

Exhibit "A"

TRACT ONE:

All that certain lot, tract or parcel of land, being 35.6 acres of land, a part of the M. W. Dikes Survey, A-17, and the Wm. S. Herrin Survey, A-374, in Anderson County, Texas, being all of the land South of the South margin of F. M. No. 321, out of the 82.48 acres of land conveyed by Lawrence Payne, et al to C. W. Powell, et ux by deed dated December 15, 1960, recorded in Volume 617, at Page 249, of the Deed Records of Anderson County, Texas;

BEGINNING at a fence corner in the South margin of F. M. No. 321 in the West Boundary Line of the C. W. Powell 33.86 acre tract of land and in the East Boundary Line of the Henry Igleberger Estate 180.7 acre tract of land;

THENCE South with an old wire fence the common boundary of the 33.86 acre and the 180.7 acre tracts of land 442 vrs. to the Southwest fence corner of the 33.86 acre tract of land, this being an interior corner of the 180.7 acre tract of land;

THENCE East with an old wire fence the common boundary of the 33.86 acre and the 180.7 acre tracts of land 29 vrs. to the Southeast corner of the 33.86 acre tract of land, a Northeast corner of the 180.7 acre tract of land and in the West Boundary Line of the Henry Igleberger Estate 204.8 acres tract of land in the Wm. S. Herrin Survey;

THENCE North with the M. W. Dikes and Wm. S. Herrin Surveys common boundary 56 vrs. to a fence corner on the bank of a branch, the Southeast corner of the 10 acres and the South corner of the 7.6 acre tracts of land, and a West corner of the Elmira Roberts 51 acre tract of land;

THENCE North 33 deg. 30 min. East with an old wire fence, crossing and recrossing the branch several times, the common boundary of the 7.6 acres and the 51 acre tracts of land 530 vrs. to a stake for corner in the South margin fence of F. M. No. 321;

THENCE South 85 deg. 06 min. West with the South margin fence of F. M. No. 321, 584 vrs. to the PLACE OF BEGINNING, containing 35.6 acres of land, more or less, as surveyed on the ground June 23, 1966.

SAVE AND EXCEPT all of the oil, gas and other minerals in, on, under and that may be produced from the above described premises, together with the rights of ingress and egress at any and all times for the purpose of mining, removing and marketing the same.

AND SAVE AND EXCEPT, HOWEVER, all that certain lot, tract or parcel of land being 0.689 acres in the Wm. S. Herrin Survey, A-374, in Anderson County, Texas and being a part of a called 82.48 acre tract deeded from C. W. Powell, et ux to Vera Skocir and recorded in Volume 762, at Page 379 of the Anderson County Deed Records in Anderson County, Texas and said 0.689 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin for corner in the center of a creek and in a fence and in the South Right-of-Way line of F. M. Road No. 321 and in the Southeast line of the said Vera Skocir tract and same being the Northwest line of a called 12.84 acre tract conveyed to Joe B. Burris, et al in Volume 873, at Page 771 of the Anderson County Deed Records;

THENCE in a Southwesterly direction with the meanders of said creek and with the Southeast line of the said Vera Skocir called 82.48 acre tract and with the Northwest line of the said Joe B. Burris, et al called 12.84 acre tract, as follows:

South 2 deg. 46 min. 22 sec. West a distance of 16.19 feet,
South 38 deg. 51 min. 06 sec. West a distance of 328.06 feet,
South 71 deg. 19 min. 46 sec. West a distance of 102.78 feet,
South 23 deg. 16 min. 36 sec. West a distance of 70.86 feet,
South 33 deg. 17 min. 15 sec. West a distance of 213.09 feet,
South 16 deg. 49 min. 52 sec. West a distance of 83.65 feet,
South 48 deg. 14 min. 33 sec. West a distance of 69.51 feet,
South 64 deg. 13 min. 55 sec. West a distance of 55.21 feet to an iron pin for corner in the said line and same being the Northeast corner of a 0.690 acre tract and same being in the Northwest line of a 12.904 acre tract;

