

EXHIBIT "A"

All that certain lot, tract or parcel of land located in Coleman County, Texas, and being 50 acres of land out of and a part of the Walter Fosgate Survey No. 487, Abst. No. 198, also being the East 50 acres of that certain 218 acre tract of land described in a deed from Lula Murphy to Hugh Glasson, recorded in Vol. 244, page 487 of the Deed Records of Coleman County, Texas, here referred to for all purposes. Said 50 acres being described by metes and bounds as follows:

BEGINNING at a fence corner in the West line of the old Coleman to Cisco public road, being 18 varas west of and about 1070 vrs. north of the S.E. corner of said Survey No. 487, for the S.E. corner of said 218 acre tract and for the S.E. corner hereof;

THENCE North with the West line of said road, 930 vrs. to a stake set for the N.E. corner of said 218 acre tract of land and for the N.E. corner hereof;

THENCE West with a fence, 303.5 vrs. to a stake set in the South line of the old Coleman to Comanche public road and in the north line of said 218 acre tract of land for the N.W. corner hereof;

THENCE South 930 vrs. to a stake set in a fence and South line of said 218 acre tract of land for the S.W. corner hereof;

THENCE East with a fence and South line of said 218 acre tract of land, 303.5 vrs. to the place of beginning, and containing 50 acres of land.