

**EXHIBIT "A" for Contract**

Legal Description of Property  
**528.56 acres (See attached Surveys)**  
(See attached Pipeline Easement)



**Deed Restrictions**

No Mobile Homes  
No Junkyard  
No Commercial Gun Operations  
No Pig Farm

Initialed for Identification by Seller: DS  
RIF and Buyer: \_\_\_\_\_

## LETH LTD

P.O. Box 23414 Waco, Texas 76702  
6801 Sanger Avenue, Suite 111  
Waco, Texas 76710  
254.776-5151 FAX 254.776-5152

### TRACT TWO -- RITA T. FINLEY 572.50 ACRES

Field notes for 527.50 acres of land in the SAMUEL P. CARSON SURVEY, Abstract No. 147, the J. T. SHELBY SURVEY, Abstract No. 1382, the B. B. B. & C. RAILWAY COMPANY SURVEY, Abstract No. 92, and the J. V. BORDENS SURVEY, Abstract No. 1342 in Coryell County, Texas and being a portion of that called 914.19 acres, more or less, conveyed to Roger C. Travers and Rita T. Finley by Wells Fargo Bank, N.A., Formerly First National Bank of Waco, Texas, as Trustee on July, 7, 2005 by Special Warrant Deed of record as Instrument No. 184496 of the Deed Records of Coryell County, Texas. Said TRACT TWO of 527.50 acres being shown on the attached plat and described as follows. Bearings are Based on the west right-of-way line of Farm to Market Road 929 as described in Volume 170, Page 467 of the said county deed records with a bearing of N 27degrees 58minutes 40seconds E and distance of 1101.05 feet between a ½ inch iron rod at the northeast corner of the right of way parcel described in Volume 550, Page 889 of the said deed records an a ½ inch iron rod placed at the point the said right of way leaves the east line of the 914.19 acres.

**Beginning** at a 5/8 inch iron rod found in the west line of Farm to Market Highway No. 929 as described in Volume 550, Page 889 of the said county deed records and marking the northeast corner of the residue of that called 390.00 acres described in a deed to Coryell County, Texas of record in Volume 458, Page 737 of the said deed records for the most northerly southeast corner of the herein described tract of land

**Thence** N 70degrees 06minutes 31seconds W 4666.00 feet along the north line of the 390.00 acres to a ½ inch iron rod placed at its northwest corner,

**Thence** S 19degrees 55minutes 04seconds W 3643.28 feet along the west line of the 390.00 acres to a ½ inch iron rod placed in the north line of the Marvin D. Whittenburg 43.83 acres at the southwest corner of the said 390.00 acres for the most southerly southeast corner of the herein described tract of land,

**Thence** N 70degrees 13minutes 48seconds W 855.95 feet to a ½ inch iron rod placed at the northwest corner of the said 43.83 acres,

**Thence** S 15degrees 30minutes 14seconds W 37.34 feet along the west line of the 43.83 acres to a ½ inch iron rod placed at a fence corner in the west line of the said B. B. B. & C. Railway Survey, and the east line of the said Carson Survey at the northeast corner of the Henry Farley Heirs Survey, Abstract No. 352,

**Thence** N 72degrees 11minutes 02seconds W 2523.12 feet along the north line of the Farley Survey, the south lines of the Carson and Bordens Survey being the south line of the 914.19 acres to a ½ inch iron rod placed at the southeast corner of that called Tract No. One described in a deed to Tommy L. Roberts and Ben L. Roberts, II of record in Volume 375, Page 467 of the said deed records being the southwest corner of the 914.19 acres and the herein described tract of land,

**Thence** along the west line of the 914.19 acres, the east line of the Roberts Tract No. One generally following a fence the following three (3) courses and distances:

- 1.) N 15degrees 53minutes 37seconds E 1522.35 feet to a ½ inch iron rod placed,
-

- 2.) N 14degrees 06minutes 25seconds W 1122.67 feet to a ½ inch iron rod placed in the west line of the Carson Survey, and
- 3.) N 18degrees 13minutes 53seconds E 3203.09 feet with the west line to a ½ inch iron rod placed for the northwest corner of the herein described tract of land,

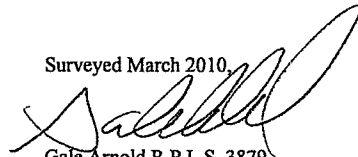
Thence crossing the 914.19 acres the following eight (8) courses and distances:

- 1.) S 60degrees 54minutes 14seconds E 5585.53 feet to a placed ½ inch iron rod,
- 2.) S 07degrees 51minutes 20seconds E 214.35 feet to a placed ½ inch iron rod,
- 3.) S 17degrees 43minutes 16seconds W 139.33 feet to a placed ½ inch iron rod,
- 4.) S 29degrees 16minutes 00seconds E 140.54 feet to a placed ½ inch iron rod,
- 5.) S 20degrees 50minutes 11seconds E 233.53 feet to a placed ½ inch iron rod,
- 6.) S 65degrees 17minutes 41seconds E 289.03 feet to a placed ½ inch iron rod,
- 7.) S 85degrees 56minutes 51seconds E 90.53 feet to a ½ inch iron rod placed, and
- 8.) S 66degrees 21minutes 13seconds E 2651.76 feet to a ½ inch iron rod placed in the west line of the above referenced Farm to Market Highway for the northeast corner of the herein described tract of land,

