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EXHIBIT "A"

FIRST TRACT: BEGINNING on the S. B. line of the I. L. Holt 610 acre tract, at a point 2128.4 vrs. N. 89.2 W. from S. E. corner of said Holt tract, which is S. W. corner of 320 acre tract sold by I. N. Browning to Alf Mauldin and P. Mitcham, corner iron stake; Thence N. 89½ W. at 39.6 vrs. pass iron stake at N. W. corner of J. S. Grinnan land, at 565.4 vrs. S. E. corner of Geo. Browning 50 acre tract, corner a wagon thimble; Thence North 1004.9 vrs. to Tyler and Hagans Ferry Road, and N. B. line of a ten acre tract bought by V. A. Kinsey from John Graybill, corner a turn plow foot, S.G. S. 66 W. 17.2 vrs. S.G. N. 38½ E. 8.3 vrs.; Thence with said road, N. 64 E. crossing Prairie Creek and leaving said road, 241.2 vrs. to large rock at pine tree, corner at most N. W. corner of I. L. Holt tract and N. E. corner of said Kinsey 10 acre tract and inner corner of Graybill land, pine N. 15 W. 2.7 vrs. pine S. 62 E. 6.3 vrs.; Thence East 651.4 vrs. to a buggy axle at the most N. E. corner of Holt's 610 acre tract end inner corner of Graybill land, B.J. S. 21 W. 20.4 vrs.; Thence South 267.8 vrs. to a S. W. corner of John Graybill land and the liner corner of said Holt land, corner a rock mound in Myrtle Creek, pine N. 75.5 W. 3.2 vrs. black gum N. 48 W. 12.1 vrs.; Thence West 278.2 vrs. to N. W. corner of said Mauldin and Mitcham tract, corner a rock, P.O. N. 23½ E. 2.4 vrs.; Thence S. ½ W. 847.7 vrs. to place of beginning, containing 119.2 acres of land, more or less.

Being the same 117.2 acres of land in the John Slaydon Survey, Abstract No. 856, described in a Warranty Deeds to Jesse Mayfield recorded in Volume 126, Page 51; Volume 129, Page 141; and Volume 239, Page 245; and the 2 acre tract of land in the John Slaydon Survey, Abstract No. 856, described in a Warranty Deed from Holts Common School District #23 to Jessie Mayfield, filed February 21, 1935, in Volume 316, page 632, Deed Records of Smith County, Texas.

SECOND TRACT: BEGINNING at S. E. corner of Houston Butler land on the Tyler and Kilgore Public road; Thence North with H. Butler's East boundary line, 350 yards to corner, a stake; Thence East 350 yards to corner, a stake; Thence South 350 yards to corner on said Tyler and Kilgore Road, a stake for corner; Thence West 350 yards with said road to the place of beginning, containing 5 acres of land, more or less.

Being the same 5 acres of land in the John Slaydon Survey, Abstract No. 856, described in a Warranty Deed from Aaron Jackson et ux, Avis to Jessie Mayfield, filed March 3, 1913, and recorded in Volume 104, Page 398, Deed Records of Smith County, Texas.

THIRD TRACT: BEGINNING in the middle of Tyler-Kilgore Hwy; Thence S. 198 yds.; Thence W. 155 yds.; Thence N. 154 yds.; Thence E. 155 yds. to the beginning.

Being the same 5.6363 acres of land in the John Slaydon Survey, Abstract No. 856, described in a Warranty Deed executed by Mrs. W.B. (Emma) Meadows, et al to Clifford Mayfield, filed February 25, 1933, and recorded in Volume 283, Page 249, Deed Records of Smith County, Texas.

TRACT FOUR:

All that certain tract or parcel of land, a part of the C.H. Nimmons Sur. No. 299, Abst. 745, located about 15 mi. east of the Courthouse in Tyler, Smith County, Texas, and more particularly described as follows, to-wit:

BEGINNING at an iron pin for corner which is located 150.4 vrs. South 0 deg. 36 min. East of the northwest corner of the Lisher Ann Smith 35 acre tract out of the C.H. Nimmons Survey; The northwest corner of said 35 acres being referenced as follow, a walnut brs. N. 12 W. 11.3 vrs; Return to the place of beginning which is at the southwest corner of the 2 acre tract sold by Lisher Ann Smith in 1945;

THENCE East 75.2 vrs. to an iron pin in field from which a walnut brs. N. 66 E. 36.1 vrs.;

THENCE South 0 deg. 36 min. East 141.2 vrs. to an iron pin for corner on north line of Highway leading from Tyler to Kilgore as it was built about the year 1932, a pine brs. N. 87-1/2 W. 6.2 vrs.;

THENCE with the North line of said Highway 50 feet from and parallel to the center line of said highway North 87 deg. 35 min. West 75.26 vrs. to an iron pin for corner from which a sweet gum brs. S. 43 W. 3.6 vrs., a sweet gum brs. S. 54 E. 3.2 vrs.;

THENCE North 0 deg. 36 min. West 138 vrs. to the place of beginning, containing 1.86 acres of land.

