

BEING A 10.721 ACRE (467,020 SQUARE FEET) TRACT OF LAND IN THE STEPHEN F. AUSTIN 7-1/3 LEAGUES GRANT, ABSTRACT NO. 20, BRAZORIA COUNTY, TEXAS; SAID 10.721 ACRE TRACT BEING A PORTION OF THAT CALLED 105.474 ACRE TRACT CONVEYED TO LINDCO DEVELOPMENT, INC. FROM M. F. MARSHALL BY DEED DATED JANUARY 7, 1998 AND RECORDED UNDER COUNTY CLERK'S FILE (C. C. F.) NO. 99-001375 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O. R. B. C. T.); SAID 10.721 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a one inch iron pipe found at the northwest corner of said 105.474 acre tract and on the east right-of-way line of F. M. 521 (120 feet wide); said corner being also the southwest corner of a 1.32 acre tract conveyed to William D. Clarke and wife, Sandra L. Clarke from Anola B. Hanson, Individually and as Independent Executrix of the estate of Richard L. Hanson by deed dated January 24, 1972 and recorded in Volume 1110, Page 121 of the Deed Records of Brazoria County, Texas; thence as follows:

South 02° 46' 41" East (called South 01° 10' 07" East) along the west line of said 105.474 acre tract and the east right-of-way line of F. M. 521, a distance of 250.68 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the POINT OF BEGINNING of the herein described tract;

THENCE North 87° 12' 15" East, a distance of 1,021.89 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the east line of said 105.474 acre tract and on the southwest right-of-way line of S. H. 36 (100 feet wide);

THENCE South 38° 51' 03" East (called South 34° 52' 00" East), along the northeast line of said 105.474 acre tract and the southwest right-of-way line of S. H. 36, a distance of 494.77 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner;

THENCE South 87° 12' 15" West, a distance of 1,313.21 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for corner on the west line of said 105.474 acre tract and the east right-of-way line of F. M. 521;

THENCE North 02° 46' 41" West (called North 01° 10' 07" West) along the west line of said 105.474 acre tract and the east right-of-way line of F. M. 521, a distance of 400.00 feet to the POINT OF BEGINNING and containing 10.721 acres of land. The bearings used in this description are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. The description herein is based on a survey made on December 5, 2003 by Baker & Lawson, Inc.

