



## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

A 11.02 acre tract of land situated within the Andrew Jones Survey No. 4, Abstract No. 571, Comanche County, Texas, being that same tract of land described in a deed to Gary L. Shirley, et ux recorded in Volume 1014, Page 233, Deed Records, Comanche County, Texas, being more particularly described by metes and bounds as follows: BEGINNING at a ½" rebar rod with broken survey cap (control monument) found for a common corner between said Shirley tract and the remaining portion of a tract of land described as Frist Tract in deed to Roy L. Johnson, et ux recorded in Volume 691, Page 43, of said Deed Records, said point being located in the common line between said Jones Survey and the H. T. & B. RR. Co. Survey No. 3, Abstract No. 507, Comanche County, Texas and in the center of an old roadway (not in use) and a tract of land erroneously described in deed to Roy L. Johnson, et ux recorded in Volume 832, Page 196, of said Deed Records; THENCE S 17° 07' 09" W over and across said Johnson tract and along the common line between said Shirley tract and Johnson tract (Vol. 691, Pg. 43), at 22.77 feet passing a 5" pipe post (control monument) found for reference and at 24.00 feet passing the South line of said Johnson tract (Vol. 832, Pg. 196); thence continuing along the same course for a total distance of 414.96 feet, to a brass right of way monument (control monument) found for a common corner between said Shirley tract and the remaining portion of said Johnson tract, said point being located in the Northwest line of F. M. Highway No. 2156; THENCE along the common line between said Shirley tract and F. M. Highway No. 2156 the following courses and distances: S 57° 31' 30" W, 353.31 feet, to a brass right of way monument (control monument) found for a corner of said Shirley tract; 2 N 73° 27' 34" W, 185.69 feet, to a brass right of way monument (control monument) found for an angle corner of said Shirley tract, said point being located at the intersection of the North line of said F. M. Highway No. 2156 and the Northeast line of State Highway No. 16; THENCE N 27° 20' 18" W, 950.81 feet along the common line between said Shirley tract and State Highway No. 16, to a ½" rebar rod with survey cap stamped PFINGSTEN 4405 (control monument) found for a common corner between said Shirley tract and the remaining portion of a tract of land described in deed to Monty Stewart recorded in Volume 813, Page 173, of said Deed Records, said point being located in the common line between said Jones Survey and the Louis Birdsall Survey, Abstract No. 47, Comanche County, Texas and in the center previously mentioned old roadway; THENCE S 73° 15' 47" E along the approximate center of said old roadway and the common line between said Jones Survey and Birdsall Survey, same being the common line between said Shirley tract and Stewart tract, at 315.62 feet passing the calculated common corner between said Birdsall Survey and previously mentioned Survey No. 3, same being the Southeast corner of said Stewart tract and the West line of previously mentioned Johnson tract (Vol. 832, Pg. 196); thence continuing along the same course and over and across said Johnson tract and along the approximate center of said old roadway and, same being the North line of said Shirley tract for a total distance of 1080.65 feet, to the place of beginning and containing 11.02 acres of land.