

EXHIBIT "A"

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being three (3) acres of land, more or less, out of Survey No. 45, Thomas Robinson, Abstract No. 283, situated on the South bank of the Guadalupe River about 9 miles S. 32° E. from the City of Kerrville, the County Seat, being out of the western side of that 6-1/7 acre tract which was conveyed to Dee Edwards and wife, Gertrude Edwards by George Page and wife, Clara Page by deed dated December 9, 1926, and recorded in Volume 81, page 254, of the Deed Records of Kerr County, and out of the Eastern side of that 6.6 acre tract which was conveyed to Dee Edwards and wife, Gertrude Edwards by J. B. Rees, et ux by deed dated June 14, 1945, and recorded in Volume 76, page 72, of the Deed Records of Kerr County, and the tract herein conveyed being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the South bank of the Guadalupe River, at the water's edge, immediately at the West side of a 16" diameter cypress tree having a blaze on its West side, being also the Northwest corner of that 4.7 acre tract which was previously conveyed to James C. Wright by deed dated July 26, 1947, and recorded in Vol. 82, page 410, Deed Records of Kerr County, Texas, from which corner a Cypress tree 24" diameter bears S. 59° W. 16.3 feet (or 5.9 varas), and this corner being located approximately 2340 feet west and 500 feet South from the lower or N.E. corner of said Survey No. 45, Thomas Robinson;

THENCE with the West line of said Wright 4.7 acre tract, South 112.2 feet (or 40.4 vrs.) to a rock mound for corner on top of bluff;

THENCE with edge of bluff S. 11° 15' E. 57 feet (or 20.5 vrs.) to corner of fence;

THENCE with fence East 127 feet (or 45.7 varas) to fence corner;

THENCE with fence South 336.9 feet (or 121.3 vrs.) to fence corner;

THENCE with fence East 20.5 feet (or 7.4 vrs.) to fence corner;

THENCE with fence South 123 feet (or 44.3 vrs.)

to an iron stake set in the North line of Public County Road, being the Center Point to Camp Christian Road, for the S.E. corner of this tract, and the most Southerly S.W. corner of the said Wright 4.7 acre tract;

THENCE with fence line along the North line of said County Road S. 83° W. 148 feet (or 53.3 vrs.) to a fence post for a slight angle;

THENCE with said road line and fence S. 87° W. 23 feet (or 8.3 vrs.) to an iron stake set for the S.W. corner of this tract, this corner being exactly in line with the center of a concrete tile wall on the west edge of a lake;

THENCE with the center of said concrete tile wall N. 15° 15' W. 122.5 feet (or 44.1 varas) to an angle in said wall;

THENCE with the center of said concrete tile wall N. 18° 45' W. 48.5 feet (or 17.5 varas) to the end of the wall;

THENCE N. 13° 15' W. at 439.3 feet the West edge of a 16" dia. cypress tree having a blaze with two hacks above and two below on this West side, and a total distance of 444 feet (or 159.8 vrs.) to the water's edge of the North bank of the Guadalupe River for the N.W. corner of this tract;

THENCE down the river along the South bank with its meanders, N. 72° E. 185 feet (or 66.6 varas) to the place of BEGINNING; being the same and identical property conveyed to E. G. Alcorn by Dee Edwards and wife, Gertrude Edwards by deed dated November 30, 1960, recorded in Vol. 108, page 464, Deed Records of Kerr County, Texas, to which instruments and their records reference is here made for all purposes, together with all improvements situated thereon.

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