

EXHIBIT A  
PAGE 1 OF 1

**TRACT ONE:**

All that certain tract or parcel of land situated in the C. H. Sims Survey, Abstract No. 417, Franklin County, Texas; being a part of that certain 69.65 acre tract described in Deed to James Larry Henry and wife Billie, recorded in Volume 164, Page 8, Deed Records of Franklin County, Texas; being all of that certain Tract One - 1.001 acres described in Deed to William W. Gilbert, II, D. V. M. and wife, Audra Gilbert, recorded in Volume 253, Page 791 of said Deed Records; and being more particularly described as follows:

BEGINNING at a 3 inch iron pipe post found on the Southeast corner of said 69.65 acre tract; and being on the West right-of-way line of F. M. Highway No. 115 (being 50.0 feet from the centerline);

THENCE N 87 deg 41' 00" W along the fenced South line of said 69.65 acre tract and the North line of the First Tract - 112 acres described in Deed to Elsie Douglas, recorded in Volume 161, Page 439 of said Deed Records - 691.77 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE N 2 deg 19' 00" E - 636.81 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE S 87 deg 41' 00" E - 771.49 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE in a Southerly direction along said right-of-way line: S 2 deg 49' 17" W - 66.67 feet and a curve to the right having a chord bearing S 10 deg 13' 05" W - 575.61 feet, an arc length of 577.15 feet, and a radius of 2284.44 feet to the PLACE OF BEGINNING containing 10.913 acres, more or less.

**LESS HOWEVER:** All that certain tract or parcel of land situated in C.H. Sims Survey, A-417, Franklin County, Texas; being a part of that certain 69.65 acre tract described in Deed to James Larry Henry and wife, Billie, recorded in Vol. 164, Page 8, Deed Records of Franklin County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, situated N. 65 deg 11 min 13 sec E - 765.20 feet from the Southwest corner of said 69.65 acre tract;

THENCE N 1 deg 19 min 00 sec E - 208.80 feet to a 1/2 inch iron rod set for corner;

THENCE S 88 deg 41 min 00 sec E - 208.80 feet to a 1/2 inch iron rod set for corner;

THENCE 1 deg 19 min 00 sec W - 208.80 feet to a 1/2 inch iron rod set for corner;

THENCE N 88 deg 41 min 00 sec W - 208.80 feet to the place of beginning containing 1.001 acres, more or

less.

**TRACT TWO:**

All that certain tract or parcel of land situated in C.H. Sims Survey, A-417, Franklin County, Texas; being a part of that certain 69.65 acre tract described in Deed to James Larry Henry and wife, Billie, recorded in Vol. 164, Page 8, Deed Records of Franklin County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, situated N. 65 deg 11 min 13 sec E - 765.20 feet from the Southwest corner of said 69.65 acre tract;

THENCE N 1 deg 19 min 00 sec E - 208.80 feet to a 1/2 inch iron rod set for corner;

THENCE S 88 deg 41 min 00 sec E - 208.80 feet to a 1/2 inch iron rod set for corner;

THENCE 1 deg 19 min 00 sec W - 208.80 feet to a 1/2 inch iron rod set for corner;

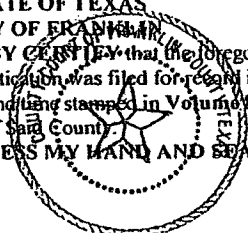
THENCE N 88 deg 41 min 00 sec W - 208.80 feet to the place of beginning containing 1.001 acres, more or

less.

THE STATE OF TEXAS  
COUNTY OF FRANKLIN

I HEREBY CERTIFY that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office and was duly recorded by me on the date and time stamped in Volume 82, Page 758 of the OFFICIAL PUBLIC records of said County.

WITNESS MY HAND AND SEAL of Said Court at Mt. Vernon, Texas.



*Betty Crane*  
Betty Crane, Franklin County Clerk