

Exhibit A
Full Legal descriptions

PROP ID 11148 COOK W A (A-12), TRACT 34, ACRES 123.72
PROP ID 11149 COOK W A (A-12), TRACT 34.1, ACRES 2.0 (MH 34-11)
PROP ID 11151 COOK W A (A-12), TRACT 35.1, ACRES 0.15, ETJ
PROP ID 11103 COOK W A (A-12), TRACT 21.1, ACRES 31.0
PROP ID 11211 COOK W A (A-12), TRACT 57, ACRES 10., ETJ
PROP ID 70577 COOK W A (A-12), MH 34.11 (MH-ONLY) ON TR 34.1 ,
LABEL #NTA1795864, SN1 CAV150TX1712866A; TITLE# MH00830936

Total Acres by Tax ID numbers

166.87

 [P.W.] [LJ]

EXHIBIT B
METES + BOUNDS

WCAD Prop ID 11148

FIRST TRACT: BEING 105.72 acres of land out of and a part of the Wm. A. Cook League, A-12, in Walker County, Texas, conveyed as three (3) tracts in the Deed from J. I. Green, et ux, to R. L. Baker, et ux, dated February 5, 1944, of record in Volume 104, Page 140, of the Walker County Deed Records, with metes and bounds as follows:

BEGINNING at the Northeast corner of Tract No. 3 in said Deed, same being Monroe Leathers Northwest corner in the Southwest right-of-way line of Highway No. 75;

THENCE with said Highway, N 51-30 W 74 vrs. to a fence corner post for corner;

THENCE following a fence line, South 300 vrs. to a corner post for corner from which a post oak 8" brs. West 4 vrs.;

THENCE West 260 vrs. to a fence corner post for corner from which a 28" post oak brs. N 47 W 6.5 vrs.;

THENCE South 451 vrs. to a fence post for corner;

THENCE S 3-00 W 425 vrs. to a fence post for corner;

THENCE S 60-30 E 248 vrs. to a 14" post oak for corner;

THENCE S 53-30 E 100 vrs. to corner in creek;

THENCE S 6-15 W 21 vrs. to a corner;

THENCE S 67-30 E 23 vrs. to a fence post for corner;

THENCE along an old fence line, N 81-00 E 481 vrs. to a corner of same, 30" pin oak brs. S 64-30 E 1 vrs.;

THENCE North 547 vrs. to a stake for corner;

THENCE N 89-30 W 450 vrs. to Monroe Leathers Southwest corner, old fence post for corner;

THENCE North following an old fence line 715 vrs. to the place of BEGINNING.

BEING the same tract or parcel of land deeded and conveyed to Grantors herein by T. R. Gaines and wife, Mabel Gaines, under Deed dated January 14, 1963, and appearing of record in Volume 179, Page 271, of the Deed Records of Walker County, Texas, and to which said instrument and its said record, for all legal purposes herein, reference is here made.

SAVING AND EXCEPTING HEREFROM, HOWEVER, all of that two (2) acre tract or parcel of land described by metes and bounds as follows:

BEING two (2) acres of land, more or less, situated in the W. A. COOK LEAGUE, A-12, Walker County, Texas, a part of a 105.72 acre tract conveyed by T. R. Gaines and wife, Mabel Gaines, to J. B. Woods, by a deed dated January 14, 1963, recorded in Volume 179, Page 271 of the Walker County Deed Records, with metes and bounds as follows:

BEGINNING at the N E corner of Tract No. 3 described in a deed from J. I. Green and wife, to R. L. Baker and wife, dated February 5, 1944, and recorded in Volume 104, Page 140 of the Walker County Deed Records, on the S W right of way of U. S. No. 75;

FIRST TRACT - CONTINUED

THENCE N 51°30' W 205.55 feet, stake for corner at a N corner of said 105.72 acre tract;

THENCE South 545.5 feet, stake for corner;

THENCE S 51°30' E parallel with said highway right of way, 205.55 feet to an east line of said 105.72 acre tract;

THENCE North 545.5 feet to the place of beginning, containing 2 acres of land, more or less.

BEING the same tract or parcel of land deeded and conveyed to Jerry Woods by J. B. Woods under Deed dated April 17, 1968, and appearing of record within the Deed Records of Walker County, Texas, and to which said instrument and its said record, for all legal purposes herein, reference is here made.

