

EXHIBIT A

FIRST TRACT:

Survey field notes of 30.41 acres of land lying and being situated in the County of San Saba, State of Texas, and being out of the Martin Kayser Survey #77, Abstract #763. Said 30.41 acres of land contains 0.41 of an acre, more or less, which lies in a public road, leaving a net acreage of 30.00 acres, more or less. Said 30.41 acres of land is a part of that land described in a deed from Kathleen Shoemaker to Ray L. Sheppard, Peggy Jo Newman and Ronald M. Moore, recorded in Volume 147, Page 734 of the Deed Records of San Saba County, Texas.

BEGINNING at a point in the approximate center of a public road and recognized west line of said Survey #77. Said point being the northwest corner of this tract and the southwest corner of a 30.43 acre tract of land. Said point lies N 78° 06' W 22 feet from a $\frac{1}{2}$ " iron pin (set) and also lies South 876.1 feet from the recognized northwest corner of said Survey #77.

THENCE S 78° 06' E 1,843.8 feet crossing a field to a $\frac{1}{2}$ " iron pin (set) in an old field fence for the northeast corner of this tract and the most southerly southeast corner of said 30.43 acre tract.

THENCE S 27° 20' W 483.1 feet along the general course of said field fence to a $\frac{1}{2}$ " iron pin (set) and large post oak tree used for an angle point in said fence.

THENCE S 39° 22' W 392.5 feet along the general course of said field fence to a $\frac{1}{2}$ " iron pin (set) in said fence for the most southerly southeast corner of this tract.

THENCE N 78° 06' W 1,362.7 feet departing from said fence and crossing said field to a point in the approximate center of a public road and recognized west line of said Survey #77 from which a $\frac{1}{2}$ " iron pin (set) bears S 78° 06' E 22 feet.

THENCE NORTH 831.8 feet along the approximate center of said public road and west line of said Survey #77 to place of beginning and containing 30.41 acres of land of which 0.41 of an acre lies in said public road according to my survey and calculations.

SECOND TRACT:

Survey field notes of 272.33 acres of land, more or less, lying and being situated in the County of San Saba, State of Texas, and being 104.36 acres, more or less, out of the Martin Kayser Survey #77, Abstract #763 and 167.97 acres, more or less, out of the Martin Kayser Survey #78, Abstract #762. Said 272.33 acres of land contains 0.50 acres, more or less, which lies in a public road, leaving a net acreage of 271.83 acres. Said 272.33 acres of land is a part of that land described in a deed from Kathleen Shoemaker to Ray L. Sheppard, Peggy Jo Newman, and Ronald M. Moore, recorded in Volume 147, Page 734 of the Deed Records of San Saba County, Texas.

BEGINNING at a $\frac{1}{2}$ " iron pin (set) and corner post in the north line of Survey #77, as fenced, the same being the most northerly northeast corner of a 30.43 acre tract of land and the most northerly northwest corner of this tract. Said corner lies S $78^{\circ} 06'$ E 1,100.3 feet from the northwest corner of said Survey #77.

THENCE S $78^{\circ} 04'$ E 1,562.5 feet along the general course of a fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $77^{\circ} 20'$ E 101.6 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $74^{\circ} 19'$ E 59.9 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and old corner post.

THENCE S $75^{\circ} 59'$ E 177.9 feet along said fence to a $\frac{1}{2}$ " iron pin (set) on the west side of a water gap.

THENCE S $71^{\circ} 12'$ E 31.2 feet to a $\frac{1}{2}$ " iron pin (set) on the east side of a water gap.

THENCE S $79^{\circ} 41'$ E 219.2 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $74^{\circ} 26'$ E 197.7 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and post oak tree.

THENCE S $75^{\circ} 48'$ E 131.0 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $81^{\circ} 15'$ E 44.1 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $82^{\circ} 44'$ E 273.2 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and corner post.

THENCE S $32^{\circ} 25'$ E 47.5 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and corner post.

THENCE S $76^{\circ} 36'$ E 116.8 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $78^{\circ} 32'$ E 243.0 feet along said fence to a nail in the base of a post oak tree.

THENCE S $76^{\circ} 28'$ E 515.6 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and cedar post.

THENCE S $77^{\circ} 20'$ E 589.0 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and corner post in the east line of said Survey #78, as fenced.

THENCE S $00^{\circ} 18'$ E 2,709.9 feet along the general course of an old fence representing the east line of said Survey #78 to a $\frac{1}{2}$ " iron pin (set) in said fence for the southeast corner of this tract.

THENCE N $78^{\circ} 06'$ W 5,395.6 feet to a point in a public road from which a $\frac{1}{2}$ " iron pin (set) bears S $78^{\circ} 06'$ E 17.85 feet.

THENCE North 1,062.0 feet along the approximate center of said public road to a point in said road from which a $\frac{1}{2}$ " iron pin (set) bears S $78^{\circ} 06'$ E 22.0 feet.

THENCE S 78° 06' E 1,362.7 feet along the south line of a 30.41 acre tract to a $\frac{1}{2}$ " iron pin (set) in a field fence.

THENCE N 39° 22' E 392.5 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and large post oak tree.

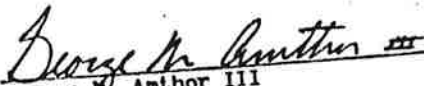
THENCE N 27° 20' E 760.4 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and large post oak tree for a corner.

THENCE N 56° 27' W 1,014.4 feet along said fence to a $\frac{1}{2}$ " iron pin (set) and corner post.

THENCE N 02° 26' W 222.7 feet along said fence to place of beginning and containing 272.33 acres of land of which 0.50 of an acre lies in a public road according to my survey and calculations.

I, George M. Amthor III, in performance of my duties as a Registered Public Surveyor, do hereby certify that the field notes shown hereon accurately represent an on-the-ground survey made under my direction and supervision on May 1 and May 2, 1984, and to the best of my knowledge and belief correctly represents the facts found at the time of survey.

WITNESS MY HAND AND SEAL, THIS THE 7th DAY OF MAY, 1984.


George M. Amthor III
Registered Public Surveyor
No. 2684