

EXHIBIT " A "

48.11 acre tract

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying map of 48.11 acres of land, more or less, made at the request of Matt Feller, et al. Said land is situated in Gillespie County, Texas, being part of the R.P. Tendick Survey No. 964, Abstract No. 1276, and being part of that 122.2 acre tract of land described in a conveyance by Partition Deed to Don Feller, dated June 17, 1994, found of record in Volume 269, pages 77-103 of the Real Property Records of Gillespie County, Texas.

Said 48.11 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a fence corner post found set in the occupational North line of said Survey No. 964, for the N.E. corner of that 203.8 acre tract of land described of record in Volume 186, page 252 of the Deed Records of Gillespie County, Texas, for the N.W. corner of said 122.2 acre Don Feller tract, for the N.W. corner of this tract of land;

THENCE with the North lines of said 122.2 acre Don Feller tract, as follows:

- S. 89 deg. 28 min. 55 sec. E., along the general course of a fence, 323.28 feet to a corner post;
- S. 89 deg. 39 min. 50 sec. E., along the general course of a fence, 1364.77 feet to a corner post;
- N. 89 deg. 53 min. 35 sec. E. 249.42 feet to a corner post;
- S. 89 deg. 49 min. 25 sec. E., along the general course of a fence, 207.8 feet to a ½ inch rebar previously set, for the W.N.W. corner of that 122.2 acre tract of land also described in a conveyance by said Partition Deed to Michael Feller, for the N.E. corner of said 122.2 acre Don Feller tract, for the N.E. corner of this tract of land;

THENCE with the most westerly West line of said 122.2 acre Michael Feller tract and the East line of said 122.2 acre Don Feller tract, S. 0 deg. 21 min. W. 978.55 feet to ½ inch rebar previously set, for the S.W. corner of said 122.2 acre Michael Feller tract and for the N.W. corner of that 67.2 acre tract of land described in a conveyance to Jimmy A. Bayer, et al, found of record in Volume 436, pages 143-147 of the Official Public Records of Gillespie County, Texas, and for the centerline terminus of that 30 foot wide road easement also described in Exhibit "D" of said Partition Deed, for the S.E. corner of this tract of land;

THENCE over and across said Don Feller tract, N. 89 deg. 44 min. 20 sec. W. 2142.27 feet a calculated point in fence in the East line of said 203.8 acre tract and in the West line of said 122.2 acre Don Feller tract, for the S.W. corner of this tract of land;

THENCE with the East line of said 203.8 acre tract and the West line of said 122.2 acre Don Feller tract, N. 0 deg. 10 min. 35 sec. E., along the general course of a fence, 979.88 feet to the PLACE OF BEGINNING.

