

EXHIBIT A

All that certain tract or parcel of land situated in Coryell County, Texas out of the Samuel Riggs Survey Abstract 860 and being a part of the land conveyed to Ronald Dixon by deed recorded in Volume 441, Page 471 " Tract One " and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" dia. iron pin set in the easterly right of way of Farm to Market Highway No. 2955 at the occupied northwest corner of said Dixon Tract and being the occupied southwest corner of a tract of land conveyed to D.W. Wigfield (deed 467/590).

THENCE along the occupied or fenced south line of said Wigfield Tract and occupied north line of said Dixon Tract South 71 deg. 09 min. 40 sec. East 87.36 feet to a 20" dia. Cedar Tree for a corner and South 64 deg. 09 min. 05 sec. East 176.19 feet to a 8" dia. Cedar Tree for a corner and South 74 deg. 15 min. 39 sec. East at 41.25 feet pass a 3" dia. pipe fence corner post at the occupied southeast corner of said Wigfield Tract in the occupied south line of a tract of land conveyed to Oleen Chambers (deed 321/392, 4th Tr.) and being the remaining southwest corner of said Chambers Tract and continuing along the fence between said Dixon Tract and said Chambers Tract in all a distance of 86.71 feet to a nail set in a Cedar Stump for a corner and South 82 deg. 56 min. 13 sec. East 74.27 feet to a 12" dia. Cedar Tree for a corner and South 73 deg. 24 min. 12 sec. East 61.39 feet to a nail in a 24" dia. Cedar for a corner and South 53 deg. 06 min. 22 sec. East 80.09 feet to a 12" dia. Cedar for a corner and South 84 deg. 31 min. 14 sec. East 52.76 feet to a 11" dia. Cedar for a corner and South 69 deg. 13 min. 16 sec. East 100.67 feet to a 12" dia. Cedar for a corner and South 73 deg. 04 min. 03 sec. East 110.19 feet to a 18" dia. Cedar for a corner and South 71 deg. 46 min. 39 sec. East 89.65 feet to a fence post for a corner and South 71 deg. 56 min. 54 sec. East 191.39 feet to a 18" dia. Cedar for a corner and South 72 deg. 54 min. 49 sec. East 160.69 feet to a 13" dia. Cedar for a corner and South 70 deg. 54 min. 32 sec. East 95.83 feet to a 16" dia. Cedar for a corner and South 72 deg. 25 min. 21 sec. East 117.40 feet to a 17" dia. Cedar for a corner and South 75 deg. 36 min. 56 sec. East 77.80 feet to a 15" dia. Cedar for a corner and South 71 deg. 59 min. 43 sec. East 267.02 feet to a 24" dia. Cedar for a corner and South

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EXHIBIT A (continued)

70 deg. 50 min. 05 sec. East 202.16 feet to a 10" dia. Cedar for a corner and South 72 deg. 53 min. 09 sec. East a distance of 289.50 feet to a 5/8" dia. iron pin set at a fence corner being the upper northeast corner of said Dixon Tract and being the occupied southeast corner of said Chambers 4th Tract in the west line of the 1st Tract conveyed to said Oleen Chambers (321/392).

THENCE South 16 deg. 53 min. 45 sec. West along the upper east line of said Dixon Tract as fenced same being the west line of said Chambers 1st Tract a distance of 691.81 feet to a found 2" dia. pipe at a fence corner for the occupied southwest corner of said Chambers 1st Tract and being a re-entrant corner in said Dixon Tract.

THENCE along the fenced or occupied south line of said Chambers 1st Tract same being the lower north line of said Dixon Tract as follows: South 55 deg. 28 min. 35 sec. East 181.67 feet to a 8" dia. Cedar for a corner and South 57 deg. 15 min. 04 sec. East 204.16 feet to a 18" dia. Cedar for a corner and South 49 deg. 34 min. 03 sec. East 171.53 feet to a 16" dia. Cedar for a corner and South 32 deg. 38 min. 21 sec. East 31.98 feet to a 9" dia. Cedar for a corner and South 73 deg. 10 min. 48 sec. East 587.74 feet to a 12" dia. Cedar for a corner and South 72 deg. 54 min. 00 sec. East 286.51 feet to a 10" dia. Cedar for a corner and South 72 deg. 31 min. 21 sec. East 510.99 feet to a 22" dia. Cedar for a corner and South 53 deg. 59 min. 53 sec. East 77.86 feet to a 14" dia. Cedar for a corner and South 45 deg. 18 min. 42 sec. East a distance of 739.01 feet to a 3/8" dia. iron pin found at a fence corner in the occupied east line of said Riggs Survey for the easterly northeast corner of said Dixon Tract and occupied southeast corner of said Chambers 1st Tract.