Tract 1:

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All that certain tract or parcel of land, a part of the John Slaydon Survey No. 290, Abstract No. 856, located approximately sixteen miles east of Tyler, Texas, and more particularly described as follows, to-wit:

BEGINNING at the N.W. corner of the Alf Mauldin 160 acre tract, and the N.E. corner of the Prince Mitchum tract of 160 acres, on the N.B. line of the old I. L. Holt 160 acre tract, corner a rock set in ground, iron stake west of rock; $3/10$ vrs. B.J. 10 S. $52-3/4$ W about $1-2/10$ vrs.;

THENCE South 428 vrs. to division corner of the said Mitchum tract on the W.B. line of said Mauldin 160 acre tract, corner a car axle on the west side of fence, S G 14 N. 80 W $8-2/10$ vrs.;

THENCE West at 250 vrs. pass car axle on line, at 500 vrs. pass car axle on line at 1062- $5/10$ vrs. the W.B. line of said Mitchum tract, and E.B. line of the Jess Mayfield tract, corner a car axle in bottom land, P O 18 E $11-2/10$ vrs. S.G. 12 S. 7 E. 7 vrs.;

THENCE North $412-8/10$ vrs. to the N.W. corner of said Mitchum tract of inner corner of

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Jess Mayfield land, corner a rock with car axle on the west side of it, P O 12 N. 23-1/2 E 2-4/10 vrs. old witness blown down, P O 12 S 23-1/2 E 2-4/10 vrs.;

THENCE N. 89 deg 10 ft. E calculated course with the N.B. line of said Mitchum tract and the N.B. of the old I. L. Holt 160 acre tract to the place of beginning, containing 79.13 acres of land.

SAVE AND EXCEPT:

That certain 40 acre tract of land out of the above 79.13 acres, which said 40 acre tract is more particularly described as follows, to-wit:

BEGINNING at the NW corner of the Alf Mauldin 160 acre tract, and the NE corner of the Prince Mitchum tract of 160 acres, on the N.B. line of the old I. L. Holt 160 acre tract, corner of rock set in ground, iron stake west of rock, 3/10 vrs. B J 10 S 52 W 1.9 vrs., A S.J. brs E. 5.9 vrs.;

THENCE South no deg. 44 min. W 428 vrs. to a car axle for corner which is locate 4/10 of 1 vr N of an iron pin, Pine brs. S 53 E 3.3 vrs. to S.G. with old cross brs. N. 80 W 8.2 vrs.;

THENCE North 89 deg. 30 min. W. at 250 vrs. pass an iron pin and continue in same direction at 500 vrs. pass a car axle. Continue in same direction in all 532 vrs. to an iron pin for corner from which a S.B. 18" brs. N. 82 E. 3.2 vrs. a S.G. 10" brs N 69-1.2 E 11.7 vrs.;

THENCE North no deg 44 min. E 420.5 vrs. to an iron pin for corner from which a P. O. 12" brs. N 60 W 5.2 vrs. a P O 30" brs. N 81-3/4 E 25.4 vrs.;

THENCE North 89 deg. 41 min. E at approximately 250 vrs. pass south of a Negro cemetery and continue in same direction in all 531.7 vrs. to the place of beginning, containing 40 acres of land.

SAVE AND EXCEPT:

That certain 12 acres of land out of the above described 79.13 care tract which was set aside to the Plaintiffs in that certain cause on the docket of the Special District Court of Smith County, Texas, it being 5932-A, and styled Prince Mitchum, Jr., et al vs George R. Phillips, on the docket of said court, more particularly described as follows, to -wit:

BEGINNING at the Southwest corner of the 79.13 acre tract of land set aside to George R. Phillips vs Perry Mitchum (Mitchem) et al, in the judgment in said cause confirming the report of Commissioners which is recorded in Volume W, Page 575 of the Civil Minutes of the District Court of Smith County, Texas;

THENCE North 260.2 vrs. with the west boundary line of said 79.13 acre tract for corner;

THENCE East 260.2 vrs. parallel with the South boundary line of said 79.13 acre tract for corner;

THENCE South 260.2 vrs. parallel with the West boundary line of said 79.13 acre tract to the South boundary line of said 79.13 acre tract;

THENCE West 260.2 vrs. with the South boundary line of said 79.13 acre tract to the place of beginning.