THENCE in a Northeasterly direction with the Northwest line of the said 12.904 acre tract North 33 deg. 39 min. 31 sec. East a distance of 514.14 feet and North 43 deg. 39 min. 55 sec. East a distance of 369.17 feet to an iron pin for corner in a fence and in the South Right-of-Way line of F. M. Road No. 321 and same being the Northwest corner of the said 12.904 acre tract;

THENCE North 84 deg. 52 min. 06 sec. East with a fence and with the South Right-of-Way line of F. M. Road No. 321 a distance of 34.99 feet to the PLACE OF BEGINNING, containing 0.690 of an acre of land, as shown by Field Notes prepared by Richard J. Reed, Registered Public Surveyor, certified to under the date of January 6, 1981.

TRACT TWO:

All that certain lot, tract or parcel of land being 0.690 acres in the Wm. S. Herrin Survey, A-374, in Anderson County, Texas and being a part of a called 12.84 acre tract deeded from Otha Henderson to Joe B. Burris, et al dated March 15, 19978 and recorded in Volume 873, at Page 771 of the Anderson County Deed Records in Anderson County, Texas and said 0.690 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point for corner in the center of a creek and same being the Southwest corner of the said Joe B. Burris, et al called 12.84 acre tract and same being in Southeast line of a called 82.48 acre tract conveyed to Vera Skocir in Volume 762, at page 379 of the Anderson County Deed Records;

THENCE in generally Northeasterly direction with the meanders of said creek and with the Northwest line of the said Joe B. Burris, et al called 12.84 acre tract and with the Southeast line of the said Vera Skocir called 82.48 acre tract, as follows:

North 48 deg. 58 min. 25 sec. East a distance of 40.90 feet,
North 6 deg. 35 min. 09 sec. West a distance of 27.66 feet,
North 30 deg. 53 min. 35 sec. East a distance of 116.65

feet,

North 0 deg. 54 min. 22 sec. West a distance of 25.35 feet,

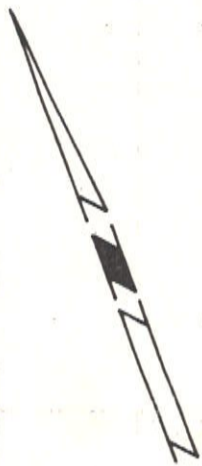
North 41 deg. 05 min. 58 sec. East a distance of 187.00 feet,

