

EXHIBIT A

County: Coryell
Highway: U.S. 84
Limits: From F.M. 930 at Arnett to F.M. 932 at Purmela
ROW CSJ: 0055-03-024

Property Description
for Parcel 14

BEING 0.074 ACRES OF LAND, OUT OF THE A. B. FLEURY SURVEY, ABSTRACT NO. 356, IN CORYELL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CALLED 16.181 ACRE TRACT OF LAND, DESCRIBED IN A WARRANTY DEED TO JOYCE BURLESON BOWEN RECORDED IN INSTRUMENT NO. 97616 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCING at a found ½-inch iron rod for an interior corner of said 16.181 acre tract and an exterior corner of the remainder of that called 792.07 acre tract, described in a deed to Max Bowen Enterprises, recorded in Volume 601, Page 869 of the Deed Records of Coryell County, Texas;

THENCE North 17 degrees 33 minutes 00 seconds East 712.49 feet [N 19°36'29" E], along an interior line of said 16.181 acre tract and an exterior line of said 792.07 acre remainder tract, to a set ⅝-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed south right-of-way line of U.S. 84, for the southwesterly corner hereof and the **POINT OF BEGINNING** hereof;

1. **THENCE** North 17 degrees 33 minutes 00 seconds East 10.70 feet [N 19°36'29" E], along an interior line of said 16.181 acre tract and an exterior line of said 792.07 acre tract, to a fence corner post on the existing south right-of-way line of U.S. 84, as described as a 24.559 acre tract of land, in a deed to the State of Texas, recorded in Volume F, Page 410 of the County Court Records of Coryell County, Texas, for the northwesterly corner of said 16.181 acre tract, the northerly northeast corner of said 792.07 acre remainder tract, and the northwesterly corner hereof, from which a found TxDOT Type I monument bears North 72 degrees 20 minutes 30 seconds West 5.85 feet;
2. **THENCE** South 72 degrees 20 minutes 30 seconds East 350.17 feet [S 71°02' E], along the existing south right-of-way line of U.S. 84 and the northerly line of said 16.181 acre tract, to a set ⅝-inch iron rod with TxDOT aluminum cap, at the point of intersection of the existing south right-of-way line of U.S. 84 and the proposed south right-of-way line of U.S. 84, for the easterly corner hereof;

3. **THENCE** North 78 degrees 26 minutes 22 seconds West 100.57 feet, along the proposed south right-of-way line of U.S. 84 and crossing through said 16.181 acre tract, to a set TxDOT Type II monument, for an angle point in the proposed south right-of-way line of U.S. 84 and an angle point in the southerly line hereof;
4. **THENCE** North 72 degrees 20 minutes 40 seconds West 250.15 feet, along the proposed south right-of-way line of U.S. 84 and through said 16.181 acre tract, to the **POINT OF BEGINNING** and containing 0.074 acres or 3,208 square feet of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, with all distances and coordinates being NAD 83 Datum and adjusted to surface by project surface factor of 1.00012.

Access is permitted to highway facility from the remainder of the abutting property.

A plat of even survey date herewith accompanies this description.

I hereby certify that this survey was made on the ground under my direction and supervision.

