

EXHIBIT "A"

BEING A 50.017 ACRE TRACT OUT OF THE WILLIAM MCCUTCHEON LEAGUE, ABSTRACT NO. 442, SITUATED IN BASTROP COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN PARTITION DEED TO NORMAN G. WALKER AND WIFE BARBARA WARD WALKER RECORDED IN VOLUME 286, PAGE 337, OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 1/2" iron pipe found in the West R.O.W. line of County Road No. 399 said iron pipe being the Northeast corner of the 100 acre tract of land described in Volume 266, page 490 of the Deed Records of Bastrop County, Texas and also being the Southeast corner of the Dwayne and Marcie Snow Tract and the Northeast corner of the herein described tract;

THENCE along the West R.O.W. line of County Road 399, S 30°04'00" W, 578.52 feet to an 1/2" iron pipe found for the Southeast corner of the herein described tract also being the Northeast corner of the Phillip Hubnich Tract described in Volume 297, Page 579 of the Deed Records of Bastrop County, Texas;

THENCE leaving said County Road with the common line of the herein described tract and Phillip Hubnich Tract N 59°19'50" W, 3768.33 feet to an 1/2" iron pipe found in the East line of the Huber Tract for the Southwest corner hereof;

THENCE also the common lines of the herein described tract and the Huber Tract N 30°41'33" E, 578.81 feet to an 1/2" iron pipe found for the Northwest corner hereof also being the Southwest corner of the said Snow tract;

THENCE along the common lines of the Snow tract and the herein described tract S 59°19'32" E, 3762.01 feet to the **PLACE OF BEGINNING**, and containing 57.017 acres of land more or less.

FIELD NOTES ONLY TO BE USED WITH ATTACHED SURVEY PLAT.

R 07 238 97

8/5/97


Victor M. Garza R.P.L.S. # 4740



30' ROADWAY ESMT.
(V.240, P.352)

S 30°04'00" W
(REC. S 29°21'00" W

578.52
578.92,

P.O.B.