North 84 deg. 56 min. 03 sec. East a distance of 30.08 feet,

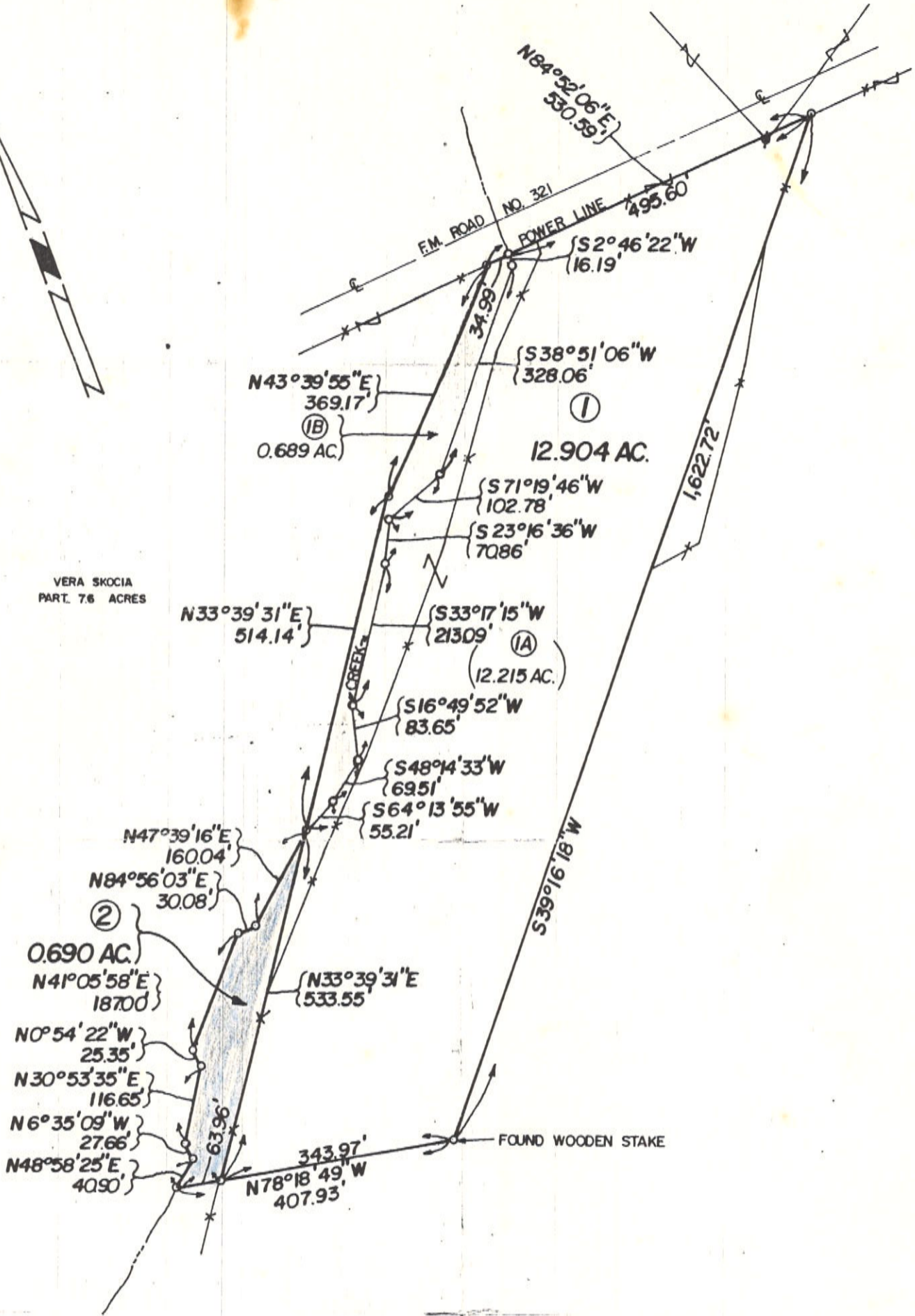
North 47 deg. 39 min. 16 sec. East a distance of 160.04 feet to an iron pin for corner in the said line and same being the Northwest line of a 12.904 acre tract and same being in the Southwest corner of a 0.689 acre tract;

THENCE South 33 deg. 39 min. 31 sec. West with the Northwest line of the said 12.904 acre tract a distance of 533.55 feet to an iron pin for corner in a fence and in the Southwest line of the said Joe B. Burris, et al called 12.84 acre tract and same being Southwest corner of the said 12.904 acre tract;

THENCE North 78 deg. 18 min. 49 sec. West with the Southwest line of the said Joe B. Burris, et al called 12.84 acre tract a distance of 63.96 feet to the PLACE OF BEGINNING, containing 0.690 of an acre of land, as shown by Field Notes prepared by Richard J. Reed, Registered Public Surveyor, certified to under the date of January 6, 1981.



VERA SKOCIA
PART. 7.6 ACRES



STATE OF TEXAS
COUNTY OF ANDERSON

I, Richard J. Reed, Registered Public Surveyor, do hereby certify that the above plat is true and correct to the best of my knowledge.

