

# EXHIBIT "O"

## EXHIBIT "A"

Legal description of land: BEING 563.797 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM A. MATTHEWS SURVEY, THE WILLIAM BURNET SURVEY AND THE B & G FULCHER LEAGUE IN HAYS COUNTY AND GUADALUPE COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO STEPHEN R. SMITH, ET AL IN A DEED RECORDED IN VOLUME 2650 PAGE 431 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AS MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO.

BEING 563.797 ACRES OF LAND LYING IN AND SITUATED OUT OF THE WILLIAM BURNET SURVEY AND THE WILLIAM A. MATTHEWS SURVEY IN HAYS COUNTY, TEXAS AND THE B & G FULCHER LEAGUE IN GUADALUPE COUNTY, TEXAS, BEING THE REMAINDER PORTION OF THAT CALLED 455 ACRE TRACT OF LAND AND 1.00 ACRE TRACT OF LAND CONVEYED TO HAH ANGUS FARM BY DEED RECORDED IN VOLUME 349, PAGE 843 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 563.797 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN SEPTEMBER, 1998:

BEGINNING AT AN IRON ROD FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY (80') LINE OF STATE HIGHWAY 821 FOR THE WESTERLY CORNER HEREOF AND SAID 466 ACRE TRACT AND THE SOUTHERLY CORNER OF THAT CERTAIN 715 ACRE TRACT CONVEYED TO JOHN F. BAUGH BY DEED RECORDED IN VOLUME 165, PAGE 86 OF THE HAYS COUNTY DEED RECORDS;

THENCE NORTH 49°42' 38" EAST A DISTANCE OF 12452.90 FEET ALONG THE NORTHWESTERLY LINE HEREOF AND THE SOUTHEASTERLY LINE OF SAID 715 CORE TRACT AND THAT CERTAIN 164.883 ACRE TRACT CONVEYED TO BARBARA BAUGH MORRISON BY DEED RECORDED IN VOLUME 645, PAGE 678 OF THE HAYS COUNTY DEED RECORDS TO AN IRON ROD SET FOR CORNER ON THE SOUTHWEST LINE OF THE "MEXICAN" CEMETERY;

THENCE ALONG THE LIMITS OF SAID CEMETERY AND INCLUDING A CALLED 11 VARA LANE WITHIN THIS TRACT BEING DESCRIBED:

1. SOUTH 47°13'40" EAST A DISTANCE OF 115.53 FEET TO AN IRON ROD SET FOR CORNER;
2. NORTH 50°41'11" EAST A DISTANCE OF 394.83 FEET TO AN IRON ROD SET FOR CORNER;
3. NORTH 50°5'00" WEST A DISTANCE OF 93.87 FEET TO AN IRON ROD SET FOR CORNER;
4. NORTH 49°22'11" EAST A DISTANCE OF 110.28 FEET TO A POINT ON THE SOUTHWESTERLY BANK OF THE SAN MARCO RIVER;

THENCE ALONG THE BANK OF THE SAN MARCOS RIVER THE FOLLOWING CALLS:

1. SOUTH 47°14'45" EAST A DISTANCE OF 92.17 FEET;
2. SOUTH 74°56'22" EAST A DISTANCE OF 77.32 FEET;
3. SOUTH 58°2'15" EAST A DISTANCE OF 116.50 FEET;
4. SOUTH 39°27'01" EAST A DISTANCE OF 132.88 FEET;
5. SOUTH 29°21'49" EAST A DISTANCE OF 118.75 FEET;
6. SOUTH 18°36'57" WEST A DISTANCE OF 193.59 FEET;
7. SOUTH 59°27'46" WEST A DISTANCE OF 57.09 FEET;
8. SOUTH 9°55'20" WEST A DISTANCE OF 363.02 FEAST;
9. SOUTH 29°25'19" EAST A DISTANCE OF 380.96 FEET;
10. SOUTH 41°46'65" EAST A DISTANCE OF 177.83 FEET;
11. SOUTH 55°45'15" EAST A DISTANCE OF 311.95 FEET;
12. SOUTH 22°38'40" EAST A DISTANCE OF 27.91 FEET;

THENCE SOUTH 50°16'03" WEST A DISTANCE OF 359.69 FEET LEAVING SAID RIVER AND ALONG THE NORTHWEST LINE OF THAT CERTAIN 1.04 ACRE TRACT CONVEYED TO ROY J. HOIZ BY DEED



RECORDED IN VOLUME 414, PAGE 417 OF THE GUADALUPE COUNTY DEED RECORD'S TO AN IRON ROD FOUND FOR THE WEST CORNER OF SAID 1.04 ACRE TRACT:

THENCE SOUTH 33°48'59" EAST A DISTANCE OF 207.19 FEET ALONG THE SOUTHWEST LINE OF SAID TRACT TO AN IRON ROD SET FOR THE SOUTHERLY CORNER OF SAID 1.04 ACRE TRACT;

THENCE SOUTH 49°39'15" WEST A DISTANCE OF 12091.83 FEET ALONG THE SOUTHEAST LINE HEREOF AND SAID 455 AND 100 ACRE TRACTS AND THE NORTHWEST LINE OF THAT CERTAIN 365.86 ACRE TRACT CONVEYED TO FRED G. DUPUY BY DEED RECORDED IN VOLUME 1311, PAGE 676, THAT CERTAIN 8.85 ACRE TRACT CONVEYED TO RICHARD G. DAVIS BY DEED RECORDED IN VOLUME 731, PAGE 22 AND THAT CERTAIN 48.872 ACRE TRACT CONVEYED TO MALCOLM RAY SCOTT BY DEED RECORDED IN VOLUME 1048, PAGE 691, ALL GUADALUPE COUNTY DEED RECORDS, TO A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY R-O-W OF STATE HIGHWAY 621 FOR THE SOUTHERLY CORNER HEREOF AND WESTERLY CORNER OF SAID 49.872 ACRE TRACT;

THENCE ALONG SAID R-O-W LINE THE FOLLOWING CALLS:

1. NORTH 40°46'40" WEST A DISTANCE OF 1144.52 FEET TO A CONCRETE R-O-W MONUMENT FOUND FOR POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. A LENGTH OF 352.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 6771.07 FEET AND A CHORD BEARING NORTH 42°31'40" WEST A DISTANCE OF 352.48 FEET TO A CONCRETE R-O-W MONUMENT FOUND;
3. NORTH 44°16'40" WEST A DISTANCE OF 463.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 563.797 ACRES OF LAND, MORE OR LESS, AND AS SHOWN ON MAP OF SURVEY PREPARED HEREWITH.

