

EXHIBIT "A"

In Re: 12.485 Acres
Part of a called 109.33 Acre tract
Moses Cummins Survey
Abstract No. 16
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas, being a part of the Moses Cummins Survey, Abstract No. 16, being a part of the residue of a called 109.33 Acre tract conveyed from Brayla D. Groce to Don L. Groce, Jr., by deed dated February 11, 2004 recorded in Volume 623, Page 25 of the Official Records of Burleson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a set 5/8" iron rod on the southeast Right-of-Way line of County Road 247, at the north corner of a called 40.82 Acre tract (Tract Two) conveyed to Donald Ray Kovar in Vol. 753, Pg. 686, for the common most northerly west corner of the said residue of 109.33 Acre tract and of this tract.

THENCE N 42°15'37" E – 353.63 feet along the common line between the said residue of 109.33 Acre tract and the said southeast Right-of-Way line of County Road 247 to a set 5/8" iron rod for the north corner of this tract.

THENCE entering said residue of 109.33 Acre tract for division for the following courses and distances:

S 36°12'48" E – 1198.08 feet to a set 5/8" iron rod for the east corner of this tract;
S 60°41'01" W – 439.23 to a set 5/8" iron rod on the common line between the said residue of 109.33 Acre tract and a called 42.51 Acre tract (Tract One) conveyed to Deborah Kovar Paul in Vol. 753, Pg. 677, for the south corner of this tract;

THENCE N 47°02'52" W – 184.59 feet along the said common line between the said residue of 109.33 Acre tract and the said 42.51 Acre tract, to a found 5/8" iron rod at the north corner of the said 42.51 Acre tract, at the east corner of the said 40.82 Acre tract, for an interior ell corner of this tract;

THENCE along the common line between the said residue of 109.33 Acre tract and the said 40.82 Acre tract for the following courses and distances:

N 49°02'45" W – 659.82 feet to a set 5/8" iron rod at an interior ell corner of the said 40.82 Acre tract, for a common most southerly west corner of the said residue of the 109.33 Acre tract and of this tract;



N 44°36'01" E – 320.00 feet to a set 5/8" iron rod, at a exterior corner of the said 40.82 Acre tract, for a common interior ell corner of the said residue of the 109.33 Acre tract and of this tract;
N 48°59'04" W – 204.00 feet to the POINT OF BEGINNING containing within these metes and bounds 12.485 Acres of land.

In Re: Centerline of a 1341.45 feet long (30' Wide)
Access and Utility Easement
A part of the residue of a called 109.33 Acre tract
Moses Cummins Survey
Abstract No. 16
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas, being a part of the Moses Cummins Survey, Abstract No. 16, being a part of the residue of a called 109.33 Acre tract conveyed from Brayla D. Groce to Don L. Groce, Jr., by deed dated February 11, 2004 recorded in Volume 623, Page 25 of the Official Records of Burleson County, Texas and being more particularly described by metes and bounds as follows to wit:

Easement Area to lie 15 feet on either side of the below described centerline.

COMMENCING at a set 5/8" iron rod on the southeast Right-of-Way line of County Road 247, at the north corner of a called 40.82 Acre tract (Tract Two) conveyed to Donald Ray Kovar in Vol. 753, Pg. 686, at the most northerly west corner of the said residue of the 109.33 Acre tract;

THENCE N 42°15'37" E – 523.43 feet along the common line between the said 109.33 Acre tract and the said southeast Right-of-Way line of County Road 247 to a set 5/8" iron rod for the POINT OF BEGINNING of this easement;

THENCE entering said 109.33 Acre tract for the following courses and distances:

S 43°04'14" E – 312.68 feet to a set 5/8" iron rod;
S 20°01'58" E – 443.66 feet to a set 5/8" iron rod;
S 40°26'13" E – 69.31 feet to a set 5/8" iron rod;
S 79°51'56" E – 167.80 feet to a set 5/8" iron rod;
S 56°28'05" E – 76.86 feet to a set 5/8" iron rod;
S 15°08'36" E – 67.94 feet to a set 5/8" iron rod;
S 54°22'56" W – 203.20 feet to a set 5/8" iron rod on the northeast line of a 12.485 Acre tract surveyed from the said residue of a called 109.33 Acre tract by me this day for the POINT OF TERMINATION of this easement.



In Re: 0.671 Acres (30' Wide) Utility Easement
A part of the residue of a called 109.33 Acre tract
Moses Cummins Survey
Abstract No. 16
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas, being a part of the Moses Cummins Survey, Abstract No. 16, being a part of the residue of a called 109.33 Acre tract conveyed from Brayla D. Groce to Don L. Groce, Jr., by deed dated February 11, 2004 recorded in Volume 623, Page 25 of the Official Records of Burleson County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a set 5/8" iron rod on the southeast Right-of-Way line of County Road 247, at the north corner of a called 40.82 Acre tract (Tract Two) conveyed to Donald Ray Kovar in Vol. 753, Pg. 686, at the most northerly west corner of the said residue of the 109.33 Acre tract;

THENCE N 42°15'37" E – 475.13 feet along the common line between the said residue of the 109.33 Acre tract and the said southeast Right-of-Way line of County Road 247 to a set 5/8" iron rod for the **POINT OF BEGINNING** and the north corner of this easement;

THENCE entering said residue of the 109.33 Acre tract for the following courses and distances:

S 28°18'21" E – 426.39 feet to a set 5/8" iron rod for an interior ell corner of this easement;
S 33°54'45" E – 542.20 feet to a set 5/8" iron rod for the east corner of this easement;
S 56°05'15" W – 38.66 feet to a set 5/8" iron rod on the northeast line of a 12.485 Acre tract surveyed from said residue of the 109.33 Acre tract by me this day, for the south corner of this easement;
N 36°12'48" W – 30.02 feet along the said northeast line of the 12.485 Acre tract to a set 5/8" iron rod for an exterior ell corner of this easement;
N 56°05'15" E – 9.86 feet to a set 5/8" iron rod for an interior ell corner of this easement;
N 33°54'45" W – 513.67 feet to a set 5/8" iron rod for an exterior ell corner of this easement;
N 28°18'21" E – 417.28 feet to a set 5/8" iron rod on the common line between the said southeast Right-of-Way line of County Road 247 and the said residue of the 109.33 Acre tract, for the west corner of this easement;

THENCE N 42°15'37" E – 31.81 feet along the said common line between the said southeast Right-of-Way line of County Road 247 and the said residue of the 109.33 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 0.671 Acres for Utility Easement only.