Date 1-6-81 Palestine, Texas
Richard J. Reed
Registered Public Surveyor
State of Texas No. 1593

Title: PLAT OF SURVEY	
Name: TROY BURRIS et al	
Owner - Operator TROY BURRIS et al	
Survey: WM. S. HERRIN	A-374
County: ANDERSON	
Scale: 1" = 200' Ft.	Date 1-2-81

FIELD NOTE DESCRIPTION

ALL that certain tract or parcel of land in Anderson County, Texas, in the WILLIAM S. HERRIN SURVEY, Abstract 374, and being that same tract called 12.904 acres in deed to Cindy Pike recorded in Volume 932, Page 650 of the Anderson County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod in the South line of F.M. Highway 321 at the Northwest corner of said 12.904 acre tract and the Northeast corner of Glen Ray McTee's tract called 7.60 acres in Volume 1173, Page 258 of the Anderson County Deed Records.

THENCE; S 49° 20' 59" W with McTee's Southeast line, 368.30 feet to a 1/2" iron rod at angle point.

THENCE; S 39° 16' 18" W with McTee's Southeast line, 1047.18 feet to a 1/2" iron rod at the Southwest corner of said 12.904 acre tract.

THENCE; S 72° 35' 57" E 343.82 feet to a 1/2" iron rod at the Southeast corner of said 12.904 acre tract.

THENCE; N 44° 53' 22" E 1622.05 feet to a 1/2" iron rod in the South line of F.M. 321.

THENCE; N 89° 32' 29" W 530.55 feet to the PLACE OF BEGINNING, containing 12.897 acres.

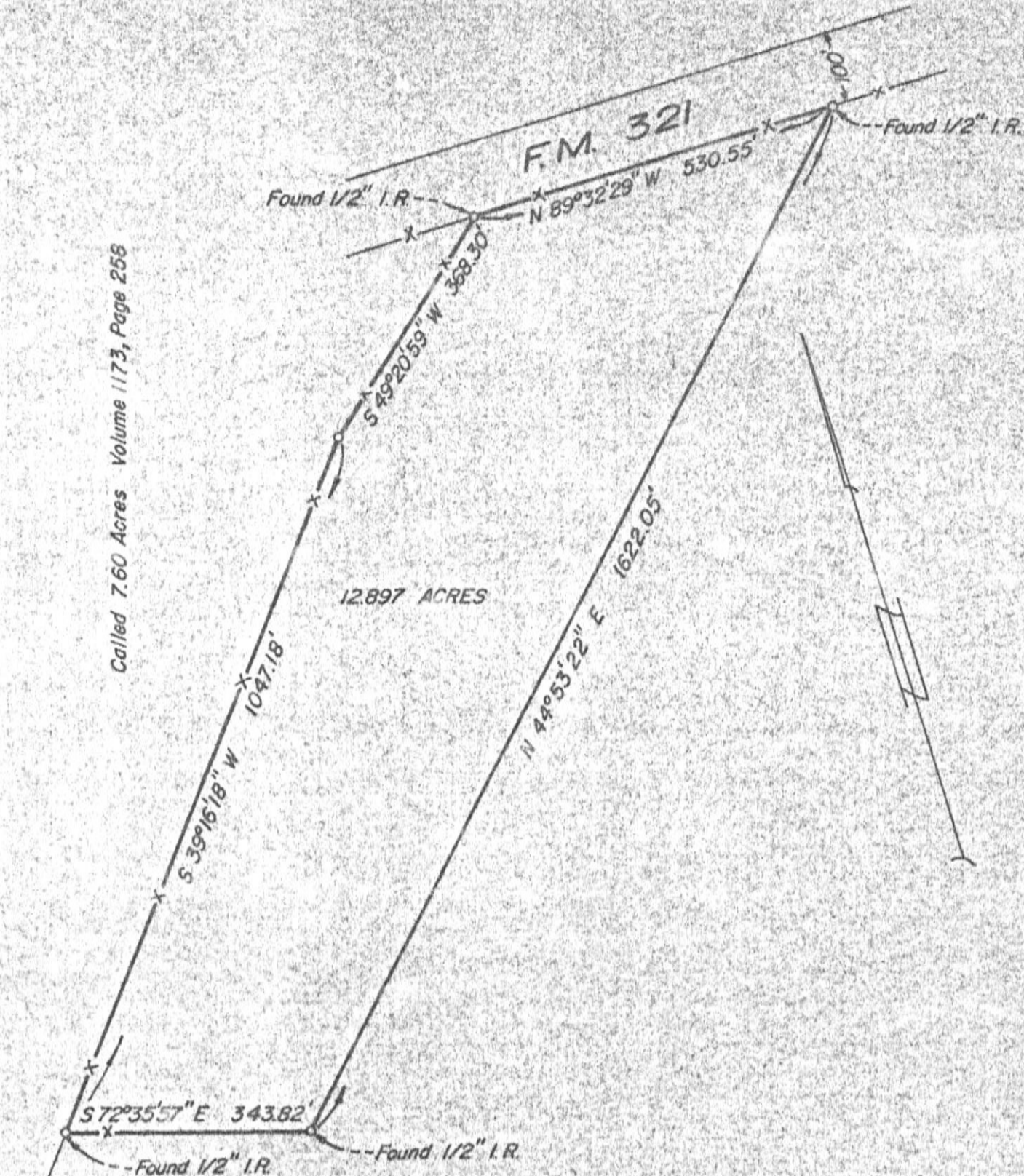
I hereby certify that these field notes are a true and accurate representation of a survey made on the ground by me in August, 1989.



