

EXHIBIT A

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## TRACT ONE:

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being a portion of the E. S. Tankersley Survey, A-588, a portion of the William Poe Survey, A-485, a portion of the N. P. Dodson Survey, A-183, and a portion of the J. A. Booth Survey, A-38, and further being described as being all that certain 17 acre First Tract, all that certain 20 acre Second Tract, and all that certain 12-8/10 acre Third Tract, all conveyed by Ray Randolph et ux to R. W. O'Brien and Helen O'Brien by deed recorded in Vol. 351, Page 125, and also being all that certain 4 acre tract conveyed by Ernest Scoggins et ux to Bill W. O'Brien by deed recorded in Vol. 354, Page 807, both of the Deed Records of said County, and bounded as follows:

BEGINNING at a 1/2" iron rod set at a fence corner at the most southerly southwest corner of the William Poe Survey, same also being an interior corner of the J. A. Booth Survey, said beginning stake also being an interior corner in the east line of a 12.7 acre tract conveyed by Horace Russell et ux to Otis Busby by deed recorded in Vol. 338, Page 458 of the Deed Records of said County, said stake also being the southwest corner of the above-mentioned 12-8/10 acre O'Brien tract;

THENCE N 0 deg. 56' W along a fence line and along said Poe and Booth Survey line and with the east line of the said 12.7 acre Busby tract, 385.41 ft. to a 1/2" iron rod set at a fence corner, same being the northwest corner of the said 12-8/10 acre O'Brien tract;

THENCE N 89 deg. 29' E along a fence line and along the north line of the said 12-8/10 acre tract, 1234.57 ft. to a 1/2" iron rod set at a fence corner, same being the southwest corner of the above mentioned 4 acre O'Brien tract;

THENCE N 0 deg. 01' E along a fence line and along the west line of the said 4 acre O'Brien tract, 835.87 ft. to a 1/2" iron rod set for corner in the south right-of-way line of Farm Road No. 852;

THENCE N 87 deg. 23' E along said Highway line 243.09 ft. to a 1/2" iron rod set for corner;

THENCE S 3 deg. 14' W along an abandoned roadway, at 42.9 ft., passing a 2" iron pipe found for the most Easterly northeast corner of the Poe Survey, same being the most Northerly-northwest corner of the Dodson Survey and continuing along said abandoned roadway in all A TOTAL DISTANCE OF 732.47 ft. to an angle point, same being in the east line of the said 4 acre tract;

THENCE South, continuing along said roadway, passing the southeast corner of the said Poe Survey, same being the southeast corner of the said 12-8/10 acre O'Brien tract and continuing along same course in all A TOTAL DISTANCE OF 1443.18 ft. to a 1/2" iron rod set for corner, same being the southeast corner of the said 17 acre O'Brien tract;

THENCE S 89 deg. 36' W along a fence line and along the south line of the said 17 acre tract and with the south line of the above-mentioned 20 acre O'Brien tract, 1914.35 ft. to a 1/2" iron rod set at a fence corner, same being the southwest corner of the said 20 acre tract;

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THENCE N 0 deg. 23' W along a fence line 574.13 ft. to a 1/2" iron rod set at a fence corner, same being the southwest corner of the above-mentioned 12.7 acre Busby tract;  
THENCE N 89 deg. 24' E along a fence line, 590.21 ft. to a 1/2" iron rod set at a fence corner, same being the southeast corner of the said 12.7 acre Busby tract;  
THENCE N 0 deg. 23' W along a fence line, 367.85 ft. to a 1/2" iron rod set for corner in the north line of the Booth Survey, same being in the south line of the Poe Survey, said Stake also being the most Easterly northeast corner of the said 12.7 acre Busby tract, said stake also lies in the south boundary line of the above-mentioned 12-8/10 acre O'Brien tract;  
THENCE S 87 deg. 50' W along said common Survey Line, 99.85 ft. to the place of beginning and containing 53.422 acres of land as surveyed by Tommy R. Noble during the month of January, 1984.

**LESS & EXCEPT:**

All that certain tract or parcel of land situated in the B.S. Tankersley Survey, A- 586, the William Poe Survey, A-465, and the N.P. Dodson Survey, A-163, Wood County, Texas, and being a portion of that certain called 53.422 acre tract as described in deed from Chris M. Wilkins to Linda Ruth Wilkins, dated April 2, 2003, recorded in Vol. 1910, Page 40, Real Property Records of Wood County, Texas, and being more particularly described as follows:

Beginning at a 1/2" rebar found at the southeast fence corner of said 53.422 acre tract and at the northeast corner of a called 25.007 acre tract as described in deed to Frank Mills et ux (Vol. 1314, Page 499) and being in the west line of a called 30.024 acre tract as described in deed to Gerald O. Bitnar et ux (Vol. 1887, Page 886);

Thence S 89° 32' 29" W with the south line of said 53.422 acre tract and the north line of said 25.007 acre tract - 306.88' to a 1/2" rebar set for corner;

Thence N 00° 47' 14" E - 1327.50' to a 1/2" rebar set in the south line of a called 20.5 acre tract as described in deed to Jochem and Hennie Jongsma (Vol. 1942, Page 849);

Thence N 89° 26' 11" E generally along a fence - 85.00' to a 3" pipe fence corner found at the southeast corner of said 20.5 acre tract and at an ell corner of said 53.422 acre tract;

