



168 Col. Etheredge Blvd, Suite D | Huntsville, Texas 77340

## Exhibit A

### Legal Description

Tract 4 - 24.70 acres:

Being 24.70 acres of land, more or less, situated in the W. A. COOK SURVEY, Abstract No. 12, Walker County, Texas and being out of and a part of a called 121 acre tract as described in a Deed from the Estate of J. W. Cook to J. W. Cook, dated September 13, 1907 and recorded in Volume 28, Page 217, Deed Records, said 24.70 acre tract is more definitely described as follows:

BEGINNING at a point in the apparent center of an abandoned road for the northwest corner of said Cook tract, same being the northeast corner of a called 119.5 acre tract as described in a Deed from R. J. Ellis to James Hanna, dated July 8, 1947 and recorded in Volume 142, Page 206, Deed Records and also being the south line of a called 62 acre tract as described in the "First Tract" in a Deed from Mrs. Catherine Fails to James Hanna, dated September 29, 1950 and recorded in Volume 130, Page 294, Deed Records, from said point a 5/8" iron rod, set for reference only, at a fence corner post bears S02°06'10"W - 43.3 feet;

THENCE S87°41'40"E, with the north line of said Cook tract and the south line of said Hanna 62 acre tract, same being with the apparent center of said abandoned road, for a distance of 829.11 feet to a 5/8" iron rod set for the northeast corner of the herein described tract;

THENCE across said Cook tract, the following calls:

(1). S02°06'10"W - 1297.16 feet to a 5/8" iron rod set for the southeast corner of the herein described tract;

and (2). N87°46'10"W - 829.10 feet to the west line of said Cook tract, same being the east line of said Hanna 119.5 acre tract, set a 5/8" iron rod for the southwest corner of the herein described tract;

THENCE N02°06'10"E, with the west line of said Cook tract and the east line of said 119.5 acre tract, for a distance of 1298.24 feet to the PLACE OF BEGINNING.

Surveyed in September, 1990.



Signed \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Joe A. Fuller", written over a horizontal line.

JOE A. FULLER  
R.P.L.S. No. 4066