Paul W. Ives

PAUL W. IVES
Registered Public Surveyor #1659

Called 7.60 Acres Volume 1173, Page 258



I hereby certify that this map is an accurate representation of a survey made on the ground by me in August, 1989.

Paul W. Ives
PAUL W. IVES
Registered Public Surveyor

SURVEY MAP

SHOWING 12.897 ACRES IN THE
WM. S. HERRIN SURVEY A-374
ANDERSON COUNTY, TEXAS

SCALE: 1"=200' AUGUST, 1989

IVES TECHNICAL SERVICE
P.O. BOX 1561 (214) 549-2512
PALESTINE, TEXAS



Wm. S. HERRIN

A-374

Co. BLK No. 590

1"=500'

BLK

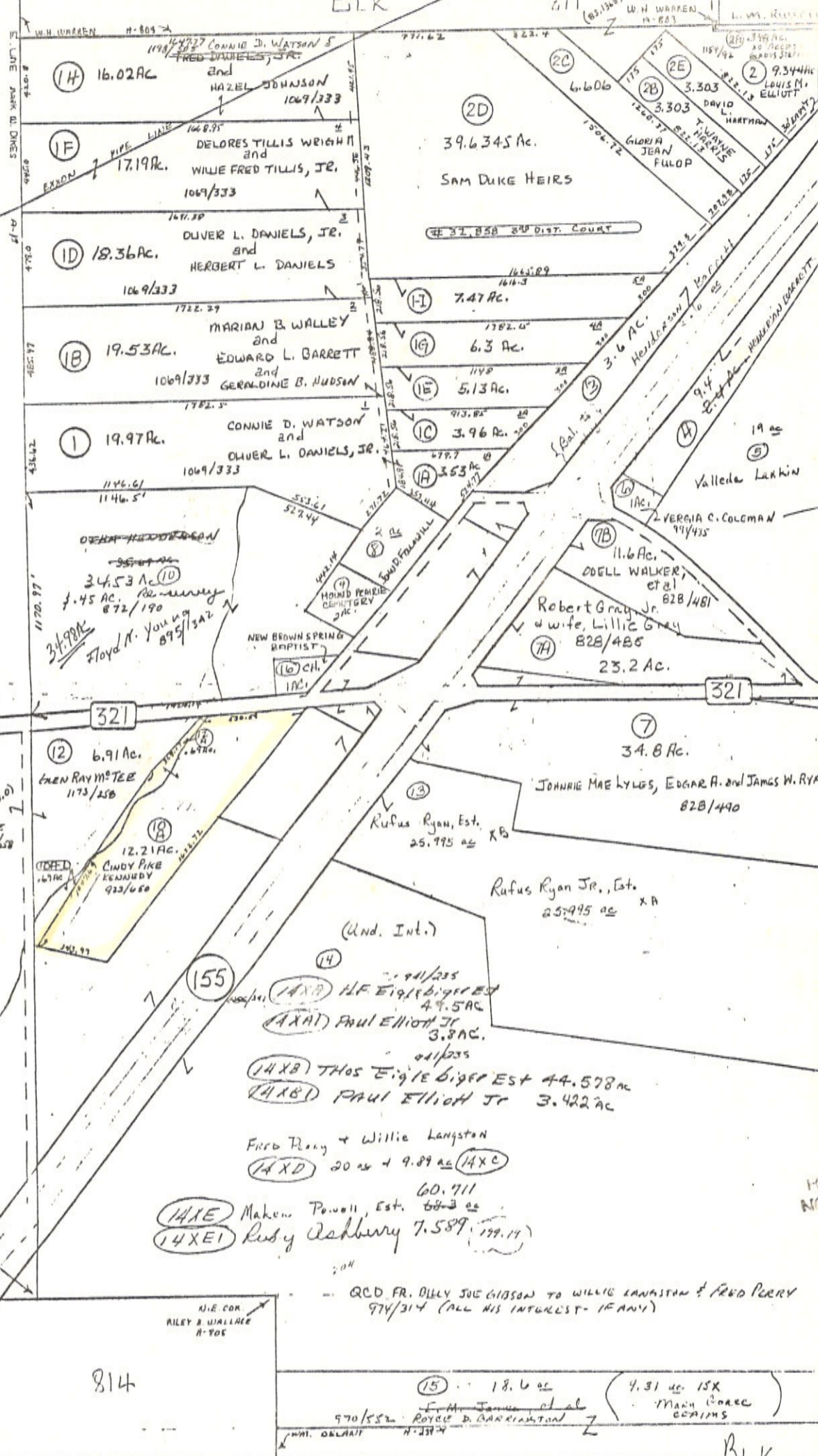
813

BLK

