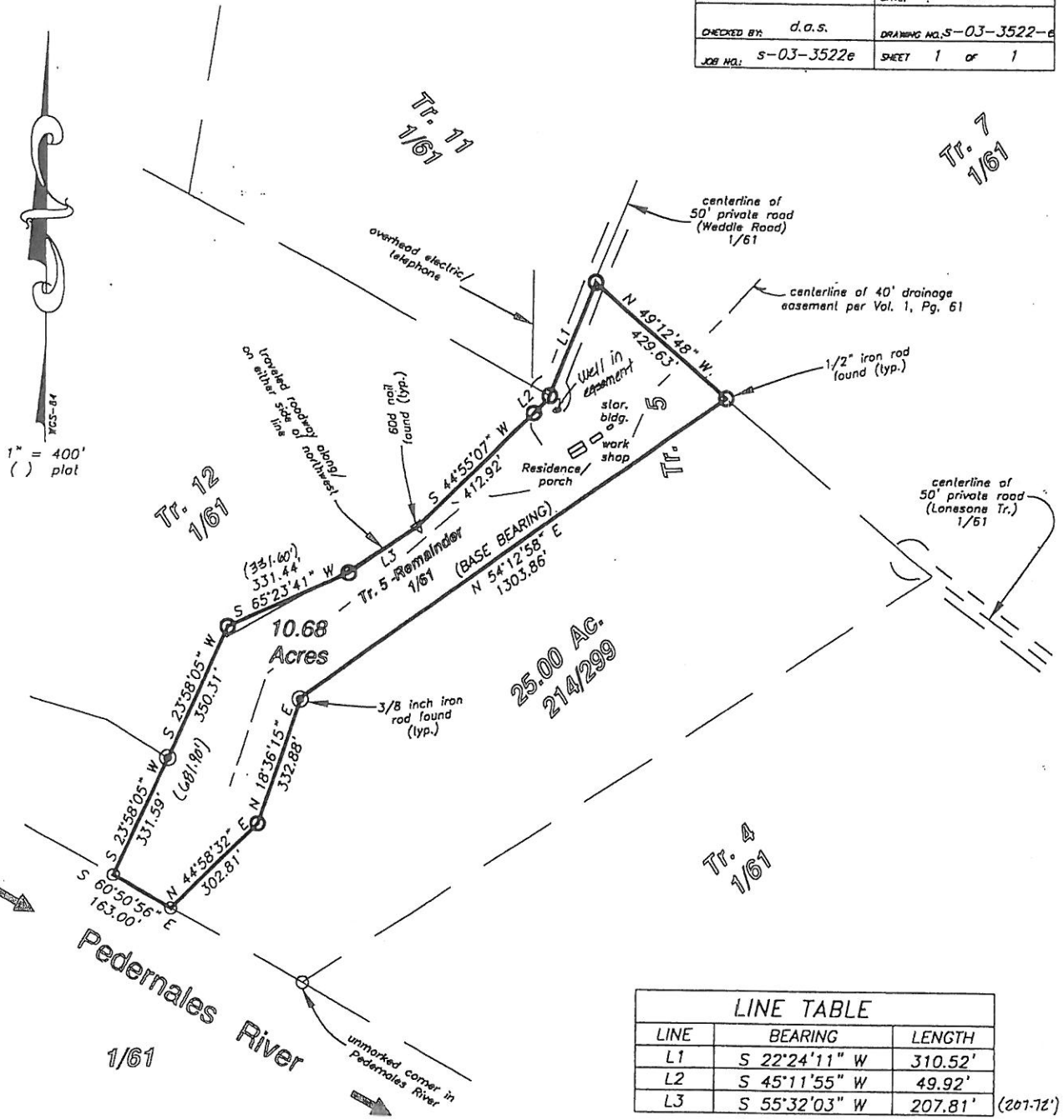


DRAWN BY:	d.a.s.	DATE:	03
CHECKED BY:	d.a.s.	DRAWING NO. S-03-3522-e	
JOB NO.:	S-03-3522e	SHEET	1 of 1



This tract is subject to the following easements listed in Guardian Title Company's Commitment for Title Insurance, G. F. No. 2003138:

- Any visible and/or apparent roadway or easement over or across the property, the existence of which does not appear of record.
- 40 foot drainage easement as shown on Plat in Vol. 1, Pg. 61, Blanco County Plat Records. SHOWN HEREON.
- Blanket easement to Pedernales Electric Cooperative, Inc. in Vol. 91, Pg. 899 et seq. and Vol. 101, Pg. 29 et seq., Blanco County Deed Records. AFFECT TRACT.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown and that said property has access to and from a dedicated roadway.