Tract 2:

That certain 12 acres of land out of the above described 79.13 care tract which was set aside to the Plaintiffs in that certain cause on the docket of the Special District Court of Smith County, Texas, it being 5932-A, and styled Prince Mitchum, Jr., et al vs George R. Phillips, on the docket of said court, more particularly described as follows, to -wit:

BEGINNING at the Southwest corner of the 79.13 acre tract of land set aside to George R. Phillips vs Perry Mitchum (Mitchem) et al, in the judgment in said cause confirming the report of Commissioners which is recorded in Volume W, Page 575 of the Civil Minutes of

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the District Court of Smith County, Texas;

THENCE North 260.2 vrs. with the west boundary line of said 79.13 acre tract for corner;

THENCE East 260.2 vrs. parallel with the South boundary line of said 79.13 acre tract for corner;

THENCE South 260.2 vrs. parallel with the West boundary line of said 79.13 acre tract to the South boundary line of said 79.13 acre tract;

THENCE West 260.2 vrs. with the South boundary line of said 79.13 acre tract to the place of beginning.

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Legal description of the land:

All that certain lot, tract or parcel of land, part of the John Slaydon Survey, Abstract No. 856, Smith County, Texas, being all of that certain called 80.56 acre tract, 40.00 acre tract and 31.467 acre tract described in a deed from R. S. Greenhaw and wife, Averille O. Greenhaw to Eugene Lee Miller and wife, Mary Evelyn Miller on March 21, 1968, recorded in Volume 1260, page 166, of the Deed Records of Smith County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod (found) on the East side of a cross-tie fence corner for the Southeast corner of the above mentioned 80.56 acre tract, the Southwest corner of the Alf Mauldin 160 acre tract described in Volume 160, Page 378, the Southwest corner of a 20.72 acre tract described in deed from W.F. Bright et al to Genecov & Roosth on August 25, 1960, recorded in Volume 989, Page 139, in the North line of Block 1, described in a partition deed from Mrs. Lucinda Evans to W.M. Jernigan of January 20, 1930, recorded in Volume 223, Page 204;

THENCE West with the North line of Blocks 1 and 2 of said Jernigan partition, the South line of said 80.56 acre tract, a distance of 2948.28 ft. to a $\frac{3}{8}$ " iron rod (found) at a fence corner for the Southwest corner of same, the westerly Southeast corner of a 119.2 acre tract described in a deed from J.G. Thompson to Jesse Mayfield on November 1, 1916, recorded in Volume 126, Page 51;

THENCE North 00 degrees 05 minutes 45 seconds East with the Southerly East line of said 119.2 acre tract, the West line of said 80.56 acre tract, a distance of 1199.63 to an axle (found) at a cedar post fence corner for the Northwest corner of same, the Southwest corner of a 79.13 acre tract save and except 40.00 acres described in a deed from Zapata Partnership, LTD to Fender Class 20 Trust on April 29, 1988, recorded in Volume 2876, Page 361;

THENCE South 89 degrees 46 minutes 24 seconds East with the North line of said 80.56 acre tract, the South line of said 79.13 acre tract save and except 40.00 acres, a distance of 1472.60 ft. to a fence corner (found) for the Southeast corner of same, the Southwest corner of the above mentioned 40.00 acre tract;

THENCE North 00 degrees 16 minutes 28 seconds East with the West line of said 40.00 acre tract, the East line of said 79.13 acre tract save and except 40.00 acres, a distance of 1163.22 ft. to a $\frac{1}{2}$ " iron rod (found) at a cross-tie fence corner for the Northeast corner of same, the Northwest corner of said 40.00 acre tract, in the South line of the above mentioned 31.467 acre tract;

THENCE North 88 degrees 59 minutes 50 seconds West with the North line of said 79.13 acre tract save & except 40.00 acres, the South line of said 31.467 acre tract, a distance of 730.07 ft. to an axle (found) for the Southwest corner of same, the easterly Southeast corner of said 119.2 acre tract, from which a 28" black gum marked "x" bears North 59 degrees West-3.34 ft.;

THENCE North 01 degrees 22 minutes 55 seconds East with the Southerly West line of said 31.467 acre tract, the northerly East line of said 119.2 acre tract, a distance of 721.83 ft. to an axle (found) in an old road bed for a break, from which a $\frac{1}{2}$ " iron rod (found) bears North 58 degrees 24 minutes East-0.50 ft.;

THENCE North 05 degrees 06 minutes 17 seconds West continuing with the southerly West line of said 31.467 acre tract, the northerly East line of 119.2 acre tract, a distance of 270.72 ft. to a $\frac{1}{2}$ " iron pipe (found) in a 1 $\frac{1}{2}$ " iron pipe at a cross-tie fence corner for the Northeast corner of same, the westerly Northwest corner of said 31.467 acre tract, in the South line of a 17.81 acre Third Tract described in a partition deed from Perlene Hoskins et al to Edmon Warren on April 8, 1957, recorded in Volume 878, Page 463;