814

BLK

811



(12A) 0.69 AC.
Cindy Pike
932/650

(10A) 0.69 AC. GLEN RAY MISTEE
FREE STOKES
1173/258
Vernon
932/269

(11) Pt. of T.C. 10A
DOES NOT EXIST
(1 AC BELMAR RYAN)
SEE FOLDER

QCD. FR. BILLY SUE GIBSON TO WILLIE LANGSTON & FRED PERRY
974/314 (ALL HIS INTEREST - IF ANY)

(15) 18.6 ac (4.31 ac 15X)
F. M. James et al
ROYCE D. BARRINGTON
MAYN COOK
CEAINS

BLK

FM. ROAD

FLOOR OF CULVERT

1173/258

10 AC. +

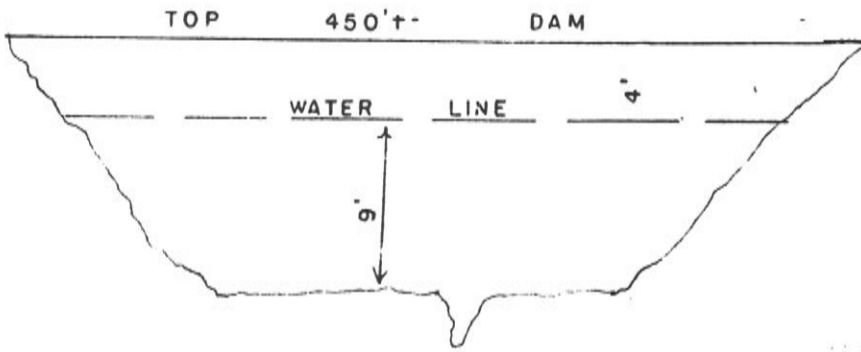
1340'

LINE NOT RAN

1249/368

NAIL IN 30" R.O.
SET AT WATER LINE

1" = 200'



McTEE LAKE
ANDERSON CO. TEXAS.

