

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE.

LEGAL DESCRIPTION: BEING 109.298 ACRES OF LAND "TRACT ONE" LYING IN AND BEING OUT OF THE W. W. HACKWORTH SURVEY, ABSTRACT NO. 468 AND THE JAMES WALMSLEY SURVEY, ABSTRACT NO. 1103, CORYELL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 194.8 ACRE TRACT "FIRST TRACT" AND THAT CERTAIN 4.05 ACRE TRACT "THIRD TRACT" CONVEYED TO NEWTON J. MOORHEAD BY DEED RECORDED IN VOLUME 180, PAGE 197, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS; SAID 109.298 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON AND ASSOCIATES OF MASON IN APRIL-JUNE, 2003 & MAY - JUNE, 2005:

BEGINNING at a 60d nail set atop of a 6 inch cedar fence corner post found in the west line of that certain tract conveyed to Charles B. Faublon, et ux, by deed recorded in Volume 397, page 528 of said Deed Records, the occupied west line of the George Bachmann Survey, Abstract No. 65, the occupied east line of said Hackworth Survey for the southeast corner of that certain 110 acre tract conveyed to T. L. Rogers by deed recorded in Volume 232, Page 543 of said Deed Records, the northeast corner of said 194.8 acre tract and the northeast corner hereof;

THENCE South 16°56'50" West a distance of 1365.40 feet along the west line of said "Faublon" tract, the occupied west line of said George Bachmann Survey, the occupied east line of said Hackworth Survey and the most northerly east line of said 194.8 acre tract to a 60d nail found at a 6 inch cedar post and a 30 inch post oak fence corner found for the northeast corner of the residue of that certain 170.43 acre tract conveyed to Joe B. Rauschenberg by deed recorded in Volume 226, page 513 of said Deed Records (see also Volume 420, Page 504 of said Deed Records), the southeast corner of said 194.8 acre tract and the southeast corner hereof; Also said 60d nail found being the occupied southeast corner of said Hackworth Survey and the occupied northeast corner of said Walmsley Survey;

THENCE North 72°26'40" West a distance of 452.86 feet along the common occupied line of said Hackworth Survey and said Walmsley Survey, the north

line of said residue and the most northerly south line of said 194.8 acre tract to a 5/8 inch iron rod found for the northwest corner of said residue and the northeast corner of that certain 15.00 acre tract conveyed to W. B. Ramsel recorded in Volume 580, Page 478 of said Deed Records;

THENCE North 73°05'28" West a distance of 509.88 feet along the common occupied line of said Hackworth Survey and said Walmsley Survey, the north line of said 15.000 acre tract and the south line of said 194.8 acre tract to a 2 inch pipe fence corner post found for the northwest corner of said 15.000 acre tract and the northeast corner of that certain 14.945 acre tract conveyed to Randall Key by deed recorded in Volume 596, Page 348 of said Deed Records;

THENCE North 72°48'53" West a distance of 519.87 feet along the common occupied line of said Hackworth Survey and said Walmsley Survey, the north line of said 14.945 acre tract and the south line of said 194.8 acre tract to a 3/8 inch iron rod found for the northwest corner of said 14.945 acre tract and the northeast corner of that certain 3.001 acre tract conveyed to Scotty H. Johnson, et ux, by deed recorded in Volume 427, Page 711 of said Deed Records;

THENCE North 73°02'24" West a distance of 538.19 feet along the common occupied line of said Hackworth Survey and said Walmsley Survey, the north line of said 3.001 acre tract and the south line of said 194.8 acre tract to a 10 inch cedar fence corner post found for the northwest corner of said 3.001 acre tract, a corner of said 194.8 acre tract and a corner hereof;

THENCE South 17°39'58" West along the west line of said 3.001 acre tract, the west line of a 11.974 acre tract conveyed to Scotty H. Johnson, et ux, by deed recorded in Volume 427, Page 711 of said Deed Records, the most southerly east line of said 194.8 acre tract, passing at a distance of 1055.55 feet a 1/2 inch iron rod set for the northeast corner of said 4.05 acre tract, the most southerly southeast corner of said 194.8 acre tract, in all a total distance of 1174.20 feet to a 5 inch pipe fence corner post found in the occupied north line of County Road No. 107 for the occupied southeast corner of said 4.05 acre tract and the most southerly southeast corner hereof;

THENCE North 61°05'15" West a distance of 644.53 feet along the occupied north line of said County Road and the occupied south line of said 4.05 acre tract to a 1/2 inch iron rod set for the most southerly southwest corner hereof;

THENCE crossing said 194.8 acre tract the following 3 courses:

1. North 16°56'50" East, passing at a distance of 112.61 feet a 1/2 inch iron rod set for the southeast corner of an 87.620 acre tract "Tract Two" out of said 194.8 acre tract, in all a total distance of 1042.63 feet to a 1/2 inch iron rod set;
2. North 72°51'41" West a distance of 451.97 feet to a 1/2 inch iron rod set;
3. North 16°56'50" East a distance of 883.91 feet to a 1/2 inch iron rod set in the south line of that certain 73 acre tract conveyed to G. L. Rogers by deed recorded in Volume 158, Page 419 of said Deed Records and the north line of said 194.8 acre tract for the most northerly northeast corner of said 87.620 acre tract and the northwest corner hereof;

THENCE South 73°02'20" East a distance of 169.46 feet along the south line of said 73 acre tract and the north line of said 194.8 acre tract to a 1/2 inch iron rod found for the southeast corner of said 73 acre tract, a corner of said 194.8 acre tract and a corner hereof;

THENCE North 15°39'21" East a distance of 125.38 feet along the east line of said 73 acre tract and a west line of said 194.8 acre tract to a 6 inch cedar fence corner post found for the southwest corner of said 110 acre tract, a corner of said 194.8 acre tract and a corner hereof;

THENCE along the south line of said 110 acre tract and the north line of said 194.8 acre tract the following 3 courses

1. South 73°20'29" East a distance of 337.04 feet to a 5 inch pipe fence corner post found;
2. North 16°52'36" East a distance of 352.02 feet to a 8 inch cedar fence corner post found;
3. South 72°52'42" East a distance of 2614.78 feet to the POINT OF BEGINNING containing 109.298 acres more or less, and as shown on the certified plat prepared herewith.