

EXHIBIT A - LEGAL DESCRIPTION

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BEING a 193.87 acre tract of land in the Bluford Bell Survey A-39, J.A. Traylor Survey A-933 and the J. A. Traylor Survey A-1048, Montague County, Texas and being part of a tract of land described in deed to Charles Smith recorded in Volume 629, Page 563, Deed Records, Montague County, Texas and being more particularly described as follows:

BEGINNING at a four inch iron post in the northeast right of way of F.M. Highway No. 922 and in the southeast line of said Traylor Survey A-1048 for the south corner of said Smith tract and the west corner of a tract of land described in deed to Dean MacElroy recorded in Volume 236, Page 902, Real Records, Montague County, Texas;

THENCE North 42 deg. 30' 13" West with the northeast right of way of said highway 2715.51 feet an iron rod set for the beginning of a 5779.58 foot radius curve, the center of circle of said curve bears South 47 deg. 29' 47" West,

THENCE Northwesterly along said curve through a central angle of 3 deg. 52' 46" for an arc length of 391.33 feet to a four inch iron post at the occupied south corner of a tract of land described in deed to Gordon Wade recorded in Volume 530, Page 584, Deed Records, Montague County, Texas;

THENCE North 52 deg. 25' 34" East with the general course of a fence 438.94 feet to a ten inch post at the occupied east corner of said Wade tract;

THENCE North 47 deg. 40' 50" West with the general course of a fence 297.98 feet to a ten inch post at the north corner of said Wade tract;

THENCE North 51 deg. 59' 49" East with the general course of a fence 1427.61 feet to a three inch iron post in Bingham Creek;

THENCE South 4 deg. 13' 43" West with said creek 313.30 feet to sixty penny nail set for corner;

THENCE South 4 deg. 46' 53" East with said creek 190.66 feet to a three inch post for corner;

THENCE South 53 deg. 33' 02" East with said creek 124.90 feet to a point for corner from which a sixty penny nail set for reference bears North 52 deg. 34' 00" East 12.00 feet;

THENCE South 28 deg. 20' 40" East with said creek 219.60 feet to three inch iron post for corner;

THENCE South 75 deg. 22' 05" East with said creek 256.82 feet to a point for corner from which a sixty penny nail set for reference bears North 44 deg. 35' 39" East 18.00 feet;

THENCE North 44 deg. 33' 39" East at 18.00 feet pass said sixty penny nail set on the north bank of said creek and continuing with the general course of a fence in all 623.14 feet to a two inch iron post in the southwest line of a County Road as fenced;

THENCE North 47 deg. 41' 50" East 21.62 feet to an iron rod set for corner;

THENCE South 52 deg. 15' 19" East with said road 509.61 feet to a point for corner from which a three inch iron post bears South 49 deg. 06' 27" West 18.59 feet;

THENCE South 71 deg. 02' 15" East with said road 958.95 feet to a point for corner from which a three inch iron post bears South 62 deg. 07' 46" East 24.92 feet;

THENCE North 68 deg. 00' 12" East with said road 379.68 feet to a point for corner from which a three inch iron post bears South 1 deg. 48' 57" East 19.11 feet;

THENCE North 71 deg. 24' 53" East with said road 883.41 feet to a point for corner from which a three inch iron post bears South 19 deg. 36' 43" West 48.17 feet;

THENCE South 69 deg. 56' 14" East with said road 601.80 feet to a point in the southeast line of said Traylor Survey A-933 and the southeast line of said Smith tract from which a three inch iron post bears South 47 deg. 30' 56" West 26.32 feet;

THENCE South 47 deg. 30' 56" West at 26.32 feet pass said three inch iron post and continuing with the general course of a fence in all 4213.94 feet to a four inch iron post in the northeast line of said highway;

THENCE North 25 deg. 19' 28" East 987.14 feet to the southwest corner of a tract of land described in deed to the Taylor Grave Yard recorded in Volume 52, Page 375, Deed Records, Montague County, Texas from which a two inch iron post bears North 2 deg. 20' 18" East 46.42 feet;

THENCE South 87 deg. 39' 42" East 208.71 feet to the southeast corner of said Grave Yard tract from which a two inch iron post bears North 72 deg. 47' 54" West 180.83 feet;

THENCE North 2 deg. 20' 18" East 208.71 feet to the northeast corner of said Grave Yard tract from which a two inch iron post bears South 59 deg. 34' 29" West 207.85 feet;

THENCE North 87 deg. 39' 42" West 208.71 feet to the northwest corner of said Grave Yard tract from which a two inch iron post bears South 2 deg. 20' 18" West 112.50 feet;

THENCE South 2 deg. 20' 18" West 208.71 feet returning to the southwest corner of said Grave Yard tract;

THENCE South 25 deg. 19' 28" West 987.14 feet to the POINT OF BEGINNING.

EXHIBIT A
LEGAL DESCRIPTION

BEING a 28.51 acres in the B. Bell Survey, Abstract Number 39, Montague County, Texas, also being part of a certain called 113.6 acre tract in instrument recorded in Volume 789, Page 922, Deed Records, Montague County, Texas, and being described by metes and bounds as follows: BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the center line of a creek for the West corner of said 113.6 acre tract, said point being by previous description 78 years South 43 deg. 00' 00" East from the East corner of the L.C. Gibbs Survey, Abstract Number 292, Montague County, Texas; THENCE North 47 deg. 00' 00" East with the Northwest line of said 113.6 acre tract passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at a distance of 536.88 feet, in all a distance of 552.98 feet to a point in the center line of Pilots Loop Road for a corner; THENCE with the center line of said Pilots Loop Road the following courses and distances: South 32 deg. 57' 17" East a distance of 136.32 feet to a point; South 29 deg. 08' 53" East a distance of 297.15 feet to a point; South 19 deg. 28' 11" East a distance of 133.23 feet to a point; South 13 deg. 48' 54" East a distance of 309.39 feet to a point; South 17 deg. 36' 37" East a distance of 115.14 feet to a point; South 27 deg. 47' 20" East a distance of 171.58 feet to a point; South 32 deg. 54' 06" East a distance of 213.28 feet to a point; South 41 deg. 15' 48" East a distance of 126.45 feet to a point; South 47 deg. 33' 00" East a distance of 495.59 feet to a point in the Southeast line of said 113.6 acre tract for a point; THENCE South 45 deg. 25' 59" West with said Southwest line of said 113.6 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at a distance of 18.56 feet, in all a distance of 680.59 feet to a 3" steel fence post found in the center line of a creek; THENCE with the center line of said creek the following courses and distances: North 68 deg. 38' 25" West a distance of 241.90 feet to a 3" steel fence post; North 38 deg. 29' 20" West a distance of 335.81 feet to a 3" steel fence post; North 00 deg. 06' 58" West a distance of 502.14 feet to a 3" steel fence post; North 56 deg. 39' 12" West a distance of 216.30 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 07 deg. 29' 51" West a distance of 170.06 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 38 deg. 20' 38" West a distance of 48.63 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 85 deg. 20' 55" West a distance of 110.69 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 24 deg. 35' 25" West a distance of 165.80 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 89 deg. 56' 13" West a distance of 108.23 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 23 deg. 20' 35" West a distance of 55.59 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 07 deg. 10' 31" West a distance of 208.68 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 29 deg. 52' 10" East a distance of 141.49 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner; North 46 deg. 57' 11" West a distance of 75.39 feet to the POINT OF BEGINNING.

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GLENDA HENSON, COUNTY CLERK, MONTAGUE COUNTY, TX.
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