

EXHIBIT "A"

51.05 acres of land, being a part of Sub'd 37 of the Comal County School Lands Survey No. 181 Abst. 107, and a part of the J.O. Freeman Estate Sub'd Callahan and Brown Counties, Texas, and being further described as follows:

BEGINNING at the SE corner of Subdivision No. 37, of the Comal County School Lands Survey No. 181, Abst. 107, a 2" iron pipe, the SE corner of this tract;

THENCE North 0 deg. 36' East along the EBL of Sub'd 37 and an old fence line at 350 feet passing the Callahan-Brown County line, continuing a total distance of 675 feet to a 1" iron pipe set for the SE corner of Tract No. 4 and the NE corner of this tract;

THENCE N 89 deg. 45' West a distance of 3294 feet to a 1" iron pipe set for the most easterly NW corner of this tract on the EBL of a 32 ft. roadway;

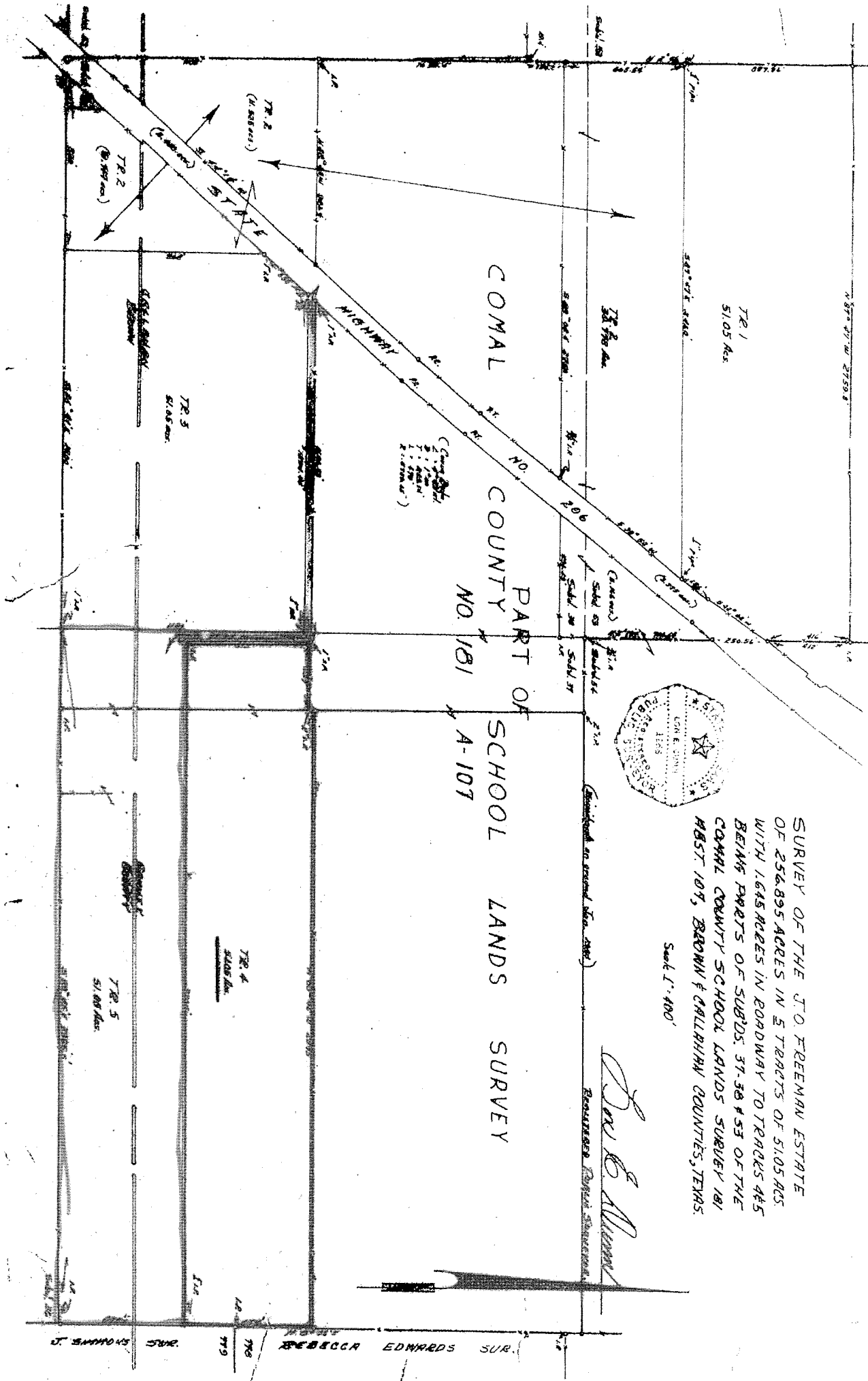
THENCE South 2 deg. 18' West a distance of 32 ft. to an iron pin a corner of this tract on said 32 ft. roadway;

THENCE North 89 deg. 45' West along the SBL of said 32 ft. roadway, a distance of 32 ft. to the SW corner of said 32 ft. roadway, the most westerly NW corner of this tract on the EBL of Tract 3;

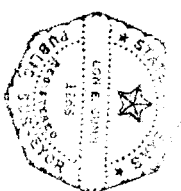
THENCE South 2 deg. 18' West along the EBL of tract 3 at 215 ft. passing the Callahan-Brown County line, continuing a total distance of 643 feet to a 1" iron pipe the SW corner of Subd 37 and the SW corner of this tract;

THENCE South 89 deg. 45' East along the SBL of Sub'd 37 and the NBL of Sub'd 36 and an old fence line, a total distance of 3365.5 ft. to the place of beginning and containing 51.05 acres of land of which 24.09 acres are in Callahan County and 26.96 acres are in Brown County, as surveyed on the ground January 1984.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.



PART OF
 COMAL COUNTY
 NO. 181
 SCHOOL LANDS SURVEY
 A-107



SURVEY OF THE T.O. FREEMAN ESTATE
 OF 256.895 ACRES IN 5 TRACTS OF 51.05 ACES
 WITH 1.645 ACRES IN ROADWAY TO TRACKS 4&5
 BEING PARTS OF SUBDS. 37-38 & 53 OF THE
 COMAL COUNTY SCHOOL LANDS SURVEY 181
 ABST. 107, BROWN & GALLIHRAN COUNTIES, TEXAS.

Scaled 1" = 400'

Joe E. Almond
 Registered Professional Surveyor