

EXHIBIT "A"

Burleson County, Texas

All of the following described property together with all improvements thereon, to-wit:

TRACT 1:

Being a tract or parcel of land located in Burleson County, Texas, being part of the John P. Coles Survey, A-12, and being all of the called 588 acres described as the designated First Tract in a Deed from J. Holland Porter et al to Marvin M. Porter dated January 6, 1968, and recorded in Volume 169, Page 197 of the Deed Records of Burleson County, Texas and being more particularly described as follows:

BEGINNING at the most N or NE corner of said 588 acres, an ell corner of the Holland Porter 611.58 acre tract, an 8" creosote corner post for marker;

THENCE with the E or NE line of said 588 acres, S 44-56-21 E 1401.81 feet an 8" creosote post marking a SW corner of Holland Porter 611.58 acres, a NW corner of the Barnhart 400 acres, and continuing with the E or NE line of this, S 44-59-55 E 1987.29 feet to the most E or SE corner of called 588 acre tract, an ell corner of Barnhart 400 acres, old corner post for marker;

THENCE S 45-20-57 W, at 290 feet a NW corner of Barnhart 400 acres, the NE corner of Yager 320 acres, for a total distance of 4266.39 feet to the intersection of the NE line of Farm Road 50, set iron rod for marker;

THENCE crossing said Farm Road 50, S 45-17-59 W. 118.5 feet to a corner post in the W or SW line of said Farm Road 50;

THENCE with the existing fence, the W or NW line of Yager, S 45-12-43 W. 3206.74 feet to the most S or SW corner of said 588 acres, the most E or SE corner of Varisco 2236 acres, iron pin at fence corner post;

THENCE with the W or SW line of Porter 588 acres, the E or NE line of Varisco 2236 acres and existing property line fence, N 44-13-39 W. at 3124.43 feet, a corner in fence and continuing (an additional 275 feet) for a total distance of 3399.43 feet to the most W or NW corner of Porter 588 acres in the E or NE line of Varisco, the most SW corner of Scarmardo 172.18 acres, set iron rod for marker;

THENCE with the W or NW line of Porter 588 acres, the S or SE line of Scarmardo 172.18 acres, N 45-17-12 E at 441 feet a fence corner post and continuing with existing fence line a total distance of 4925.18 feet to a RR tie corner post set in the W or SW line of Farm Road 50;

THENCE crossing said Farm Road 50, N 46-28-57 E 106.3 feet to a concrete monument set in the N or NE line of said Farm Road 50;

THENCE with the SE line of Holland Porter 611.58 acres, N 45-28-51 E 2515.95 feet to the place of beginning, containing 589.933 acres of land, as surveyed on the ground in January, 1980.

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TRACT 2:

Being a parcel or tract of land located in Burleson County, Texas, being part of the William McWilliams Survey, A-39, and being the same parcel or tracts as the called 200 acres composed of two tracts described as the designated Second Tract in a Deed from J. Holland Porter et al to Marvin M. Porter dated January 6, 1968, and recorded in Volume 169, Page 197 of the Deed Records of Burleson County, Texas and being more particularly described as follows:

(A) All that certain tract or parcel of land being Lot No. 1 in Subdivision C of the Wm. McWilliams League in Burleson County, Texas, and described as follows:

BEGINNING at the NE corner of Survey B on the West bank of the Brazos River being also the S corner of the Flewellen Survey "C";

THENCE S 45 W with the division line between the Welbourn and Flewellen tracts 665 varas to a corner on a Locust marked X;

THENCE N 45 W through low land at 400 varas high land at 780 varas set a stake in NW line of survey "C" from which a Box Elder marked "X" brs. due South 5 varas and Hackberry marked "X" brs. S 83 E 6 vrs.;
THENCE N 45 E 846 varas to a stake on the West bank of the Brazos River at the mouth of a ravine;

THENCE down the River with its meanders to the place of beginning, containing one hundred (100) acres of land, more or less.

(B) That certain tract or parcel of land, a part of the Wm. McWilliams League in Burleson County, Texas, same being in Subdivision C of said League, and the said land being the 100 acres set apart to J. L. Batte in the partition of the J. H. Batte Estate, and described by metes and bounds as follows:

BEGINNING at the North corner of said 100 acres on the line between Subdivision C and D at the west corner of the J. E. Batte 100 acre tract of land, the same being 846 varas from the Brazos River;

THENCE S 45 W 724 varas, stake for corner on line between said Subdivisions C and D;

THENCE S 45 E 780 varas and corner on line between Subdivisions B and C;

THENCE N 45 E 724 varas and corner with J. E. Batte 100 acres;

THENCE N 45 W on the line of J. E. Batte's 100 acres to the PLACE OF BEGINNING.

This conveyance shall also include all of Grantors' interest in part of the above described Tract Two, previously used by the Burleson County Improvement District No. 1, being part of the William McWilliams League in Burleson County, Texas, whether now owned or hereafter acquired. BEING a 200 foot wide easement described as: being 60 feet S or SW and 140 feet N or NE of a line described as follows:

(Burleson County, Texas Continued)

BEGINNING at a point in the W line of said Armstrong tract where the center line of the Protection Levee now being constructed crosses same at Station 1026 No. 87 of said Levee, said point being 857 feet SW from the top of the bank of the Brazos River;

THENCE S 34 deg. 34 min. E with the center line of said Levee 2204 ft. to Station 1048 #91 in the E. line of said Armstrong tract, said point being 613 ft. SW from the top of the bank of the Brazos River, being the same property described in a Deed from H. Armstrong and V. E. Armstrong to Jno. K. Parker, dated July 21, 1910, recorded in Volume 40, Page 98 of the Deed Records of Burleson County, Texas.

Tract 1 and Tract 2 being the same land described as Tract 1 and Tract 2 in that certain General Warranty Deed dated February 15, 1980 from Marvin M. Porter, Jr. et ux to Finley Company recorded in Book 263, Page 35 of the records of Burleson County, Texas.