10-18-05
Date

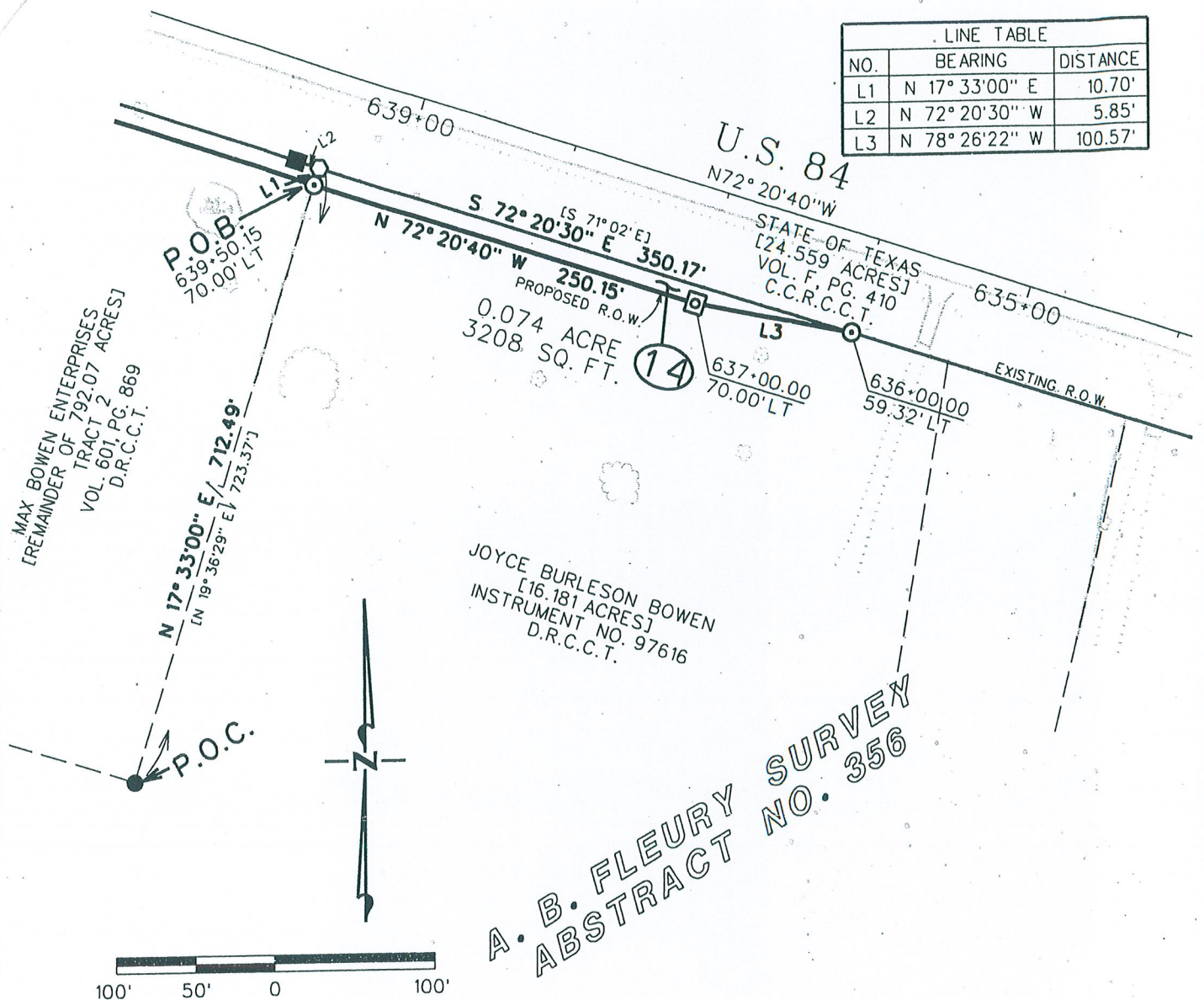


John W. McCown
Registered Professional Land Surveyor
State of Texas No. 5135

SURVTEX, LLC
505-B Cypress Creek Road
Cedar Park, Tx 78613
(512) 249-8817 Fax (512) 249-5040



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 17° 33' 00" E	10.70'
L2	N 72° 20' 30" W	5.85'
L3	N 78° 26' 22" W	100.57'



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DTUM AND ADJUSTED TO SURFACE BY PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00012.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON MAPS PROVIDED TO THE SURVEYOR BY TXDOT.
4. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.
5. ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10-18-05
DATE

JOHN W. McCOWN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5135, STATE OF TEXAS

LEGEND

- TXDOT TYPE II MONUMENT SET
- TXDOT TYPE II MONUMENT FOUND
- TXDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD SET WITH SURVTEX CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- 5/8" IRON ROD SET W/TXDOT ALUMINUM CAP
- FENCE CORNER POST
- [] RECORD INFORMATION
- WIRE FENCE

D.R.C.C.T. DEED RECORDS OF CORYELL COUNTY, TEXAS
C.C.R.C.C.T. COUNTY COURT RECORDS OF CORYELL COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

PARCEL 14
ACRES: 0.074
HIGHWAY: U.S. 84
ROW CSJ: 0055-03-024
COUNTY: CORYELL
SCALE: 1" = 100'
SHEET 3 OF 3

CHDV
PROFESSIONAL SURVEYING AND MAPPING SERVICES

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FILE: BOWEN-P14.SHT