

## EXHIBIT "A"

## TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE EVAN WATSON HEADRIGHT SURVEY, A-1077, CASS COUNTY, TEXAS AND BEING A PART OF A 199.1737 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM HOWARD KEITH CROMER AND WIFE, PATRICIA A. CROMER TO WESLEY DAVID DOLLAHITE AND WIFE, SHARON F. DOLLAHITE DATED AUGUST 7, 2014, RECORDED IN DOCUMENT NO. 2014004045 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" REBAR FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354 AT THE MOST EASTERLY NORTHEAST CORNER OF NE ABOVE DESCRIBED 199.1737 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 43.93 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CARL OWENS RECORDED IN VOLUME 408, PAGE 219 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE: S 02°53'26" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354, 197.37 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 02°31'45" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE COUNTY ROAD NO. 1354, 495.88 1 TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 00°50'29" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354, 269.49 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 01°19'51" W. WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING NE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354, 367.29 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 01°03'09" W. WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354, 220.04 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 00°09'58" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354, 248.15 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 03°36'20" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1354, 217.16 FEET TO A FOUND 5/8" REBAR FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1347;

THENCE: N 65°17'00" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE -OF COUNTY ROAD NO. 1347, 116.58 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE NORTHWESTERLY, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1347, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 22°25'33", A TANGENT LENGTH OF 146.62 FEET AND AN ARC LENGTH OF 289.81 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: N 86°42'33" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1347, 202.32 FEET TO A FOUND 5/8" REBAR FOR CORNER;



THENCE: N 85°42'57" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1347, 270.93 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: N 83°53'27" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1347, 55.78 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER;

THENCE: N 00°00'00" E, 1864.32 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°35'46" E, WITH THE MOST EASTERLY NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 43.93 ACRE TRACT, 927.21 FEET TO THE POINT OF BEGINNING, CONTAINING 40.0000 ACRES OF LAND, MORE OR LESS.

#### TRACT TWO:

A 30 FOOT WIDE POWERLINE EASEMENT MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE EVAN WATSON HEADRIGHT SURVEY, A-1077, CASS COUNTY, TEXAS AND BEING A PART OF A 199.1737 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM HOWARD KEITH CROMER AND WIFE, PATRICIA A. CROMER TO WESLEY DAVID DOLLAHITE AND WIFE, SHARON F. DOLLAHITE DATED AUGUST 7, 2014, RECORDED IN DOCUMENT NO. 2014004045 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR FOR THE CORNER OF THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 1354 AT THE MOST EASTERLY NORTHEAST CORNER OF THE ABOVE DESCRIBED 199.1737 TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 43.93 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CARL OWENS RECORDED IN VOLUME 408, PAGE 219 OF THE DEED RECORDS OF CASS COUNTY, TEXAS.

THENCE: N 89°35'46" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 199.1737 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 43.93 ACRE TRACT, 927.21 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER;

THENCE: S 00°00'00" E, 1697.87 FEET TO A POINT FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED 30 FOOT WIDE POWERLINE EASEMENT;

THENCE: N 00°00'00" W, 632.49 FEET TO A POINT FOR CORNER;

THENCE: S 00°00'00" E, 30.00 FEET TO A POINT FOR CORNER;

THENCE: N 00°00'00" E, 632.49 FEET TO A POINT FOR CORNER;

THENCE: N 00°00'00" E, 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.4356 OF AN ACRE OF LAND, MORE OR LESS.

#### TRACT THREE:

All that certain tract or parcel of land being a part of the Evan Watson Headright Survey, A-1077, Cass County, Texas and being a part of an 199.1737 Acre tract as described in Warranty Deed from Howard Keith Cromer and wife, Patricia Cromer to Wesley David Dollahite and wife, Sharon F. Dollahite Dated August 7, 2014, recorded in Document No. 2014004045 of the Official Public Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a found 3/8" rebar for corner in an existing fence line at an inside ell corner of the above