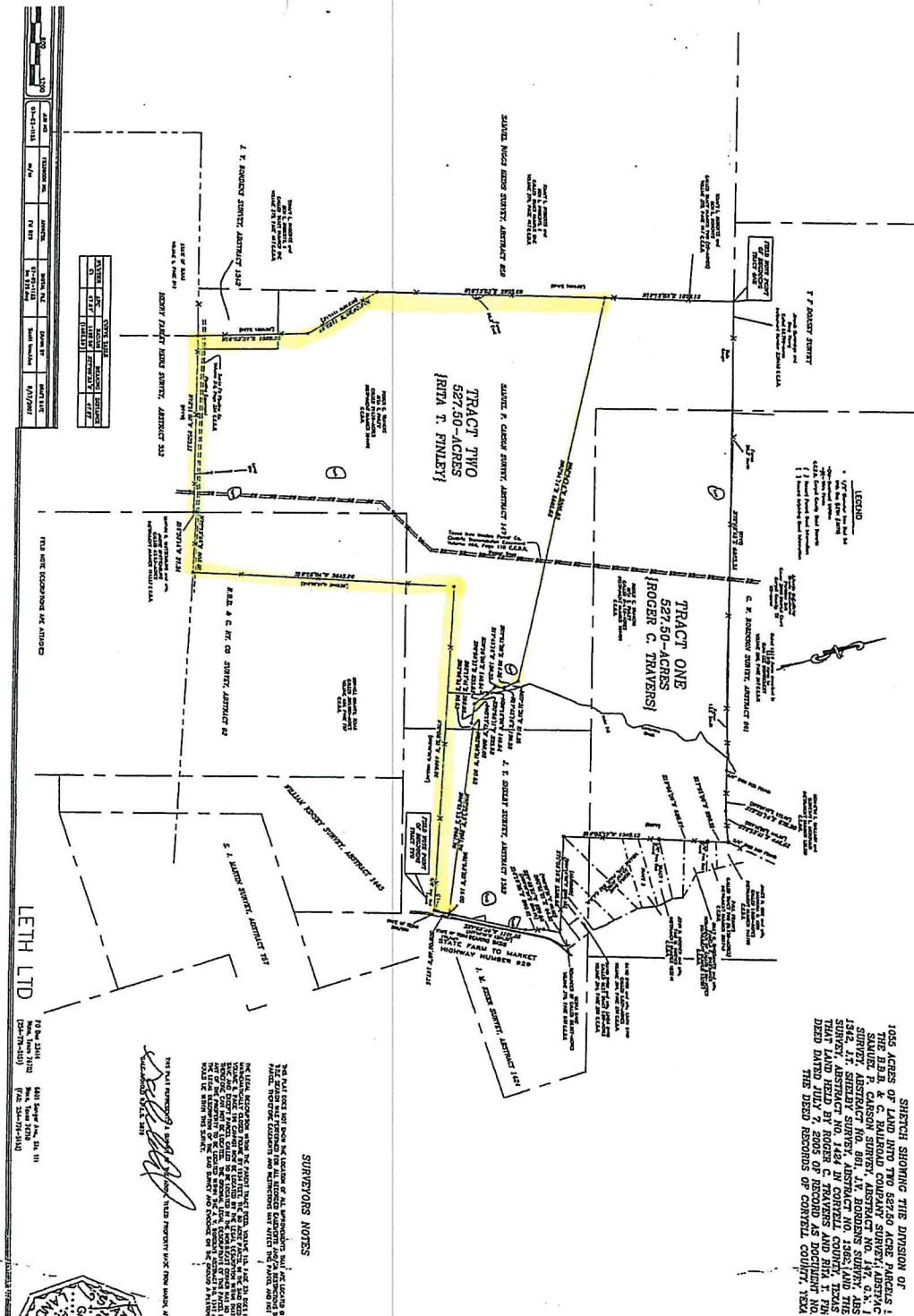
Thence along the said line of the highway S 28degrees 00minutes 40seconds W 167.15 feet to a ½ inch iron rod placed at the beginning of a curve to the left,

Thence 47.87 feet along the said curve having a Radius of 1492.39 feet and Chord Bearing S 27degrees 05minutes 32seconds W 47.87 feet to the Point of Beginning.

Surveyed March 2010,

  
Gale Arnold R.P.L.S. 3879  
WO 07-02-1125





SKETCH SHOWING THE DIVISION OF 1055 ACRES OF LAND INTO TWO TRACTS, TRACT ONE AND TRACT TWO, EACH BEING 527.50 ACRES, MORE OR LESS, FOR THE PURPOSE OF SELLING THE SAME SEPARATELY.

