

Exhibit A to Settlement Agreement

Legal Description of the Property

TRACT ONE: Being 83.25 acres of land, more or less, out of and part of Sur. No. 67, patented to Gulf, West Texas and Pacific Railway Company by Pat. No. 1160, Vol. 38, dated May 21, 1887, Abst. No. 688 and said 83.25 acre tract of land is described by metes and bounds in Exhibit A-1 attached hereto.

TRACT TWO: 3.22 acres of land, more or less, out of Sur. No. 67, G.W.T. & P. RR. Co., Abst. No. 688, a part of the Guenther Maenius tract of 83.25 acres of land described in deed from Alvin Maenius to Guenther Maenius recorded in the Deed Records of Blanco County, Texas and which said 3.22 acres are described by metes and bounds in Exhibit A-1 attached hereto.

TOGETHER with the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain way, being more particularly described in Volume 435, Page 595, Official Public Records of Blanco County, Texas.

SAVE AND EXCEPT 2.88 acres of land, more or less, in Blanco County, Texas, out of Sur. No. 67, G. W. T. & P. RR Co., Abstract No. 688, a part of the Werner Maenius tract of 83.25 acres of land, being more particularly described in Exhibit A-1 attached hereto.

SAVE AND EXCEPT .6 acre of land, more or less, out of Survey No. 67, G.W.T. & P RR. Co., Abstract No. 688, part of that 83.25 acres of land, being more particularly described in Exhibit A-1 attached hereto.