

Exhibit "A"

BEING all of a tract of land conveyed to Florence Peters, et al, by deed recorded in volume 246 page 339 Deed Records (DR). This tract is divided into two tracts called Tract One and Tract Two. This tract is situated in the O. Hendricks Survey, Abstract No. 57, Camp County, Texas. These tracts are more specifically described by metes and bounds as follows:

Tract One

POINT OF BEGINNING (POB) being a Capped (1/2" rebar "RPLS 6020") Steel Rod Set (CSRS) for the northwest corner of this tract, same being the southwest corner of a tract of land conveyed to James E. Davis by deed recorded in volume 246 page 348, Deed Records Camp County, Texas (DR). This POB is in the east line of a tract of land conveyed to Douglas Todd Busch by deed recorded in volume 303 page 01 Official Public Records, Camp County, Texas (OPR) and in the called north line of County Road 4244. From this corner a Concrete Monument found for the northwest corner of said Davis tract bears North 19 degrees 00 minutes 35 seconds West, 378.65 feet.

THENCE: South 82 degrees 10 minutes 00 seconds East with said north line of said county road for a distance of 278.28 feet to a CSRS for an angle point in the north line of this tract and the south line of said Davis tract.

THENCE: North 69 degrees 52 minutes 07 seconds East (reference bearing line) passing two electric easements, thence continuing for a total distance of 1993.99 feet to a 1/2" Steel Rod Found for the northeast corner of this tract and the southeast corner of said Davis tract, same being in the west line of a tract of land conveyed to Johnny Dewayne Farmer by deed recorded in volume 213 page 318 DR.

THENCE: South 19 degrees 53 minutes 45 seconds East for a distance of 984.76 feet to a CSRS for the southeast corner of this tract, same being the northeast corner of a tract of land conveyed to Matthew L. Stegall by deed recorded in volume 315 page 725 OPR.

THENCE: South 69 degrees 31 minutes 42 seconds West passing an electric easement, thence for a total distance of 1522.79 feet to a CSRS in the centerline of County Road 4244. This corner is the southeast corner of said Tract Two.

THENCE: North 38 degrees 59 minutes 55 seconds West with said county road for a distance of 72.29 feet to a CSRS for an ell corner of this tract and the northwest corner of said Tract Two.

THENCE: South 49 degrees 08 minutes 12 seconds West for a distance of 142.44 feet to a CSRS.

THENCE: South 66 degrees 00 minutes 09 seconds West for a distance of 96.72 feet to a CSRS.

THENCE: South 57 degrees 23 minutes 11 seconds West for a distance of 61.57 feet to a CSRS for the most western corner of said Tract Two, same being in the north line of a tract of land conveyed to Daniel D. Blakely by deed recorded in volume 266 page 685 OPR.

THENCE: South 69 degrees 31 minutes 42 seconds West for a distance of 403.72 feet

to a CSRS for the southwest corner of this tract, same being the southeast corner of a tract of land conveyed to Katielee Barton Burks by deed recorded in volume 193 page 484 OPR Tract III.

THENCE: North 19 degrees 55 minutes 52 seconds West partially with a wire fence and passing said county road for a total distance of 1128.56 feet to the POINT OF BEGINNING.

This tract contains a total area of 51.15 acres of land of which 1.84 acres lies within the apparent right of way of County Road 4244, leaving a net area of 49.31 acres. The portion west of the centerline of said county road has an area of 11.86 acres of land of which 0.82 acres lies within the right of way of said county road, leaving a net area of 11.04 acres. The portion east of the centerline of said county road has an area of 39.29 acres of land of which 1.02 acres lies within the right of way of said county road, leaving a net area of 38.27 acres of land.

Tract Two

POINT OF BEGINNING (POB) being a Capped (1/2" rebar "RPLS 6020") Steel Rod Set (CSRS) in the centerline of County Road 4244 for the southeast corner of this tract same being the most northern southwest corner of said Tract One. This POB is also the northeast corner of a tract of land conveyed to Daniel D. Blakely by deed recorded in volume 266 page 685 Official Public Records Camp County, Texas.

THENCE: South 69 degrees 31 minutes 42 seconds West for with said Blakely tract for a distance of 313.21 feet to a CSRS for the most western corner of this tract, same being an ell corner in said Tract One.

THENCE: North 57 degrees 23 minutes 11 seconds East for a distance of 61.57 feet to a CSRS.

THENCE: North 66 degrees 00 minutes 09 seconds East for a distance of 96.72 feet to a CSRS.

THENCE: North 49 degrees 08 minutes 12 seconds East for a distance of 142.44 feet to a CSRS in the centerline of said county road for the northeast corner of this tract and a ell corner of said Tract One.

THENCE: South 38 degrees 59 minutes 55 seconds East with said county road for a distance of 72.29 feet to the **POINT OF BEGINNING**.

This tract contains 0.20 acres of land of which 0.04 acres lies within County Road 4244, leaving a net are of 0.16 acres of land.

SAVE & EXCEPT:

Tract Two

POINT OF BEGINNING (POB) being a Capped (1/2" rebar "RPLS 6020") Steel Rod Set (CSRS) in the centerline of County Road 4244 for the southeast corner of this tract same being the most northern southwest corner of said Tract One. This POB is also the northeast corner of a tract of land conveyed to Daniel D. Blakely by deed recorded in volume 266 page 685 Official Public Records Camp County, Texas.

THENCE: South 69 degrees 31 minutes 42 seconds West for with said Blakely tract for a distance of 313.21 feet to a CSRS for the most western corner of this tract, same being an ell corner in said Tract One.

THENCE: North 57 degrees 23 minutes 11 seconds East for a distance of 61.57 feet to a CSRS.

THENCE: North 66 degrees 00 minutes 09 seconds East for a distance of 96.72 feet to a CSRS.

THENCE: North 49 degrees 08 minutes 12 seconds East for a distance of 142.44 feet to a CSRS in the centerline of said county road for the northeast corner of this tract and a ell corner of said Tract One.

THENCE: South 38 degrees 59 minutes 55 seconds East with said county road for a distance of 72.29 feet to the POINT OF BEGINNING.

This tract contains 0.20 acres of land of which 0.04 acres lies within County Road 4244, leaving a net are of 0.16 acres of land.

SAVE & EXCEPT OUT OF TRACT ONE:

All that certain tract of land containing 11.86 acres of land, of which 0.82 acres lies within the right of way of said county road, leaving a net area of 11.04 acres as described in Warranty Deed dated November 7, 2013 from John T. Johnson and wife, Donna Johnson to Rodney Cordell and wife, Margaret Cordell recorded in Volume 350, Page 730, Camp County Official Public Records.

Note: The Company does not represent that the above acreage or square footage calculations are correct.

(15)

60.00

ELAINE YOUNG
County Clerk, Camp County, Texas
By Deputy

JUN 02 2015

FILED FOR RECORD
at 3:30 o'clock p.m.

48,100

317
716

THE STATE OF TEXAS I, ELAINE YOUNG, COUNTY CLERK, CAMP COUNTY, TEXAS
COUNTY OF CAMP do hereby certify that the foregoing instrument of writing with its
Certificate of authentication was filed for record in my office on the 2nd day of June A.D. 2015
at 3:30 o'clock p.m. and duly recorded on the 2nd day of June A.D. 2015
File no. 48,100 Vol. 377 Page 26 of Official Public Record of said county.
Witness my hand and seal of office Pittsburg, Texas the day and year last above written.

By Sandra Knight ELAINE YOUNG, COUNTY CLERK
SANDRA KNIGHT DEPUTY