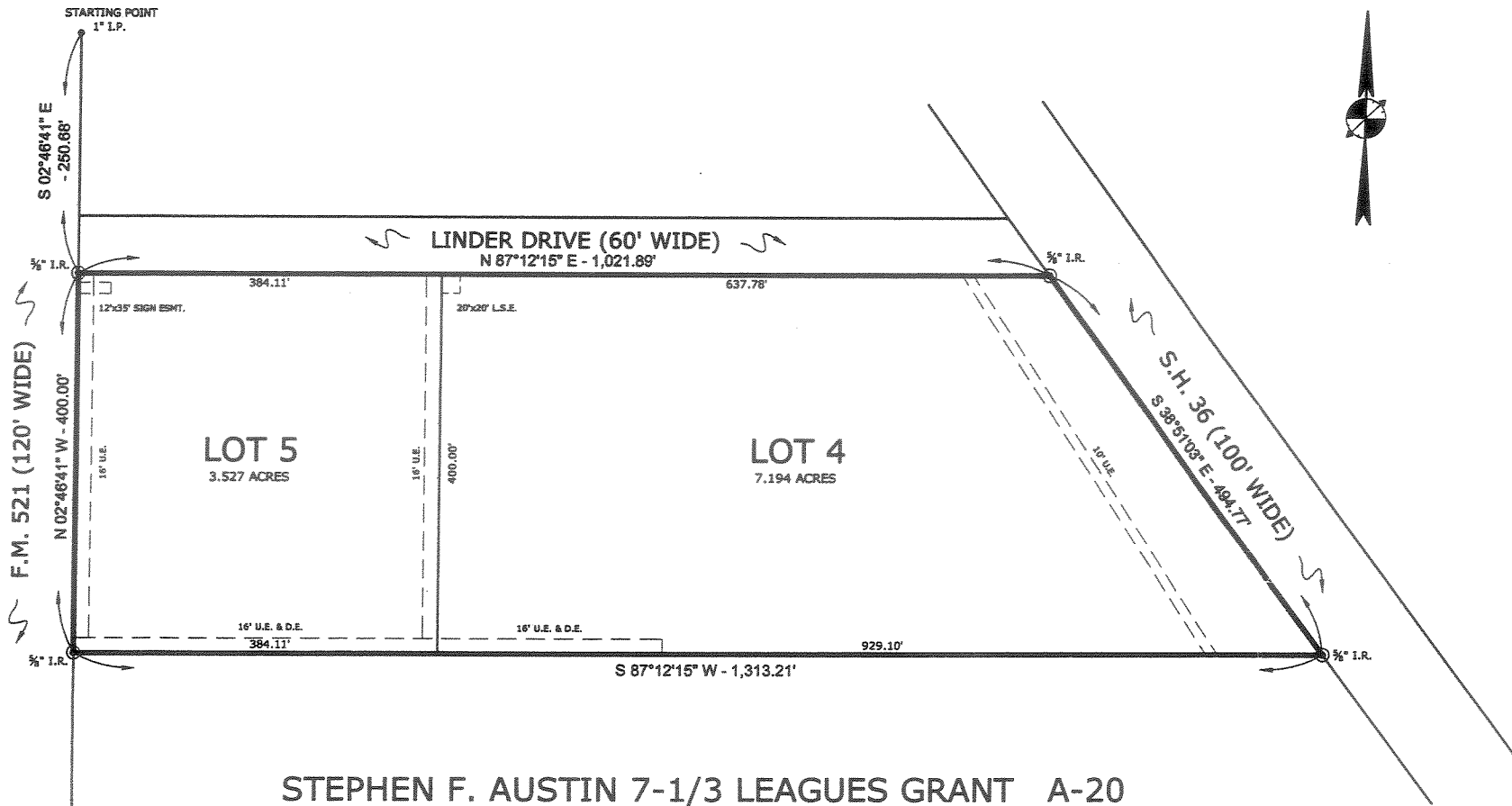
AS SURVEYED & CERTIFIED CORRECT BY:
Cecil J. Booth
 Registered Professional Land Surveyor
 Registration No. 2061



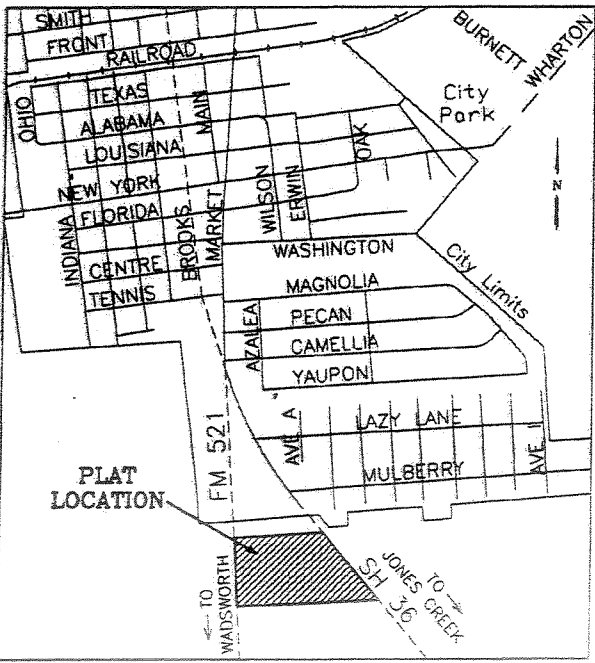
McCOY CORPORATION
 SAN MARCOS, TEXAS
 STORE DEVELOPMENT
 DEPARTMENT

EXHIBIT "A"

BRAZORIA, TEXAS
 STORE #3 RELOCATION



STEPHEN F. AUSTIN 7-1/3 LEAGUES GRANT A-20



VICINITY MAP