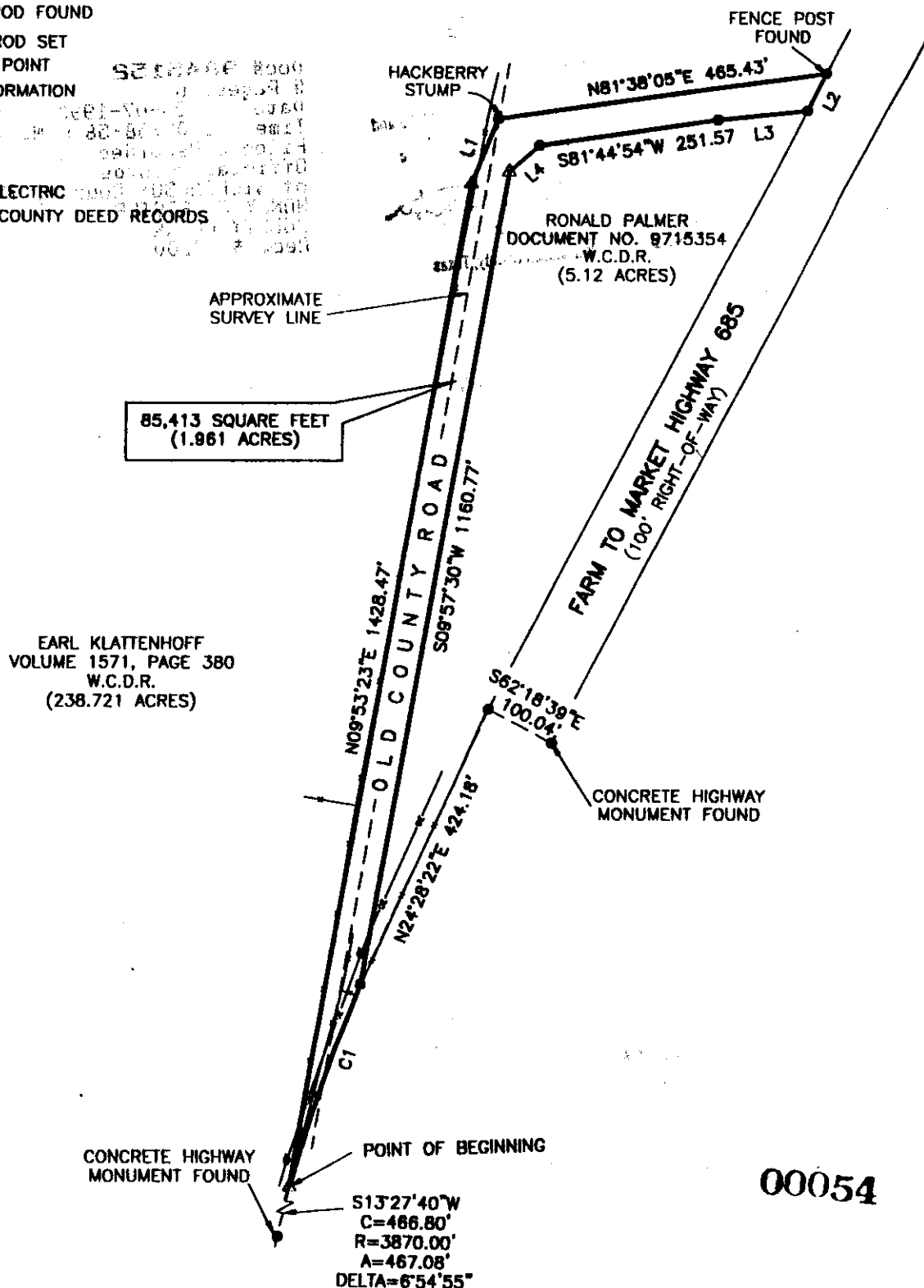
- 1/2" IRON ROD FOUND
 ○ 1/2" IRON ROD SET
 ▽ CALCULATED POINT
 () RECORD INFORMATION
 Ø UTILITY POLE
 ← UTILITY POLE
 -X-X- WIRE FENCE
 -OE-OE- OVERHEAD ELECTRIC
 W.C.D.R. WILLIAMSON COUNTY DEED RECORDS

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	04°24'47"	3870.00	298.08	299.10	S19°07'30"W

CORRECTED BY SAME ATTORNEY AS SECOND
 HUSBAND DENIES THAT THIS IS A TRUE AND
 COUNTY CLERK, DA
 COUNTY OF WILLIAMSON

No.	Bearing	Distance	Remarks
1	S 27° 18' 19" W	61.12	to NW corner of Section 36, T2N, R2E, S44
2	S 27° 18' 19" W	61.12	to NW corner of Section 36, T2N, R2E, S44
3	S 83° 56' 14" W	125.12	to NW corner of Section 36, T2N, R2E, S44
4	S 48° 27' 58" W	51.12	to NW corner of Section 36, T2N, R2E, S44



00054

IENT: EARL KLATTENHOFF
ELD BOOK: 7
AWN BY: G.R.Z.
OJECT NO.:283-01-98
TE: 1-9-98
E: 2830198.DWG

SKETCH TO ACCOMPANY FIELDNOTES
OF A PORTION OF OLD COUNTY ROAD
BEING OUT OF THE JAMES MERLEY SURVEY ABSTRACT NO. 48
AND THE N. D. WALLING SURVEY ABSTRACT NO. 875
IN WILLIAMSON COUNTY, TEXAS



**LIVE OAK
SURVEYING**
12421 WYCLIFF LANE
AUSTIN, TX 78727
(512) 837-1018