CONTINUATION WCAO PROP ID 11148

20 ACRES

P

SECOND TRACT: BEING 20 acres of land, more or less, situated in the W. A. COOK SURVEY, A-12, Walker County, Texas, and being out of and a part of a called 44.216 acre tract described in a Contract of Sale from the Veterans Land Board of Texas to Kenneth A. Cook dated May 17, 1968 and recorded in Volume 213, Page 218, Deed Records, Walker County, Texas, said 20 acres being more definitely described as follows:

BEGINNING at the southwest corner of said 44.216 acre tract and the southeast corner of a 31 acre tract in said Cook Survey described in a deed from W. F. McAdams to James A. Hanna, Jr., dated September 20, 1958, and recorded in Volume 161, Page 132, Deed Records, said corner being in the north line of a 289 acre tract described in a Judgment, Cause No. 11229, Estate of Norine Jones, recorded in Volume 257, Page 505, et seq., Deed Records, found a 3" concrete monument for corner 3 feet north of a fence corner;

THENCE N 00°20' W, with the common boundary of said 44.216 acres and said 31 acres, 679.13 feet to a 5/8" iron rod set for the northwest corner of the 20 acres herein described;

THENCE N 89°42' E across said 44.216 acre tract, 1280.21 feet to its east line and the west line of a 105.72 acre tract described in a deed from T. R. Gaines to J. B. Woods dated January 14, 1963, and recorded in Volume 179, page 271, Deed Records, set a 5/8" iron rod for the northeast corner of the 20 acres herein described;

THENCE S 00°46'20" E, with the common boundary of said 44.216 acres and said 105.72 acres, 679.15 feet to the southeast corner of said 44.216 acres, an ell corner of said 105.72 acres, and the northeast corner of a 101 acre tract described in a deed from the Veterans Land Board of Texas, to Marion L. Hardy recorded in Volume 211, page 4, Deed Records, found a 3" concrete monument for corner 3 feet north of a fence corner;

THENCE S 89°42' W with the south line of said 44.216 acres, the north line of said 101 acres, and the north line of said 289 acres, 1285.43 feet to the Place of Beginning.

BEING the same tract or parcel of land deeded and conveyed to Grantors herein by Kenneth A. Cook and wife, Betty Jean Cook, under Deed dated June 4, 1974, and appearing of record in Volume 267, Page 590, of the Deed Records of Walker County, Texas, and to which said instrument and its said record, for all legal purposes herein, reference is here made.

EXHIBIT B

FILED FOR RECORD
COUNTY CLERK
WALKER COUNTY

'98 MAY 14 PM 2 11

JAMES D. PATTON
DEPUTY *Betsy Fletcher*

THE STATE OF TEXAS
COUNTY OF WALKER

I, James D. Patton, County Clerk in and for Walker County, Texas do hereby certify that this instrument was filed for record in the volume and page of the named record and at the time and date as stamped hereon by me.



JAMES D. PATTON, CLERK
WALKER COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

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ID
11103

THIRD TRACT: Being 31 acres of land, more or less, situated in the WM. COOK SURVEY, A-12, in Walker County, Texas, and being the same land conveyed to W.F. McAdams by F.M. Cook, Jr., et ux, by Deed dated July 14, 1934, recorded in Volume 76, Page 223, Deed Records of Walker County, Texas; said 31 acres having metes and bounds as follows:

BEGINNING on the North line of said 320 acre survey at the SW corner of the J.H. Rose 50 acre survey on the East line of J.W. Cook 121 acre survey, a rock from which a Post Oak 6" brs S 44.5°W 16.6 vrs., another Post Oak 4" brs. S 49°W 13.3 vrs.;

THENCE South 298 vrs. To one corner of said 121 acre survey, a Post Oak 4" for corner from which a Post Oak 12" brs S 42°W 5 vrs.;

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THENCE West 206 vrs. to another corner of said 121 acre survey, a rock from which a Black Jack 8" brs N 31°E 7.4 vrs.;

THENCE South 405 vrs. To the SE corner of said 121 acre survey on the South line of said 320 acre survey, a rock from which a Black Jack 6" brs N 83°W 38 vrs.;

THENCE S 89.5°E with the South line of said 320 acre survey 338 vrs. To the SW corner of a 119.5 acre survey for Marion Johnson, a stake from which a Tan Blanket 8" brs S 25°E 1.8 vrs.;

THENCE North with Marion Johnson's West line 706 vrs. To the South line of J.H. Rose 50 acre survey, a rock from which a Black Jack 5" brs S 29°E 6 vrs. And a Post Oak 4" brs S 30°E 9.4 vrs.;

THENCE West with J.H. Rose South line 132 vrs. To the PLACE OF BEGINNING, containing 31 acres of land, all bearing trees marked "X".

Said Third Tract being the same land described in deed from Joel W. Cook, et us, to J.B. Woods and Jerry Woods, dated December 11, 1985, recorded in Volume 454, Page 104, Deed Records of Walker County, Texas; and in deed dated October 16, 1993, from Jerry Woods, et al, to Dawn Woods Waidelich, WendeWoods Downe, Jon C. Woods, Michael Gallagher, Kelly Gallagher, and Lori Gallagher, recorded in Volume 206, Page 552, Official Public Records of Walker County, Texas.

