

EXHIBIT 'A'

BEING a 5.0 acre tract of land situated in the Robert McNutt Survey, Abstract No. 422, Williamson County, Texas, and being a part of that certain 161.11 acre tract of land conveyed by deed to Chester Madsen by Roland Melge, as recorded in Volume 434, Page 176 of the Deed Records of said Williamson County, Texas. Surveyed on the ground in the month of January, 1977, by R. T. Magness, Jr., Registered Professional Engineer, and being more particularly described as follows:

BEGINNING at an iron pin set by existing corner post in the East line of County Road No. 122 marking the S. W. corner of said Madsen 161.11 acre tract, for the S. W. corner hereof;

THENCE North, 158.16 feet with said East line of County Road No. 122 to an iron pin set for the N. W. corner hereof;

THENCE N 89° 35' E, 1385.55 feet to an iron pin set for the N. E. corner hereof;

THENCE South, 154.97 feet to an iron pin set in the South line of said Madsen 161.11 acre tract for the S. E. corner hereof;

THENCE, with said South line, S 89° 22' W, 834.75 feet to an iron pin set for a corner hereof;

THENCE, continuing along said South line, S 89° 35' W, 550.83 feet to the Place of BEGINNING and containing 5.00 acres of land.

SAVE AND EXCEPT the .383 acre tract of land previously conveyed to Round Rock Alcoholic Foundation and more particularly described as "Tract A" in Exhibit "A" attached hereto and made a part hereof for all purposes.

FIELD NOTES OF A 0.383 ACRE "TRACT A"

FIELD NOTES describing a 0.383 acre tract or parcel of land out of the Robert McNutt Survey, Abstract No. 422, situated in Williamson County, Texas, being a portion of that certain 5.00 acres conveyed to Thomas S. Higgs by deed recorded in Volume 806, Page 673 of Deed Records of said County and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin found in the fenced East right-of-way line of County Road No. 122, being the Northwest corner of the Edward Johnson tract recorded in Volume 406, Page 456 of said Deed Records and the Southwest corner of said 5.00 acres; thence along the fenced South line of said 5.00 acres, N89°35'E, 154.97 feet to an iron pin set, being the Southwest corner and POINT OF BEGINNING of the hereinafter described "TRACT A";

THENCE along the West line hereof, N00°08'W, 70.14 feet to an iron pin set, for the Northwest corner hereof;

THENCE along the North line hereof, N89°52'E, 239.93 feet to an iron pin set, for the Northeast corner hereof;

THENCE along the East line hereof, S00°08'E, 68.96 feet to an iron pin set in the South line of said 5.00 acres, for the Southeast corner hereof;

THENCE along the South line of said 5.00 acres, for the South line hereof, S89°35'W, 239.94 feet to the POINT OF BEGINNING of the herein described tract of land containing 0.383 acre or 16,608 square feet of land more or less.

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