

13.80 acres of land situated in west-central Kimble County, Texas, on the north side of the North Llano River, and on the waters of Copperas Creek about 14 miles west of the City of Junction, being comprised of approximately 7.52 acres of C. P. Heart Sur. No. 40, Abstract No. 935, and 6.28 acres of J. S. Patterson Sur. No. 80, Abstract No. 422, being also that same and identical tract called 13.81 acres as described in a deed from Rufus J. Couey, et ux, to Jerry L. Coleman dated Jan. 6, 1986, as recorded in Vol. 108 at Pg. 579 of the Deed Records of Kimble County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for the N.W. corner hereof at the point of intersection of the curving N.E. R.O.W. line of F.M. Hwy. No. 1674 with the most southerly south line of that 786.4 acre tract described in a deed from August Bruns, et ux, to Julius Hunger dated June 18, 1936, as recorded in Vol. 41 at Pg. 506 of said Deed Records, being also the N.E. corner of that 12.55 acre tract described in a R.O.W. deed from E. H. Harrison, et ux, to the State of Texas dated July 21, 1952, as recorded in Vol. 63 at Pg. 223 of said Deed Records, and from which a cedar fence corner post bears N14°E a distance of 1.3 feet, a concrete R.O.W. monument in said R.O.W. line at the N.W. end of a curve bears N52°16'17"W a chord distance of 406.57 feet, and a concrete R.O.W. monument in the S.W. R.O.W. line of said highway at the S.E. end of a curve bears S18°48'30"E a distance of 159.61 feet;

THENCE, with said south line of said 786.4 acre tract, generally along a fence a distance of 751.40 feet to a point 1.4 feet south of a creosoted fence corner post at the east end of said fence on the west bank of Copperas Creek, then crossing and recrossing said creek, and continuing N89°40'00"E for a total distance of 1669.67 feet to a point on the south side of said creek below a bluff for the N.E. corner hereof, being the N.N.W. corner of that 51.76 acres described in two tracts in a deed from Andrew H. McMahan, Jr., to Diane Lynn Couch dated Nov. 13, 1997, as recorded in Vol. 137 at Pg. 703 of said Deed Records;

THENCE, with the N.W. line of said 51.76 acres, at 35.26 feet passing a 5/8" steel rod found for reference at the top of said bluff, from which the center of a twisted Mesquite bears S88°E a distance of 48.4 feet, an "X" found cut in bedrock bears S55°46'W a distance of 51.8 feet, and a 2" pipe fence corner post bears S35°44'W a distance of 33.8 feet, and passing said fence corner and continuing generally along a high fence, S34°29'51"W for a total distance of 874.97 feet to a concrete R.O.W. monument at the N.W. end of a curve in the aforesaid N.E. R.O.W. line of F.M. Hwy. No. 1674 for the south corner hereof, being also the W.N.W. corner of said 51.76 acres;

THENCE, with said R.O.W. line as follows:

N58°53'53"W for the bearing basis hereof a distance of 1250.67 feet to a concrete R.O.W. monument at the beginning of a curve to the right;

and, along said curve having a central angle of 2°29'11" for this part, a radius of 2814.93 feet, an arc length of 122.16 feet, and the chord of which bears N57°39'22"W a chord distance of 122.15 feet to the POINT OF BEGINNING,

with this tract being also shown on a separate plat thereof, as surveyed upon the ground by Malcolm R. Marschall, Registered Professional Land Surveyor No. 1802, on June 16, 1999.

Malcolm Marschall

Box 126  
Harper, Texas 78631  
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EXHIBIT A

PLS. CORRECT FOR 13.80 ACRES  
ENGR. [Signature] DATE 7-2-99