Thence N 00° 01' 00" E generally along a fence - 835.87' to a 1/2" rebar set in the south right-of-way of F.M. Highway 852 at the northernmost northwest corner of said 53.422 acre tract and the northeast corner of said 20.5 acre tract;

Thence N 87° 23' 00" E along the south right-of-way of said highway - 243.09' to a 1/2" rebar found at the northeast corner of said 53.422 acre tract and the recognized northwest corner of the Hay Cemetery Tract (deed not found);

Thence S 02° 59' 14" W - 501.89' to a 1/2" rebar set at the occupied southwest fence corner of said cemetery and the occupied northwest fence corner of a called 30.928 acre tract as described in deed to Cindy Sue Birdsong (Vol. 1233, Page 116);

Thence S 00° 53' 34" W generally along a fence - 899.30' to a ½" rebar set at the occupied southwest corner of said 30.928 acre tract and the occupied northwest corner of said 30.024 acre tract;

Thence S 00° 03' 14" E generally along a fence with the east line of said 53.422 acre tract - 772.33' to the Point of Beginning containing 13.422 acres more or less.

**TRACT TWO EASEMENTS ONLY:**

All that certain strip, tract, or parcel of land situated in the J.A. Booth Survey, A-38, Wood County, Texas, being a portion of that certain called 9.08 acre tract as described in deed from Mary Ann Ryan et al to Mary Jane Shepard and Jean Elizabeth Shepard, dated September 2, 1987, recorded in Vol. 1092, Page 802, Real Property Records of Wood County, Texas, and also being all of that certain tract as described as Right-of-Way Easement from Mary Shepard and Jean Shepard to Linda W. Wilkins, dated February 11, 2005, recorded in Vol. 2060, Page 574, Real Property Records of Wood County, Texas, and being more particularly described as follows:

Beginning at a ¼" rebar found by fence corner at the southeast corner of said 9.08 acre tract and the southwest corner of a called 53.422 acre tract as described in deed to Linda R. Wilkins (Vol. 1910, Page 40) and also being an angle corner in the north line of a called 17.588 acre tract as described in deed to Frank Mills et ux (Vol. 1382, Page 180);

Thence S 88° 15' 19" W with the south line of said 9.08 acre tract and the north line of said 17.588 acre tract - 548.04' to a 3/8" steel spike set in the centerline of County Road 4200 at the southwest corner of said 9.08-acre tract and the northwest corner of said 17.588 acre tract;

Thence N 08° 06' 41" W with the center line of said road - 16.10' to a 3/8" steel spike set for corner;

Thence N 88° 15' 19" E - 550.49' to a ½" rebar set in the occupied east fence line of said 9.08 acre tract and the west line of said 53.422 acre tract;

Thence S 00° 37' 05" W along said common fence line - 16.01' to the Point of Beginning.

Honorable Brenda Taylor, County Clerk  
Wood County

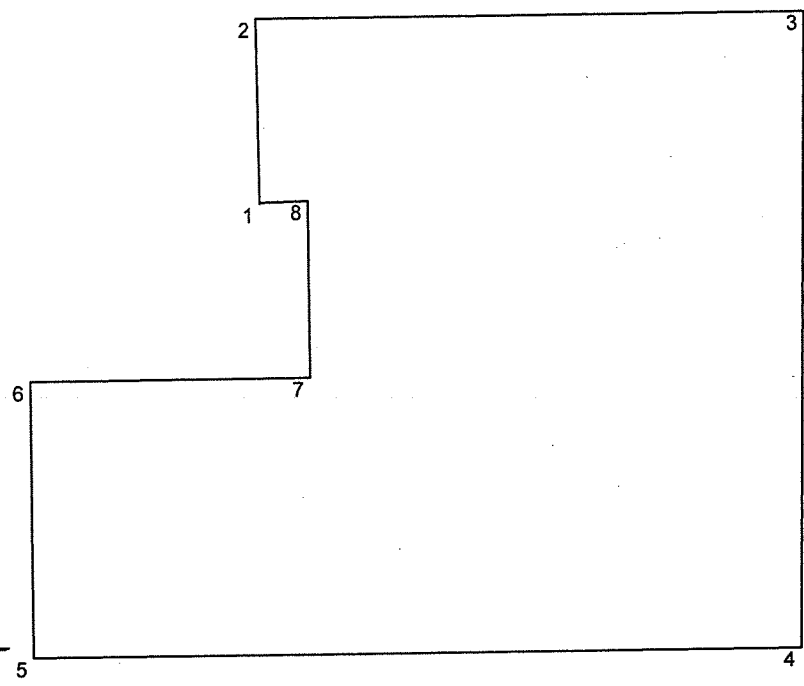
Jan 24, 2008

STATE OF TEXAS  
COUNTY OF WOOD  
I hereby certify that this instrument was  
filed on the 24th day of January 2008 by me  
and was duly recorded in the volume and page  
of the public records of  
Wood County  
as stated herein by me.

Filed for Record in:  
Wood County  
On: Jan 24, 2008 at 09:22H  
As a  
Recording  
Document Number: 00082568  
Amount 44.00  
Receipt Number - 142089  
By:  
Harry Baker

CR 4200

EASEMENT



Scale = 1: 398 (Feet)

- 1 N 56° W 386.41
- 2 N 89° 29' E 1149.57
- 3 S 47° 14" W 1327.50
- 4 S 89° 36' W 1607.47
- 5 N 23° W 574.13

- 6 N 89° 24' E 590.21
- 7 N 23° W 367.85
- 8 S 87° 50' W 99.65