

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the Township of Royse City, County of Hunt, State of TX, and is described as follows:

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the Thomas H. Hogland Survey, Abstract No. 534, part of the Jesse Piland Survey, Abstract No. 854, being part of a 20.500 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleta Rhea Summers as recorded in Volume 850 at Page 711 of the Deed Records of Hunt County, Texas, being all of a 20.000 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleta Rhea Summers as recorded in Volume 827 at Page 155 of the Deed Records of Hunt County, Texas, being all of a 29.999 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleta Rhea Summers as recorded in Volume 812 at Page 721 of the Deed Records of Hunt County, Texas and being part of a 26.296 acre tract of land as described in a Warranty Deed from Dudley Miller and wife, Fannie Miller to Cleta Rhea Summers as recorded in Volume 793 at Page 341 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southwest corner of said 26.296 acre tract, said Point of Beginning being at the existing northwest corner of a 72.100 acre tract as conveyed to William Claxton as recorded in Volume 522 at Page 703 of the Real Property Records of Hun County, Texas;

THENCE N 00°33'29" E along a fence, a distance of 1638.12 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 29.999 acre tract in the venter of Hunt County Road No. 2526, said corner being at the existing northeast corner of a 3.860 acre tract as conveyed to Tony Zapata as recorded in/under Document No. 2017-13523 of the Official Public Records of Hunt County, Texas, said corner also being further marked by a 1/2 inch iron rod found on the south side of Hunt County Road No. 2526 bearing S 00°33'29" W at a distance of 20.55 feet;

THENCE N 88°56'31" E along the corner of Hunt County Road No. 2526, a distance of 154.52 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89°50'36" E along the center of Hunt County Road No. 2526, a distance of 1766.71 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89°57'12" E along the center of Hunt County Road No. 2526, a distance of 485.87 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00°00'00" E a distance of 1006.02 feet to a 1/2 inch iron rod set for a corner;

THENCE S 90°00'00" W a distance of 826.20 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00°00'00" E a distance of 694.29 feet to a 1/2 incl iron rod set for a corner;

THENCE N 88°01'42" W along a fence and the north line of said 72.100 acre tract, a distance of 1597.76 feet returning to the Point of Beginning and containing 80.000 acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.