WCAD
Prop ID
11151

Being all of 0.15 acres of land situated in the W.A. Cook League, A-12, Walker County, Texas, and being part of a called 43 acre tract conveyed to Joel F.M. Leathers by Annie Cook Leathers by deed dated March 16, 1960, and of record in Volume 167, page 282, Walker County Deed Records, said 0.15 acre tract being described as follows:

BEGINNING at the Northwest corner of said called 43 acre tract, an axle found at the North edge of corner post, said corner being located in the South line of Highway 75; beginning corner also being the Northeast corner of a tract owned by Jerry Woods;

THENCE S 52°00'E with the north line of said called 43 acres and the south line of Highway 75, 80.0 feet to an iron rod for corner;

THENCE S 22°06'W across the northwest corner of said called 43 acre tract, 167.6 feet to an iron rod located on the North edge of fence post and in the West line of said called 43 acre tract;

THENCE North with the West line of said called 43 acre tract, 204.5 feet to the PLACE OF BEGINNING.

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TRACT NO. 5; Being 10.00 acres of land, situated in the W. A. COOK LEAGUE, Abstract No. 12, Walker County, Texas and being out of and a part of a 141.82 acre tract described in a deed from Charles Smither, Trustee to Olen Guy Chandler, Jr. and William Blythe Real Estate, Inc. dated August 1, 1975 and recorded in Volume 280, Page 335, Deed Records, Walker County, Texas, said 10.00 acres being more definitely described as follows:

BEGINNING at the Northwest corner of said 141.82 acre tract and the southwest corner of a 30.76 acre tract described in a deed from Mabel Gaines, et al to Illa Earle Gaines dated August 26, 1971, and recorded in Volume 238, Page 646, Deed Records, said corner being also in the east line of a 105.72 acre tract described in a deed from T. R. Gaines to J. B. Woods dated January 14, 1963, and recorded in Volume 179, Page 271, Deed Records, a 5/8" iron rod found for corner at a fence corner post;

THENCE S 87° 09' 50" E, with the common fenced boundary of said 141.82 acres and said 30.76 acres, 415.94 feet to a 5/8" iron rod at a bend in said fence;

THENCE N 87° 05' 30" E, continuing with said common fenced boundary, 151.92 feet to a 5/8" iron rod set for the northeast corner of the 10.00 acres herein described and from which marked a 12" Post Oak N 44° E 25.5 feet and a 20" Pine N 82° W 21.6 feet;

THENCE South 785.33 feet to the north line of a 60 foot wide road right-of-way, set a 5/8" iron rod with aluminum cap marked "4,5" for corner and from which marked a 10" Post Oak N 12° E 11.5 feet and a 10" Post Oak N 04° W 13.1 feet;

THENCE West, with the north line of said 60 foot road; at 221.60 feet pass a 5/8" iron rod from which a 14" Post Oak bears N 42° W 2.8 feet and a 10" Post Oak bears N 25° E 21.0 feet, said rod being the northwest corner of said 60 foot road, continuing for a total distance of 541.42 feet to the west line of said 141.82 acres and the most northerly east line of a 53.27 acre tract described in a deed from Mary A. Smither to J. C. and M. L. Hardy recorded in Volume 129, Page 293, Deed Records, set a 5/8" iron rod for the southwest corner of the 10.00 acres herein described and from which marked a 10" Elm S 34° W 22.2 feet and a 36" Red Oak N 72° E 3.1 feet;

THENCE N 00° 22' 03" W, with the common boundary of said 141.82 acres and said 53.27 acres, 2.85 feet to the most northerly northeast corner of said 53.27 acres and the southeast corner of said J. B. Woods 105.72 acre tract, found a 5/8" iron rod for corner from which a 36" Red Oak bears S 64° 30' E 2.8 feet;

THENCE N 01° 51' 08" W, with the common boundary of said 141.82 acres and said 105.72 acres, 795.77 feet to the PLACE OF BEGINNING.

WCAD
Prop ID
11211

11149
was
prop D

Being two (2) acres of land, more or less, situated in the W. A. COOK LEAGUE, Abst. No. 12, Walker County, Texas, a part of a 105.72 acre tract conveyed by T. R. Gaines and wife, Mabel Gaines, to J. B. Woods, by a deed dated January 14, 1963, recorded in Vol. 179, page 271 of the Walker County Deed Records, with metes and bounds as follows:

BEGINNING at the N E corner of Tract No. 3 described in a deed from J. I. Green and wife, to R. L. Baker and wife, dated February 5, 1944, and recorded in Vol. 104, page 140 of the Walker County Deed Records, on the S W right of way of U. S. No. 75;

THENCE N $51^{\circ} 30'$ W 205.55 feet, stake for corner at a N corner of said 105.72 acre tract;

THENCE South 545.5 feet, stake for corner;

THENCE S $51^{\circ} 30'$ E parallel with said highway right of way, 205.55 feet to an east line of said 105.72 acre tract;

THENCE North 545.5 feet to the place of beginning, CONTAINING 2 acres of land, more or less.

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