THENCE North 89 degrees 36 minutes 42 seconds East with the westerly North line of said 31.467 acre tract, the westerly South line of said 17.81 acre tract, a distance of 767.57 ft. to a $\frac{1}{2}$ " iron pipe (found) in a 1 $\frac{1}{2}$ " iron pipe for the westerly Southeast corner of same, an inner corner of said 31.467 acre tract;

THENCE North 00 degrees 28 minutes 36 seconds West with the Southerly East line of said 17.81 acre tract, the northerly West line of said 31.457 acre tract, a distance of 72.59 ft. to a flat iron (found) at a cross-tie fence corner for the easterly Northwest corner of same, an inner corner of said 17.81 acre tract;

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THENCE North 89 degrees 35 minutes 47 seconds East with the easterly north line of said 31.467 acre tract, the easterly South line of said 17.81 acre tract, at 142.13 ft. pass a ½" iron pipe (found) for the easterly Southeast corner of same, the westerly Southwest corner of a 17.13 acre tract described in a deed from Samuel L. Howell to Robert Howell et ux on March 14, 1995, recorded in Volume 3638, Page 525, and continue for a total distance of 186.30 ft. to a ½" iron rod (set) for the westerly Northeast corner of said 31.467 acre tract, the westerly corner of the residue of the Addis Cooper 17.49 acre tract described in Volume 878, Page 463, said point being near the centerline of County Road No. 239;

THENCE South 49 degrees 50 minutes 13 seconds East with the Northeast line of said 31.467 acre tract, the Southwest line of said Cooper residue tract, and generally with the centerline of County Road No. 239, a distance of 358.89 ft. to a ½" iron rod (set) for a break corner;

THENCE South 31 degrees 21 minutes 21 seconds East continuing with the Northeast line of said 31.467 acre tract, the Southwest line of said Cooper residue tract, and crossing said County Road No. 239, a distance of 480.38 ft. to a ½" iron rod (set) for the southerly corner of said of said Cooper residue tract, the easterly Northeast corner of said 31.467 acre tract, in the West line of a 15.73 acre Tract Four described in a partition deed to Diley Warren on April 8, 1957, recorded in Volume 878, Page 463;

THENCE South 00 degrees 24 minutes 21 seconds East with the East line of said 31.467 acre tract, the West line of said 15.73 acre tract, the West line of the Gabriel Cemetery, a distance of 432.77 ft. to a ½" iron pipe (found) in a 1 ½" iron pipe for the Southeast corner of said 31.467 acre tract, the Southwest corner of said 15.73 acre tract and Gabriel Cemetery, in the North line of said 40.00 acre tract;

THENCE North 89 degrees 26 minutes 29 seconds East with the North line of said 40.0 acre tract, the South line of Gabriel Cemetery, the South line of said 15.73 acre tract, the South line of a 3.843 acre tract described in a deed from Katherine Warren Pullins et al to Luretha Warren Ducking on January 25, 1981, recorded in Volume 2058, Page 560, a distance of 725.90 ft. to a 1 ½" axle (found) for the Southeast corner of same, the Northeast corner of said 40.0 acre tract, the Northwest corner of said 160 acre tract, the Northwest corner of a 41.5 acre tract, from which a ¾" axle (found) bears North 26 degrees 26 minutes East-0.55 ft. and a 6" cedar fence corner post bears South 62 degrees 15 minutes West-0.37 ft.;

THENCE South 00 degrees 01 minutes 43 seconds West with the East line of said 40.00 acre tract, the West line of said 160 acre tract, the West line of said 41.5 acre tract, the West line of a 41.60 acre tract described in a deed from A.S. Gevecov to Isadore Roosth, recorded in Volume 1246, Page 674, at 591.22 ft. pass a ¾" iron pipe (found) for the Southwest corner of said 41.5 acre tract and the Northwest corner of said 41.60 acre tract, and continue for a total distance of 1184.81 ft. to an axle (found) at a fence corner for the Southwest corner of said 41.60 acre tract, the Southeast corner of said 40.0 acre tract, Southwest corner of said 41.60 acre tract, the Southeast corner of said 40.00 acre tract, the Northeast corner of said 80.56 acre tract, the Northwest corner of 6.83 acre tract, described in a deed from B. Mauldin et al to Robert Way, recorded in Volume 2008, Page 67, from which a 24" hickory marked "x" bears, South 01 degrees 39 minutes East-36.40 ft.;

THENCE South 00 degrees 03 minutes 03 seconds West with the East line of said 80.56 acre tract, the West line of said 160 acre tract, the West line of said 6.83 acre tract, a distance of 1187.96 ft. to the place of beginning, containing 152.135 acres of land, of which 0.520 of an acre lies within the right-of-way of County Road No. 239.