



0-158658

## EXHIBIT A

## Tract B

Being a 23.160 acre tract of land out of the Arthur Wells Survey, Abstract No. 1071, in Coryell County, Texas and being part of that tract of land conveyed to Bobbie Faye Thornton in Volume 390, page 150 of the Coryell County Deed Records (being called the North 1/2 of the 127.314 acre tract conveyed to Fern Maxwell in Volume 316, page 392 Deed Records of Coryell County); said tract being called tract B and further described as follows:

**BEGINNING** at a 3/8" iron rod set with cap that bears N 70° 58' 05" W 1662.05 ft. and S 18° 42' 07" W 1055.18 ft. from a 5/8" iron rod found in the West line of County Road 1783 being the Northeast corner of said 127.314 acre Maxwell tract; said 3/8" iron rod set for the Southeast corner of the herein described tract, the Southwest corner of a 60 ft. access easement, and the Southwest corner of a 40 acre tract called tract A; said corner also being in the North line of a certain 59.660 acre tract conveyed to Susan C. Shinn in Volume 390, page 152 of the Coryell County Deed Records;

**THENCE**, N 70° 58' 05" W, 982.49 ft. with the South line of the herein described tract, the South line of said Thornton tract, and the North line of said Shinn tract to a 3/8" iron rod set with cap in the West line of said 127.314 acre Maxwell tract and the East line of a certain 126.307 acre tract conveyed to M.R. Kercho and described in Volume 397, page 838 of the Coryell County Deed Records; said rod marking the Southwest corner of the herein described tract, the Southwest corner of said Thornton tract, and the Northwest corner of said Shinn tract;

**THENCE**, N 19° 01' 55" E, 1028.28 ft. with the East line of said 126.307 acre tract, the West line of said 127.314 acre tract, the West line of said Thornton tract, and the West line of the herein described tract to a 3/8" iron rod set for a Northwest corner of the herein described tract and the Northwest corner of said Thornton tract; said corner also being the Southwest corner of a 127.307 acre tract conveyed to Leta Bells Nicholas in Volume 316, page 888 of the Coryell County Deed Records;

**THENCE**, S 71° 33' 33" E, 971.80 ft. with the South line of said Nicholas tract, the North line of said 127.314 acre tract, the North line of said Thornton tract, and the North line of the herein described tract to a 3/8" iron rod set for the Northeast corner of the herein described tract and the Northwest corner of said 40 acre tract A;

**THENCE**, S 18° 26' 20" W, passing at 978.36 ft. a 3/8" iron rod marking the Northwest corner of said 60 ft. passage easement, in all 1038.36 ft. with the West line of said tract A and the East line of the herein described tract to **THE PLACE OF BEGINNING**, containing 23.160 acres of land, more or less.

**TOGETHER**, with a 60 ft. access easement along the South line of said tract A being further described as follows:

**BEGINNING** at the a 3/8" iron rod set in the West line of County Road 1783; said rod marking the Southeast corner of said tract A and the Southeast corner of the herein described access easement; said corner bearing S 19° 14' 37" W, 3138.85 ft. from the occupied Northeast corner of the Arthur Wells Survey;

**THENCE**, N 70° 58' 05" W, 1662.05 ft. with the South line of said tract A, the North line of said Shinn tract, and the South line of the herein described access easement to a 3/8" iron rod set for a Southwest corner of said tract A, a Southeast corner of said tract B, and a Southwest corner of the herein described access easement;

**THENCE**, N 18° 26' 20" E, 60 ft. with the West line of said tract A and the East line of said tract B, and the West line of the herein described access easement to a 3/8" iron rod set for the Northwest corner of the herein described access easement;

**THENCE**, S 70° 58' 05" E, 1662.33 ft. with the North line of the herein described access easement to a 3/8" iron rod set in the West line of said county road and the East line of said tract A for a Northeast corner of the herein described access easement;

**THENCE**, S 18° 42' 07" W, 60 ft. with the West line of said county road, the East line of said tract A, and the East line of the herein described access easement to **THE PLACE OF BEGINNING**, said access easement containing 2.290 acres of land, more or less.

I, A.W. Kessler, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground of the property described herein.

*A.W. Kessler* 1-28-03  
A.W. Kessler, RPLS  
No. 1852, Texas



THIS CORRECT FOR 23.16 ACRES ± 60 acres  
ENGR. *[Signature]* DATE 2/10/2003