



## EXHIBIT "A"

BEING 2.96 ACRES, MORE OR LESS, OUT OF THE WILLIAM VAN NORMAN SURVEY, ABSTRACT NO. 545, EASTLAND COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND DESCRIBED IN THE CONTRACT OF SALE AND PURCHASE TO WILLIAM LLOYD MURPHY, RECORDED IN VOLUME 651, PAGE 195, DEED RECORDS OF EASTLAND COUNTY, TEXAS, AND IN THE DEED TO WILLIAM L. MURPHY AND WIFE, DORIS W. MURPHY, RECORDED IN VOLUME 1176, PAGE 285, OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS, SAME BEING ALL OF LOTS 1, 2 AND 2A, AND A PORTION OF LOTS 3 AND 3A OF THE J.A. FOX LAKE FRONT LOTS ON LAKE LEON AS SHOWN ON THE REVISED PLAT RECORDED IN VOLUME 1, PAGE 150, PLAT RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON PIPE FOUND (CONTROL MONUMENT) FOR THE SOUTH CORNER OF THAT MURPHY TRACT DESCRIBED IN VOLUME 1176, PAGE 285, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, IN THE EAST LINE OF LOT 18 AS SHOWN ON THE PLAT OF SAID J. A. FOX LAKE FRONT LOTS, WHICH LIES NORTH 15° 44' 25" WEST, 61.17 FEET FROM A ¾" REBAR ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE NORTH 17° 04' 30" WEST, (BASE BEARING PER PLAT IN VOLUME 1, PAGE 150, PLAT RECORDS OF EASTLAND COUNTY, TEXAS), 276.78 FEET ALONG THE COMMON LINE BETWEEN SAID MURPHY TRACT IN VOLUME 1176, PAGE 285, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, AND SAID LOT 18 TO A ½" IRON PIPE FOUND (CONTROL MONUMENT) FOR A CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH 29° 17' 56" WEST, 132.84 FEET ALONG, SAID COMMON LINE TO A ¾" REBAR ROD FOUND;

THENCE NORTH 46° 57' 28" WEST, 179.85 FEET ALONG SAID COMMON LINE TO A ½" REBAR ROD SET WITH A CAP STAMPED 1983;

THENCE NORTH 31° 24' 55" WEST, 35.36 FEET TO A POINT AT 1375.0' ELEVATION BEING THE SOUTH BOUNDARY OF LAKE LEON FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE THE FOLLOWING CALLS GENERALLY ALONG SAID 1375.0' ELEVATION LINE AS FOLLOWS:

NORTH 58° 35' 05" EAST, 40.03 FEET;  
SOUTH 82° 25' 38" EAST, 196.02 FEET;  
NORTH 78° 11' 09" EAST, 54.94 FEET;  
NORTH 47° 33' 12" EAST, 59.04 FEET;  
NORTH 73° 53' 39" EAST, 52.61 FEET;  
SOUTH 26° 05' 40" EAST, 87.02 FEET;  
SOUTH 49° 11' 17" EAST, 28.26 FEET TO THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH 03° 16' 13" WEST, LEAVING SAID 1375.0' ELEVATION LINE, AT 62.17 FEET PASSING THE NORTHEAST CORNER OF THAT MURPHY TRACT DESCRIBED IN VOLUME 651, PAGE 195, DEED RECORDS OF EASTLAND COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID MURPHY TRACT, IN ALL 440.35 FEET TO A ½" REBAR ROD SET WITH A CAP STAMPED 1983 IN THE NORTH LINE OF A PRIVATE ROAD FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH 63° 15' 13" WEST, 128.50 FEET ALONG THE NORTH LINE OF SAID PRIVATE ROAD TO THE PLACE OF BEGINNING AND CONTAINING 2.96 ACRES, MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.