

Exhibit "A"

89 acres, being all of the M. E. Carroll Survey, Abstract No. 179, Bosque County, Texas, further described as follows:

Beginning at a fence post and stake set in the North line of a public road, for the SEC of this, whence the SEC of the said M. E. Carroll Survey brs S 30 deg E 9 vrs and N 60 deg. 486 vrs; Thence with the meanders of said road as follows: S 61 deg 10' W 47 vrs; N 72 deg. 05' W 138 vrs; S 60 deg. 29' W 50 vrs; S 63 deg 46' W 382 vrs; S 57 deg 26' W 107 vrs; S 46 deg 12' W 133 vrs; S 36 deg 47' W 60 vrs; S 61 deg 31' W 66 vrs; S 49 deg 58' W 115 vrs; S 30 deg 57' W 116 vrs, and S 59 deg 26' W 54 vrs to a fence post and stake set at the intersection of the North line of said road and the East line of another road, for the SWC of this; Thence with the meanders of said road as follows: N 27 deg 40' W 184 vrs and N 13 deg 15' W 498.5 vrs to a post and stake set in the East line of said road, for the NWC of this; Thence N 74 deg 49' E 1083.2 vrs to a post and stake set in a fence for the NEC of this; Thence with said fence S 29 deg 37' E 388 vrs to the place of beginning.

Being the identical land described in Contract of Sale and Purchase between the Veterans' Land Board of Texas and Carroll J. Knudson recorded in Volume 170 Page 196, Deed Records, Bosque County, Texas.