THENCE along the east line of said Dixon Tract and east line of said Riggs Survey as fenced or occupied as follows: South 16 deg. 44 min. 28 sec. West 587.41 feet to a 5/8" dia. iron pin set at the top of a hill and South 15 deg. 37 min. 25 sec. West a distance of 288.98 feet to a 12" dia. fence corner post on the south side of a branch for corner in said Dixon Tract and being in the northerly line of a tract of land conveyed to Troy L. Hunt (deed 331/348).

THENCE along the fenced or occupied line common to said Dixon and Hunt as follows: North 72 deg. 00 min. 02 sec. West 134.93 feet to a 7" dia. fence corner post and South 69

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deg. 42 min. 12 sec. West 169.94 feet to a 8" dia. fence corner post and South 30 deg. 08 min. 41 sec. West 466.33 feet to a 7" dia. fence corner post and South 87 deg. 14 min. 12 sec. West 694.65 feet to a 3/8" dia. iron pin found at a fence corner and South 40 deg. 34 min. 59 sec. West 591.73 feet to a 24" dia. Cedar Tree Stump for a corner and South 56 deg. 02 min. 06 sec. West a distance of 143.47 feet to a 5/8" dia. iron pin set at a fence corner for the southeast corner of this tract.

THENCE along an interior field fence severing said Dixon Tract as follows: North 65 deg. 35 min. 08 sec. West 1334.91 feet to a 6" dia. fence corner post and North 39 deg. 03 min. 42 sec. West 335.62 feet to a 14" dia. Cedar for a corner and North 38 deg. 37 min. 13 sec. West 457.81 feet to a 7" dia. fence corner post and North 15 deg. 56 min. 25 sec. East 387.58 feet to 5/8" dia. iron pin set at a fence corner and North 65 deg. 24 min. 22 sec. West 969.64 feet to a 5/8" dia. iron pin found at a fence corner and North 05 deg. 56 min. 25 sec. East 214.67 feet to a 5/8" dia. iron pin found at a fence corner and North 39 deg. 15 min. 26 sec. West 212.89 feet to a 5/8" dia. iron pin found at a fence corner and North 72 deg. 41 min. 20 sec. West a distance of 707.60 feet to a 5/8" dia. iron pin found in the easterly right of way of said FM 2955 for the southwest corner of this tract.

THENCE North 16 deg. 50 min. 00 sec. East along said right of way 464.59 feet to a 5/8" dia. iron pin set for the southwest corner of a tract of land conveyed to the city of Gatesville, Texas (deed 412/64).

THENCE South 73 deg. 06 min. 33 sec. East along the south line of said Gatesville Tract at 2.61 feet pass a 5/8" dia. iron pin found in a fence and in all a distance of 140.27 feet to a 3" dia. chain link fence corner post for the southeast corner of same.

THENCE North 19 deg. 19 min. 34 sec. East along said chain link fence and occupied east line of said Gatesville Tract a distance of 103.18 feet to the northeast corner of same.

THENCE North 72 deg. 56 min. 40 sec. West along the north line of said Gatesville Tract at 141.47 feet pass a 5/8" dia. iron pin found in a fence and in all a distance 143.12 feet to a 5/8" dia. iron pin set for the northwest corner of same in the easterly right of way of said FM 2955.

EXHIBIT A (continued)

THENCE North 20 deg. 40 min. 25 sec. East along said right of way a distance of 274.22 feet to a 5/8" dia. iron pin set at the beginning of a curve to the right.

THENCE along said curve having central angle of 01 deg. 14 min. 26 sec., a radius of 1840.08 feet, an arc length of 39.84 feet and a long chord of North 17 deg. 27 min. 13 sec. East 39.83 feet to a 5/8" dia. iron pin set for the southwest corner of a so-called 15.036 acres tract sold off by said Dixon.

THENCE South 73 deg. 01 min. 52 sec. East along the south line of said 15.036 acres tract at 1.03 feet pass a 3/8" dia. nail spike found and in all a distance of 1373.08 feet to a 3/8" dia. nail spike found at the southeast corner same.

THENCE North 16 deg. 57 min. 24 sec. East a distance of 483.99 feet to the northeast corner of said 15.036 acres tract.

THENCE North 73 deg. 01 min. 30 sec. West along the north line of same at 1298.44 feet pass a 3/8" dia. nail spike found and in all a distance of 1299.12 feet to a 5/8" dia. iron pin set for the northwest corner of same in the easterly right of way of said FM 2955.

THENCE North 31 deg. 50 min. 00 sec. East along said right of way a distance of 311.03 feet to a 5/8" dia. iron pin set at the beginning of a curve to the left.

THENCE along said curve having a central angle of 14 deg. 22 min. 55 sec., a radius of 1980.08 feet, an arc length of 497.02 feet and a long chord of North 24 deg. 38 min. 33 sec. East a distance of 495.72 feet to the PLACE OF BEGINNING and containing 266.25 acres of land.

Filed For Record  
AT 10:30 O'CLOCK AM

JUL 09 1999

*Barbara Simpson*  
County Clerk, Coryell Co., Texas

STATE OF TEXAS  
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

*Barbara Simpson*