COUNTY ROAD

399

30' ROADWAY, UTILITY ESMT.
(V.266, P.490,



DIRT & GRAVEL ROAD

498.6

249.8

249.4

ONE STORY
FRAME
RESIDENCE



227.3

POLE BARN

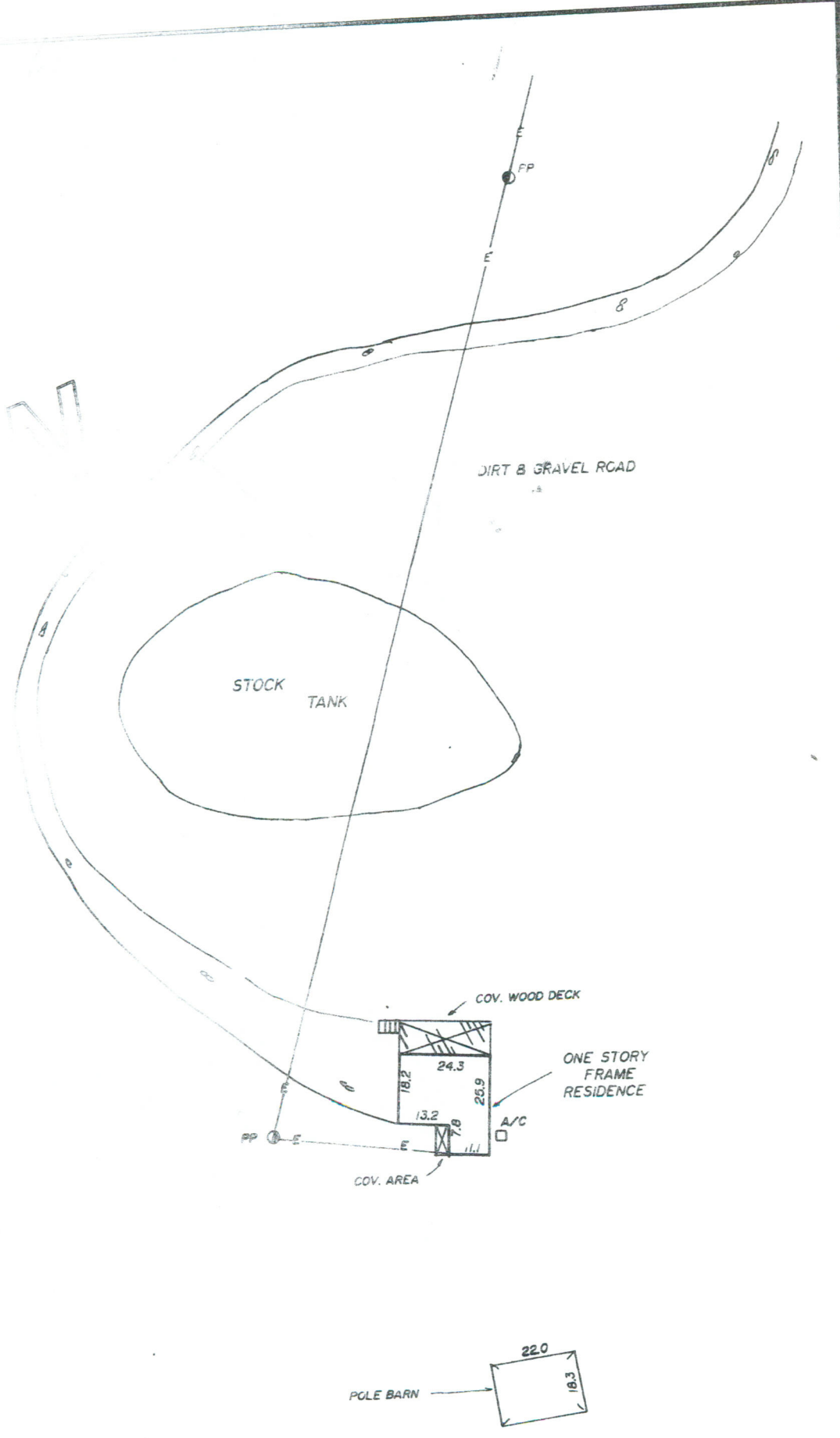
WILLIAM MCCUTCH
LEAGUE, ABSTAIN
NO. 242

426, P. 336)

3762.01
3762.41

771.59)
3768.33

7. P. 579)



SCALE: 1" = 40'

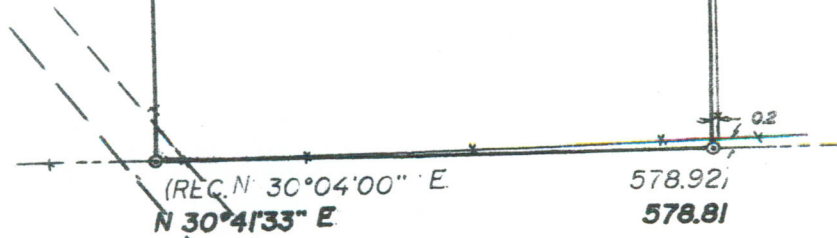
DWAYNE & MARC

S 59°1
(REC. N)

50.017 ACRES

(REC. N
N 59°1

HUI
PHILLIP



HUBER

(V.374, P.90)

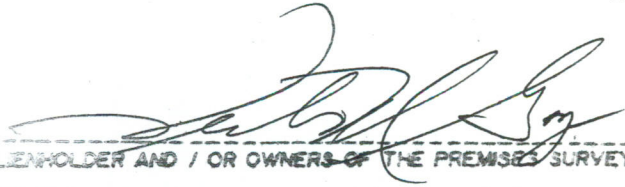
50' PIPELINE/TELECOMMUNICATIONS ESMT.
IN (V.406, P.690)

BLOCK NO. _____ SUBDIVISION APPROXIMATELY 50.017 ACRES OUT OF THE
 ADDITION WILLIAM McCUTCHEON LEAGUE NO. 242 (SEE EXHIBIT A)
 BOOK _____ VOLUME _____ PAGE _____
 CABINET _____ SLIDE _____ PLAT RECORDS _____
 PHASE _____
 COUNTY BASTROP STATE OF TEXAS STREET ADDRESS COUNTY ROAD 399
RED ROCK TX. REFERENCE NAME JEFF ROBINSON & DOUGLAS BRITTON

Dewey H. Burris & Associates
 Land Surveying Services

14 West North Loop Blvd. (512) 458-5969
 Austin, Texas 78757 FAX (512)-458-3845

Subject property DOES NOT
 lie within the 100 Year flood prone area
 and has a Zone X rating as
 shown on the Flood Insurance Rate Maps
 (F.I.R.M.) Community No. 481193
 Panel 0175.C
 dated 8/19/91
 This certification is for insurance
 purposes only and is not a guarantee
 that this property will or will not flood.



TO THE LEASHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

ALAMO TITLE COMPANY / FIDELITY NATIONAL TITLE INSURANCE COMPANY

I do hereby certify that this survey was this day made on the
 ground of the property legally described hereon and that there
 are no boundary line conflicts, encroachments overlapping of
 improvements, or roads in place, except as shown hereon, and
 certifies only to the legal description and easements shown
 on the referenced title commitment.

	DATE	BY
FIELD WORK	8/1/97	DEWEY
DRAFTING	8/5/97	ALAMO
FINAL CHECK	8/5/97	
CORRECTIONS		
UP DATE		

8/5/97
 CO. ALAMO
 # 9707156
 # R-07-238-97
 # 1200