



## EXHIBIT A

(page 1)

TRACT ONE: 4.156 acres, more or less, out of the W. 1/2 of Lot 1, Block 57, of the Town of Carbon, Eastland County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at a 3/4 inch pinched pipe set in the Southwesterly line of said Lot 1 at its intersection with a fence line along the Easterly line of a roadway used by others that is located S 59° 30' E 20 feet from its most westerly corner;

THENCE N 30° 30' W along said fence and road line 592.58 feet to a 3/4 inch pinched pipe set in the Southwesterly line of State Highway Loop 389;

THENCE S 59° 55' E 305.1 feet to a 3/4 inch pinched pipe set in the Southwesterly line of said Loop 389 at its intersection with the Easterly line of the West one-half (1/2) of said Lot 1;

THENCE S. 30° 30' West 594.79 feet to a 3/4 inch pinched pipe set in the center of the Southwesterly line of said Lot 1;

THENCE N. 59° 30' W 305 feet to the place of beginning.

TRACT TWO: BEING a parcel of land out of Lot 1, Block 57, of the Town of Carbon, Eastland County, Texas, as per Plat recorded in Vol. 2, Box 54, of the Plat Records of Eastland County, Texas, and being more particularly described as follows:

BEGINNING at 3/4 inch pinched pipe set in the Southwesterly line of State Highway Loop 389 at its intersection with the Northeast corner of a 4.156 acre tract of land described in field notes of record in Vol. 6, Page 403, Record of Public Surveys, Eastland County, Texas;

THENCE N 59 deg. 55' E 30 feet for corner;

THENCE S 30 deg. 30' W 594.79 feet for corner;

THENCE N 59 deg. 30' W 30 feet for corner;

THENCE N 30 deg. 30' E to the place of beginning, containing .41 acres of land, more or less.

EXHIBIT A  
(page 2)

SAVE AND EXCEPT FROM TRACT ONE:

STATE OF TEXAS  
COUNTY OF EASTLAND

Field notes of a survey of 2.50 acres of land out of and part of Lot 1 Block 57, Town of Carbon, Eastland County, Texas as per the Official Plat of said Revised Map of the Town of Carbon filed in Slide 136 of the Plat Cabinet Records of Eastland County, Texas. Said 2.50 acres also being out of and part of a 4.156 acre tract described as Tract One in a deed from Daris E. Gryder to Stephen Glen Gryder, recorded in Volume 2099 Page 149 of the Official Public Records of Eastland County, Texas. This survey of said 2.50 acres being made for Craig Gryder by virtue of his request and being particularly described as follows;

Beginning at a 4" pipe fence corner post found at the Northwest corner of Stephen Glen Gryder 4.156 acre tract and in the South right of way line of State Highway Loop 389, said point also being in the East line of an existing gravel roadway or lane, said lane being known as Lovers Lane, ( a non-dedicated roadway, street or alley) for the Northwest corner of this described tract and being located S 30° 31' 05" W 57.71 feet and S 59° 53' 27" E 20.00 feet from the Northwest corner of Lot 1 Block 57, Town of Carbon.

Thence S 59° 53' 27" E, 179.21 feet with the North line of this described tract and North line of Stephen Glen Gryder 4.156 acre tract, same being the South right of way line of State Highway Loop 389, to a 4" pipe fence corner post found for the Northeast corner of this described tract.

Thence S 29° 44' 57" W, 593.81 feet with the East line of this described tract, to a ½" rebar with survey cap # 5085 set at its intersection with the South line of said Lot 1 Block 57 and the South line of Stephen Glen Gryder 4.156 acre tract, same being the North line of Lot 2 Block 57, for the Southeast corner of this described tract.

Thence N 59° 30' 46" W, 187.25 feet with the South line of this described tract and South line of Stephen Glen Gryder 4.156 acre tract, same being the South line of Lot 1 Block 57 and the North line of Lot 2 Block 57, to a ½" rebar with survey cap # 5085 set at the Southwest corner of said Stephen Glen Gryder 4.156 acre tract, said point also being in the East line of said existing gravel roadway or lane, for the Southwest corner of this described tract.

Thence N 30° 31' 33" E, 592.58 feet with the West line of this described tract and West line of Stephen Glen Gryder 4.156 acre tract, same being the East line of said existing roadway or lane, to the place of beginning and containing 2.50 acres of land.