F.D. MCBRIDE & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS



RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

BOUNDARY SURVEYS
SUBDIVISIONS
WELL LOCATIONS
LEASE SURVEYS
PIPE LINES

605 AVENUE A
PALESTINE, TEXAS 75801
PHONE: (903) 723-3116
FAX: (903) 723-2859
generus1@embarqmail.com

Description of a 62.158 acre tract
WILLIAM S. HERRIN SURVEY, ABSTRACT NO. 374
MARK W. DIKES SURVEY, ABSTRACT NO. 17
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the WILLIAM S. HERRIN SURVEY, ABSTRACT NO. 374, and the MARK W. DIKES SURVEY, ABSTRACT NO. 17, Anderson County, Texas, also being a part of that certain called 95.043 acre Tract 1 awarded to Bobby Brotherton et al in a Judgment, Cause No. 3-41198 of the Third Judicial Court of Anderson County, Texas, styled Bobby Brotherton et al vs. Henry Eigleberger, if living and if deceased, the unknown heirs of Henry Eigleberger et al, dated March 11, 2013, and recorded in Volume 2342, page 111 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod set for corner at the most Easterly Northwest corner of the above mentioned 95.043 acre tract and the Southwest corner of the residue of a called 22 acre tract described in Volume 148, page 173 of the Deed Records of Anderson County, Texas, in the East line of a called 12.897 acre tract described in Volume 1249, page 365 of the Deed Records of Anderson County, Texas, from which a 24" Water Oak $\frac{3}{4}$ " Brs. N 77° 30' W - 19.2 feet, an 18" S.G. $\frac{3}{4}$ " Brs. S 70° 40' E - 30.5 feet and a 1/2" Iron Rod found for the Northeast corner of said 12.897 acre tract Brs. N 39° 20' 41" E - 641.22 feet.

THENCE S 64° 16' 20" E with the most Easterly North line of said 95.043 acre tract and the South line of the residue of said 22 acre tract a distance of 298.40 feet to a 1/2" Iron Rod set for corner at the most Easterly Northeast corner of said 95.043 acre tract, in the West R.O.W. line of State Highway No. 155 as described in Volume 819, page 28 of the Deed Records of Anderson County, Texas.

THENCE in a Southerly direction with the most Easterly East line of said 95.043 acre tract and the West R.O.W. line of State Highway No. 155 as follows: S 37° 53' 03" W - 623.30 feet to a R.O.W. Monument found for corner, S 36° 27' 07" W - 200.06 feet to a R.O.W. Monument found for corner, S 37° 53' 03" W - 300.00 feet to a R.O.W. Monument found for corner, S 35° 01' 18" W - 200.25 feet to a broken R.O.W. Monument found for corner, S 37° 53' 03" W - 700.00 feet to a broken R.O.W. Monument found for corner, S 41° 41' 53" W - 300.67 feet to a broken R.O.W. Monument found for corner and S 37° 53' 03" W - 92.42 feet to a 1/2" Iron Rod set for corner.

THENCE N 78° 50' 42" W, at 490.13 feet passing a 1/2" Iron Rod found for an interior corner of said 95.043 acre tract and the Northeast corner of the residue of a called 36 acre tract described in Volume 337, page 179 of the Deed Records of Anderson County, Texas, in a branch, continuing with a South line of said 95.043 acre tract, the North line of the residue of said 36 acre tract, and the North line of a called 1 acre tract described in Volume 328, page 412 of the Deed Records of Anderson County, Texas, a

Description of a 62.158 acre tract, WILLIAM S. HERRIN SURVEY, ABSTRACT NO. 374, MARK W. DIKES SURVEY, ABSTRACT NO. 17, Anderson County, Texas

total distance of 1269.02 feet to a 1/2" Iron Rod set for corner at an interior corner of said 95.043 acre tract and the North corner of said 1 acre tract.

