

EXHIBIT "A"

A 662.70 Acre Tract of land being situated about 5.7 miles S 75° E of Brackettville in Kinney County, Texas, being out of original surveys as follows:

Survey No.	Abstract No.	Original Grantee	Acres
99 1/2	439	I. & G.N. R.R. Co.	244.24
237	609	George Weeks	356.42
956	1474	Mrs. P. A. DeRubio	17.60
100	440	I. & G.N. R.R. Co.	36.82
101	441	I. & G.N. R.R. Co.	3.15
936 1/2	1621	Claron A. Winous	1.56
57	828	J. Jones	2.91

and being a part of a 675.440 Acre Tract of land conveyed as Tract No. 2 from Evans U-Bar Ranch, Ltd. to R. W. Mann, et al by Deed dated September 24, 2001 and recorded in Volume 133, Page 768 of the Deed Records of Kinney County, Texas, and being more particularly described as follows:

BEGINNING: At a 4" cedar post found in the North line of U.S. Highway 90 (150 feet wide) for the Southeast corner of a 2603.64 Acre Tract (Volume 133, Pg. 654, Deed Records) and the Southwest corner of this tract from which a concrete highway marker bears N 69° 31' 06" W 1594.57 feet;

THENCE: With fence and the East line of said 2603.64 Acre Tract as follows:

N 32° 04' 40" E 1525.26 feet to a 2 3/8" pipe post found for an angle point;

N 02° 48' 24" W 338.18 feet to a 12" creosote post found for an angle point;

N 32° 38' 42" E 1058.41 feet to a 12" creosote post found for an angle point;

N 32° 30' 02" E 1595.60 feet crossing out of Survey 237 and across Surveys 57 and 936 1/2 and into Survey 99 1/2 to a 1/2" iron pin found for the Southwest corner of a 1283.22 Acre Tract (Tract 1, Volume 133, Page 768 Deed Records) and a 1269.92 Acre Tract this day surveyed and the Northwest corner of this tract;

THENCE: S 89° 16' 55" E 4589.03 feet in general with fence to a 5/8" iron pin set near the North line of Survey 100 for an interior corner of said 1269.92 Acre Tract and the Northeast corner of this tract from which a fence corner post taken as the Northeast corner of Survey 100 bears S 89° 16' 55" E 60.16 feet and S 89° 13' 07" E 4623.39 feet;

THENCE: S 04° 54' 20" W 5755.23 feet with the West line of a 60 foot strip and of said 1269.92 Acre Tract to a 5/8" iron pin set for an exterior corner of this tract;

THENCE: N 81° 19' 45" W 389.99 feet with a North line of said 60 foot strip and of said 1269.92 Acre Tract to a 5/8" iron pin set for an interior corner of this tract;

THENCE: S 08° 39' 26" W 335.19 feet with a West line of said strip to a 5/8" iron pin set for an exterior corner of said 1269.72 Acre Tract and the Southeast corner of this tract;

THENCE: N 69° 31' 06" W 6279.21 feet with fence and the North line of said highway to the POINT OF BEGINNING.

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Official Public Records of

Kinney County

Honorable Isela Ramon

Kinney County & District Clerk

Fees:\$42.00