[Signature]

STATE OF TEXAS

5-29-03

TRACT A:
10.68 ACRES
BLANCO COUNTY, TEXAS

EXHIBIT A

FN-03-3522-W
MAY 28, 2003

A DESCRIPTION OF A 10.68 ACRE TRACT OF LAND OUT OF THE WILLIAM RINGO SURVEY NO. 31, SITUATED IN BLANCO COUNTY, TEXAS; BEING PART OF TRACT 5 IN PEDERNALES RANCH ESTATES, A PLAT OF RECORD IN VOLUME 1, PAGE 61 ET SEQ. OF THE BLANCO COUNTY PLAT RECORDS, AND BEING ALL OF SAID TRACT 5 SAVE AND EXCEPT THAT CERTAIN 10.00 ACRE TRACT AND THAT SAID 10.00 ACRE TRACT DESCRIBED IN VOLUME 214, PAGE 299 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 10.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the center of the cul-de-sac at the end of Weddle Drive, a 50 foot private roadway as shown on said Plat, being on the northwest line of said Tract 5 and at the northeast corner of Tract 12 as shown on said Plat, for a corner on the northwest line hereof;

THENCE with the common line of said Tract 5 and said Tract 12, the following five (5) courses:

1. S 45° 11' 55" W, a distance of 49.92 feet to a 1/2 inch iron rod found,
2. S 44° 55' 07" W, a distance of 412.92 feet to a 60d nail found,
3. S 55° 32' 03" W, a distance of 207.81 feet to a 1/2 inch iron rod found,
4. S 65° 23' 41" W, a distance of 331.44 feet to a 1/2 inch iron rod found, and
5. S 23° 58' 05" W, at a distance of 350.31 feet a 3/8 inch iron rod found, continuing for a total distance of 681.90 feet to a point on the centerline of the Pedernales River, being at the common south corner of said Tract 5 and said Tract 12, for the southwesterly corner hereof;

THENCE down the said Pedernales River along said centerline, S 60° 50' 36" E, a distance of 163.00 feet to a point at the southwesterly corner of the said 10.00 acre tract, for the southerly corner hereof;

THENCE departing from said centerline and passing over and across said Tract 5 with the northwest line of the said 10.00 acre tract, the following three (3) courses:

1. N 44° 58' 32" E, a distance of 302.81 feet to a 1/2 inch iron rod found,
2. N 18° 36' 15" E, a distance of 332.88 feet to a 3/8 inch iron rod found, and
3. N 54° 12' 58" E (BASE BEARING FOR DIRECTIONAL CONTROL), a distance of 1303.86 feet to a 1/2 inch iron rod found on the north line of said Tract 5 at the north corner of the said 10.00 acre tract, for the northeasterly corner hereof;

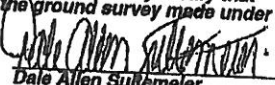
THENCE with said north line, N 49° 12' 48" W, a distance of 429.63 feet to a 1/2 inch iron rod found on the centerline of said Weddle Drive, being at the northwest corner of said Tract 5 and on the east line of Tract 11 as shown on said Plat, for the northwest corner hereof;

THENCE with the said centerline of Weddle Drive and northwest line of said Tract 5, S 22° 24' 11" W, a distance of 310.52 feet to the POINT OF BEGINNING, containing 10.68 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey made under my direction and supervision.

SULTEMEIER SURVEYING
304 East Main
Johnson City, TX 78636
(830) 868-7308




Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas.