





EXHIBIT A

Tract I: Tract 2A

Being a tract of land out of the GEORGE S. RALL SURVEY, Abstract No. 1801, in Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northerly right-of-line of Avondale-Haslet Road (County Road No. 4029) and the Easterly right-of-way line of U.S. Highway No. 81 and No. 287, said right-of-way line described in a right-of-way deed recorded in Volume 4372, Page 297, Deed Records, Tarrant County, Texas;

THENCE along said Easterly right-of-way line, North 64°02'00" West, 134.77 feet, and North 38°00'00" West, 383.20 feet to a 1/2" steel rod for the most Southerly corner and the Point of Beginning of the herein described tract;

THENCE continuing with said Easterly right-of-way line, North 38°00'00" West, 268.45 feet to a Texas Highway Dept. concrete monument at the Point of Curvature of a curve to the right having a radius of 1396.39 feet;

THENCE continuing with said Easterly right-of-way line and with the arc of said curve through a central angle of 09°47'02", 238.45 feet to a 1/2" steel rod for a corner;

THENCE North 48°58'36" East, 404.32 feet to a 1/2" steel rod for a corner;

THENCE South 38°50'00" East with the general line of a fence, 520.84 feet to a 1/2" steel rod for the most Easterly corner of the herein described tract;

THENCE South 51°10'00" West, 431.69 feet to the Point of Beginning, and containing 5.001 acres of land, more or less.

Tract II: Tract 2A2

Being a tract out of the GEORGE S. RALL SURVEY, Abstract No. 1801, in Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" steel rod at the intersection of the Northerly right-of-way line of Avondale-Haslet Road (County Road No. 4029) and the Easterly right-of-way line of U.S. Highway No. 81 and No. 287, said right-of-way line described in a right-of-way deed recorded in Volume 4377, Page 297, Deed Records of Tarrant County, Texas;

THENCE along said Easterly right-of-way line, North 64°02'00" West, 134.77 feet to a Texas Highway Dept. concrete monument;

THENCE continuing along said Easterly right-of-way line,

Continued on next page

13800 1807

36°00'00" West, 383.20 feet to a 1/2" steel rod for a corner;

THENCE North 51°10'00" East, 431.69 feet to a 1/2" steel rod for a corner;

THENCE South 38°50'00" East, with the general line of a fence, 809.99 feet to a 1/2" steel rod at a fence corner in said Northerly right-of-way line of Avondale-Haslet Road;

THENCE along said Northerly right-of-way line, South 89°55'00" West, 487.10 feet to the Point of Beginning, and containing 6.295 acres of land, more or less.

D195232852  
M & H FOOD MART  
2210 SOUTHLAKE BLVD  
SOUTHLAKE, TX 76092

-WARNING-THIS IS PART OF THE OFFICIAL RECORD--DO NOT DESTROY

INDEXED -- TARRANT COUNTY TEXAS  
SUZANNE HENDERSON -- COUNTY CLERK  
OFFICIAL RECEIPT

TO: STEWART TITLE NORTH TEXAS

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
196070075	DR91	T005957	12/21/95	08:30

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D195232852	WD	951221	08:30	CG

TOTAL : DOCUMENTS: 01 FEE S: 15.00

BY:         

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE  
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

18208 1009

WARRANTY DEED WITH VENDOR'S LIEN

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or Your Driver's License Number.**

Date: April 1, 2009

Grantor: Wesley Kennemer and Lynda K. Kennemer

Grantor's Address: P.O. Box 147, Newark,  
(including county) W/151 County, Texas 76071

Grantee: Mason & Hady Enterprises, LLC, a Texas limited liability company

Grantee's Address: 13200 Highway 287 & 81, Haslet,  
(including county) Tarrant County, Texas 76052

Consideration: TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, and the sum of \$1,162,500.00 advanced by Wesley Kennemer and Lynda K. Kennemer ("Lender"), at the special instance and request of the Grantee and for its special use and benefit, as a part of the purchase price of the hereinafter described property, the receipt of which is acknowledged by the Grantor, same being evidenced by one certain promissory vendor's lien note of even date herewith in the principal sum of \$1,162,500.00, executed by the Grantee and payable to the order of said Lender, said note bearing interest and payable as therein stipulated, containing the usual default and attorney's fee clauses, same being additionally secured by a Deed of Trust of even date herewith to Tom D. Jester, Jr. Trustee, for the use and benefit of said Lender, being shown of record in the Real Property Records of Tarrant County, Texas; and the said Grantee by the acceptance of this deed acknowledges the vendor's lien to exist against the hereinafter described property.

Property (including any improvements together with all and singular the rights and appurtenances related thereto):

A TRACT IN THE GEORGE S. RALL SURVEY, ABSTRACT NO. 1801, SITUATED IN TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, stripes, or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

This conveyance, however, is made subject to the following matters, if applicable:

1. Easement to Tarrant County dated March 7, 1961, recorded in Volume 3536, Page 31, Deed Records, Tarrant County, Texas.
2. Oil, Gas, and Mineral Lease dated January 10, 1964 between Pearl Huston, as Lessor, and Phillips Petroleum Company, as Lessee, recorded in Volume 3905, Page 381, Deed Records, Tarrant County, Texas.
3. Agreement with Nextel of Texas, Inc. dated February 16, 2001, recorded in Volume 15030, Page 352, Deed Records, Tarrant County, Texas. Also shown on survey dated February 11, 2009, prepared by Walter W. Ward, RPLS No. 2014.
4. Oil, Gas, and Mineral Lease dated August 13, 2002 between Wesley Kennemer and Lynda K. Kennemer, as Lessor, and Chief Holdings, LLC, as Lessee, recorded in Volume 16085, Page 222, Deed Records, Wise County, Texas.
5. The following, as shown on survey dated February 11, 2009, prepared by Walter W. Ward, RPLS No. 2014:
  - a. Portions of the strip of land lying between the fence and the boundary line on the side of the property.

Reservations from and Exceptions to Conveyance and Warranty:

1. Grantor herein reserves a non surface mineral rights that may be produced from subject property.
2. Grantor herein conveys to Grantee all right, title, interest, and income of that certain Communications Site Lease Agreement dated March 16, 2001, by and between Wesley J. Kennemer and Lynda K. Kennemer, husband and wife, Lessor, and Nextel of Texas, Inc., a Texas corporation d/b/a Nextel Communications, Lessee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title, in and to the above described premises, is retained against the above described property, premises and

improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT Wesley Kennemer and Lynda K. Kennemer ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

Wesley Kennemer  
Wesley Kennemer

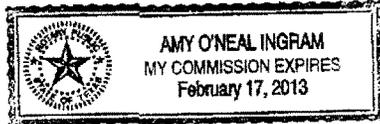
Lynda K. Kennemer  
Lynda K. Kennemer

STATE OF TEXAS

COUNTY OF WISE

Before me, the undersigned notary, on this day personally appeared Wesley Kennemer and Lynda K. Kennemer, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1st day of April, 2009.



Amy O'Neal Ingram  
Notary Public, State of Texas

After recording return to:  
Mason & Hady Enterprises, LLC  
13200 Highway 287 & 81  
Haslet, Texas 76052

Prepared in the Office of:  
Minor & Jester, PC  
P.O. Box 280  
Denton, Texas 76202

## EXHIBIT "A"

Tract 2A1

A TRACT OF LAND IN THE GEORGE S. RALL SURVEY, ABSTRACT No. 1801, SITUATED IN TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at a iron found at the intersection of the north right-of-way of Avondale-Haslet Road (County Road No. 4029) and the easterly right-of-way line of U.S. Highway No. 81 & 287, said R.O.W. line being described in a R.O.W. deed in Volume 4377, Page 297, Deed Records, Tarrant County, Texas; THENCE N.89°-55'E., 487.1 feet along the northerly line of said Avondale-Haslet Road to an iron pin in same, THENCE N. 38°-50'W., 1330.84 feet to a 5/8" capped iron found at the most easterly corner and POINT OF BEGINNING of the herein described tract in a southwest line of Haslet Heights II as shown on a plat filed in Cabinet A, Slide 3468, Plat Records, Tarrant County, Texas;

THENCE S. 48°-58'-36" W., 404.50 feet along the north line of a tract of land described in a deed to M. & H. Food Stores in Volume 12206, Page 1006, Deed Records, Tarrant County, Texas, to an iron pin in the northeasterly R.O.W. line of U.S. Highway No. 81 & 287 for corner, said point being in a curve to the right having a radius of 1396.39 feet and whose long chord bears N. 18°-46'52" W., 457.81 feet;

THENCE northwesterly with the arc of said curve a distance of 459.89 feet to a concrete monument at the PT of same for corner;

THENCE N. 09°-20'-47" W. 99.23 feet continuing along said R.O.W. line to a concrete monument in same, said point being the PC of a curve to the left having a radius of 1569.39 feet and whose long chord bears N. 17°-25'-27" W., 441.05 feet;

THENCE with the arc of said curve a distance of 442.52 feet to a concrete monument in said easterly R.O.W.;

THENCE N. 19°-05'-00" W. 109.42 feet to a concrete monument at the intersection of said northeasterly R.O.W. and the southerly line of a county road;

THENCE S. 38°-50'E., 1014.56 feet with said southwest line of Haslet Heights II, above referenced, to the POINT OF BEGINNING and containing 5.057 acres.

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.



MASON & HADY ENTERPRISES  
13200 HIGHWAY 287 & 81

HASLET TX 76052

Submitter: GUARDIAN TITLE CO

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 04/02/2009 09:51 AM  
Instrument #: D209086775  
WD 5 PGS \$28.00

By: \_\_\_\_\_



**D209086775**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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