THENCE N 55° 44' 28" W a distance of 331.85 feet to a Railroad Spike set for corner in oiled County Road No. 349.

THENCE in a Northerly direction along oiled County Road No. 349 as follows: N 22° 42' 34" E - 492.20 feet, N 21° 18' 45" E - 535.66 feet and N 21° 08' 42" E - 937.78 feet to a Railroad Spike set for corner in the most Westerly North line of said 95.043 acre tract and the South R.O.W. line of F.M. Road No. 321 as described in Volume 701, page 78 of the Deed Records of Anderson County, Texas.

THENCE in an Easterly direction with the most Westerly North line of said 95.043 acre tract and the South R.O.W. line of F.M. Road No. 321 as follows: S 68° 31' 52" E - 28.02 feet to a 1/2" Iron Rod set for corner, N 36° 57' 49" E - 83.97 feet to a 1/2" Iron Rod set for corner at the P.C. of a curve to the right, continuing with said curve to the right which has a delta angle of 1° 49' 26", a R. of 3769.77 feet, an L. of 120.01 feet and a chord of N 83° 55' 51" E - 120.00 feet to a 1/2" Iron Rod set for corner at the P.T. of said curve, and continuing N 84° 50' 35" E - 21.66 feet to a 1/2" Iron Rod set for corner at the most Westerly Northeast corner of said 95.043 acre tract and the Northwest corner of a called 35.6 acre tract described in Volume 1173, page 256 of the Deed Records of Anderson County, Texas.

THENCE S 0° 32' 21" E with an East line of said 95.043 acre tract and the West line of said 35.6 acre tract a distance of 1280.01 feet to a fence corner post found for corner at an interior corner of said 95.043 acre tract and the Southwest corner of said 35.6 acre tract.

THENCE S 87° 53' 13" E with a North line of said 95.043 acre tract and the South line of said 35.6 acre tract a distance of 805.56 feet to a 1/2" Iron Rod set for corner at an interior corner of said 95.043 acre tract and the Southeast corner of said 35.6 acre tract.

THENCE N 0° 32' 21" W with a West line of said 95.043 acre tract and the East line of said 35.6 acre tract a distance of 286.59 feet to a 1/2" Iron Rod set for corner at an interior corner of said 35.6 acre tract.

THENCE N 33° 44' 33" E with a West line of said 95.043 acre tract and the Southeast line of said 35.6 acre tract a distance of 44.19 feet to a 1/2" Iron Rod found for corner at a Northwest corner of said 95.043 acre tract and the Southwest corner of said 12.897 acre tract.

THENCE S 78° 07' 42" E with a North line of said 95.043 acre tract and the South line of said 12.897 acre tract a distance of 343.92 feet to a 1/2" Iron Rod found for corner at an interior corner of said 95.043 acre tract and the Southeast corner of said 12.897 acre tract.

THENCE N 39° 20' 41" E with a Northwest line of said 95.043 acre tract and the Southeast line of said 12.897 acre tract a distance of 981.01 feet

Description of a 62.158 acre tract, WILLIAM S. HERRIN SURVEY, ABSTRACT NO. 374, MARK W. DIKES SURVEY, ABSTRACT NO. 17, Anderson County, Texas

to the place of beginning, containing 62.158 acres of land, of which 1.361 acres are outside the existing fences, 14.357 acres are in the William S. Herrin Survey, A - 374, and 47.801 acres are in the Mark W. Dikes Survey, A - 17.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the months of May and June, 2012, and June, 2013. Bearings derived from the North line of a called 102.036 acre tract described in Volume 1999, page 651 of the Deed Records of Anderson County, Texas. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 13th day of June, 2013.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

