

EXHIBIT "A"

A DESCRIPTION OF A 3.576 ACRE TRACT OR PARCEL OF LAND, LOCATED IN THE JOHN PHARASS SURVEY, ABSTRACT 361 OF HAYS COUNTY, TEXAS. SAID 3.576 ACRE TRACT, BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 3.46 ACRES OF LAND IN A SPECIAL WARRANTY DEED, DATED JUNE 1, 2004, FROM ALAN DALE LOWDEN AND WIFE, SHARON LANETTE LOWDEN TO JEFFERSON W. BARTON AND WIFE, CYNDY SLOVAK-BARTON, OF RECORD IN VOLUME 2473, PAGE 612 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. SAID 3.576 ACRES, AS SHOWN ON THE ACCOMPANYING SURVEY SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "PRO-TECH ENG 2219" (Grid Coordinates = N 13910672.80, E 2322425.21) found monumenting the east corner of said 3.46 acres and the intersection of the northwest right-of-way of Cockerham Street, a 40 foot right-of-way, with the southwest right-of-way of Porter Street, a variable width right-of-way, from which a 1 inch iron pipe found monumenting the south corner of that certain tract or parcel of land described as containing 3.67 acres of land, Tract 2, in a Constable's Tax Deed, dated March 9, 2004, from Lupe Cruz, Constable of Hays County, to Alan Dale Lowden and wife, Sharon Lanette Lowden, of record Volume 2425, Page 182 of the Official Public Records of Hays County, Texas, and the intersection of the northwest right-of-way of said Cockerham Street with the northeast right-of-way of said Porter Street bears, N 43° 58' 16" E, a distance of 40.43 feet;

THENCE, S 44° 12' 47" W, with the northwest right-of-way of said Cockerham Street, a distance of 298.57 feet to an iron rod with plastic cap stamped "GEOMATICS RPLS 5516" set to monument an angle point in the northwest right-of-way of said Cockerham Street, and an exterior corner of the herein described tract;

THENCE, N 45° 36' 02" W, continuing with the northwest right-of-way of said Cockerham Street, a distance of 5.00 feet to a ¾ inch iron pipe found monumenting the east corner of Lot 17, H. Garland Stokes Subdivision No. 2, a subdivision of record in Book 1, Page 139 of the Plat Records of Hays County, Texas, and an angle point in the northwest right-of-way of said Cockerham Street;

THENCE, N 45° 36' 02" W, departing the northwest right-of-way of said Cockerham Street, with the east line of said Lot 17, a distance of 14.03 feet to a 1 inch iron pipe found monumenting the north corner of said Lot 17;

THENCE, S 70° 12' 42" W, with the north line of said H. Garland Stokes Subdivision No. 2, a distance of 158.95 feet to an iron rod with aluminum cap stamped "PRO-TECH ENG 2219" found monumenting the southeast corner of Lot 1, Harrington Addition, a

subdivision of record in Volume 15, Page 354 of the Plat Records of Hays County, Texas, and the north line of said H. Garland Stokes Subdivision No. 2;

THENCE, N 18° 01' 32" W, departing the north line of said H. Garland Stokes Subdivision No. 2, with the east line of said Lot 1, Harrington Addition, and the east line of a tract shown to be owned by TR Lawson in the Hays County Appraisal Districts tax roll but with no recording information found, a passing distance of 201.18 feet to an iron rod with aluminum cap stamped "PRO-TECH ENG 2219" found monumenting the northeast corner of said Lot 1, Harrington Addition, and the southeast corner of said TR Lawson tract, continuing another passing distance of 389.51 feet to a fence post called for in the description of said 3.46 acres, in all a total distance of 411.82 feet to an iron rod with aluminum cap stamped "PRO-TECH ENG 2219" (Grid Coordinates = N 13910809.89, E 2321926.45) found monumenting the south corner of that certain tract or parcel of land described as containing 0.89 acres in a Warranty Deed, dated July 30, 1991, from Robert C. McLaurin to Arthur C. Zamarripa, of record in Volume 883, Page 798 of the Official Public Records of Hays County, Texas, and the east line of the said TR Lawson tract;

THENCE, N 46° 43' 44" E, departing the east line of said TR Lawson tract, with the southeast line of said 0.89 acre tract, a distance of 248.81 feet to an iron rod found with aluminum cap stamped "PRO-TECH ENG 2219" found monumenting the east corner of said 0.89 acre tract, and the southwest right-of-way of said Porter Street;

THENCE, S 45° 48' 19" E, with the southwest right-of-way of said Porter Street, a distance of 19.69 feet to an iron rod with aluminum cap stamped "PRO-TECH ENG 2219" found monumenting an angle point in the southwest right-of-way of said Porter Street;

THENCE, S 45° 55' 11" E, continuing with the southwest right-of-way of said Porter Street, a distance of 422.51 feet to the POINT OF BEGINNING of the herein described tract and containing 3.576 acres of land, more or less.