

EXHIBIT "A"

96.086 acres of land, more or less, situated in Llano County, Texas, out of the G. L. Epperson N.W. 1/4 of Survey No. 8, Abstract No. 1276, being the northern portion of a 180.086 acre parent tract described in a Deed from August and Amanda Otto to Nelda May Duncan, recorded December 13, 1961 in Vol. 109, Pg. 48 of the Llano County Deed Records.

Beginning at a 1/2" pipe found by a "T" fence corner post in the south line of the H. & G.N. Railroad Company Survey No. 9, Abstract No. 398, same being the south line of that certain tract described as 704.79 acres in a Deed from Lillian Buttery to Anthony and Raymond Mahalite, recorded in Vol. 584, Pg. 215 of the Llano County Official Public Records for the N.E. corner of said parent tract and N.E. corner hereof, same being the N.W. corner of that certain tract described in a Deed from Amanda Otto to Netha Garrett, recorded December 13, 1961 in Vol. 109, Pg. 60 of the Llano County Deed Records;

Thence with a fence and east line of parent tract, east line hereof and west line of said "Garrett" tract,

S 00 19 50 W 881.03 feet, a 3/8" steel stake set, and

S 00 42 42 W 583.14 feet to a 1/2" steel stake set for the S.E. corner hereof and N.E. corner of a 84.00 acre partition tract out of said parent tract hereof;

Thence with a division line for the south line hereof and north line of said 84.00 acre tract, N 90 00 00 W, at the following distances passing 3/8" steel stake set on line, 152.55 feet, 554.42 feet, 921.27 feet, 1205.55 feet, 1693.95 feet, 2150.35 feet, 2532.42 feet, 2707.37 feet, a total distance this course of 2802.43 feet to a 1/2" steel stake set in a fence, being on or near the west line of said Survey No. 8 for the S.W. corner hereof and N.W. corner of said 84.00 acre tract, being in the east line of the Langehennig Lands, see Deed recorded in Vol. 76, Pg. 111 of said Deed Records;

Thence with a fence and west line of said parent tract, east line of said "Langehennig" tract, being on or near the west line of said Survey No. 8,

N 00 33 14 E 417.62 feet, a 3/8" steel stake set,

N 00 39 21 E 1104.06 feet to a 1/2" steel stake set by a "T" corner post for the common corners of said Survey No. 8, said Survey No. 317 the A.B. & M. Survey No. 21 N.W. corner hereof, same being the S.W. corner of that certain tract described as 6.17 acres in a Deed from HDB Company, Inc. to Althea B. Nelson, et al, recorded in Vol. 246, Pg. 143 of said Deed Records and being the occupational N.E. corner of said "Langehennig" tract;

Thence with a fence, being on or near the north line of said Survey No. 8 for the north line of said parent tract and north line hereof, south line of said 6.17 acres,

S 89 10 53 E 240.61 feet to a 1/2" steel stake found by a "T" fence corner post, fence bears north for the S.E. corner of said 6.17 acres and being the S.W. corner of said 704.79 acre tract, continuing with said fence and north line hereof,

S 88 51 08 E 278.98 feet, a 3/8" steel stake set,

S 88 47 05 E 1530.22 feet, a 3/8" steel stake set, and

S 88 46 34 E 748.88 feet to the Place of Beginning and containing 96.086 acres.

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.