THE SURVEY WAS MADE BY ME, THE SURVEYOR, AND MY ASSISTANTS, AND THE RESULTS ARE HEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, AT THE CITY OF DALLAS, TEXAS, THIS 15TH DAY OF MAY, 2005.

*[Signature]*

**DEED**

THIS DEED WAS MADE AND DELIVERED BY ME, THE SURVEYOR, AND MY ASSISTANTS, AND THE RESULTS ARE HEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, AT THE CITY OF DALLAS, TEXAS, THIS 15TH DAY OF MAY, 2005.

*[Signature]*

**DEED**

THIS DEED WAS MADE AND DELIVERED BY ME, THE SURVEYOR, AND MY ASSISTANTS, AND THE RESULTS ARE HEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, AT THE CITY OF DALLAS, TEXAS, THIS 15TH DAY OF MAY, 2005.

*[Signature]*

# SURVEYOR'S NOTES

THE SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN HEREON INTO TWO TRACTS, TRACT ONE AND TRACT TWO, EACH BEING 527.50 ACRES, MORE OR LESS, FOR THE PURPOSE OF SELLING THE SAME SEPARATELY.

THE SURVEY WAS MADE BY ME, THE SURVEYOR, AND MY ASSISTANTS, AND THE RESULTS ARE HEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, AT THE CITY OF DALLAS, TEXAS, THIS 15TH DAY OF MAY, 2005.

*[Signature]*

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*[Signature]*

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*[Signature]*

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*[Signature]*

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*[Signature]*

**DEED**

THIS DEED WAS MADE AND DELIVERED BY ME, THE SURVEYOR, AND MY ASSISTANTS, AND THE RESULTS ARE HEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, AT THE CITY OF DALLAS, TEXAS, THIS 15TH DAY OF MAY, 2005.

*[Signature]*

LETH LTD

8000 E. 14TH ST. SUITE 100  
DALLAS, TEXAS 75244

8000 E. 14TH ST. SUITE 100  
DALLAS, TEXAS 75244

## LETH LTD

P.O. Box 23414 Waco, Texas 76702  
6801 Sanger Avenue, Suite 111  
Waco, Texas 76710  
254.776-5151 FAX 254.776-5152

Field notes for 1.06 Acres of land in the Samuel P. Carson Survey, Abstract No. 147 in Coryell County, Texas and being out of that called 527.50 acres of land described in Instrument 237298 to Roger C. Travers and Charlene Travers in the Deed Records of Coryell County, Texas. Said 1.06 acres being shown on the attached exhibit and described as follows.

Beginning at a ½ inch iron rod found in the south line of the above referenced 527.50 acres, same being the north line of that called 527.50 acres described in Instrument 237298 of the said county deed records to Rita Finley and being at a point from where the southwest corner of the Travers 527.50 acres bears N 60degrees 54minutes 14seconds W 5585.53 feet,

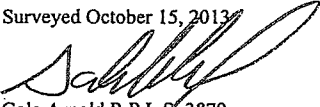
Thence S 43degrees 40minutes 51seconds E 143.36 feet 143.36 feet to a ½ inch iron rod placed for corner,

Thence S 03degrees 53minutes 44seconds E 583.59 feet to a ½ inch iron rod found in the said south line of the 527.50 acres for the south corner of the herein described parcel of land,

Thence along the said south line of Travers and north line of Finley the following four (4) courses and distances:

- 1.) N 20degrees 50minutes 11seconds W (Record Call and Base Bearing) 233.53 feet to a ½ inch iron rod found,
- 2.) N 29degrees 16minutes 00seconds W 140.54 feet to a ½ inch iron rod found,
- 3.) N 17degrees 44minutes 45seconds E 139.28 feet to a ½ inch iron rod found, and
- 4.) N 07degrees 51minutes 20seconds W 214.36 feet to the Point of Beginning.

Surveyed October 15, 2013

  
Gale Arnold R.P.L.S. 3879  
WO 13-10-7006



Thence continuing with the line of the 50.957 acres S 27degrees 40minutes 51seconds W 229.50 feet to a placed ½ inch iron rod, and S 14degrees 19minutes 25seconds W 260.61 feet to a ½ inch iron rod placed at the intersection with the west right-of-way line of Farm to Market Highway No. 929 described in Volume 170, Page 467 of the said county deed records,

Thence S 27degrees 58minutes 40seconds W (BASE BEARING -STATE RIGHT-OF-WAY) 1101.05 feet along the west line of the highway to a ½ inch iron rod placed at a offset in the said right-of-way described in Volume 550, Page 889 of the said deed records for the southeast corner of the herein described tract of land,

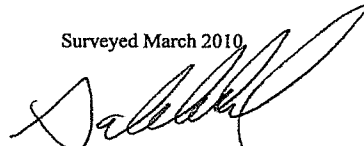
Thence N 61degrees 59minutes 20seconds W 15.00 feet continuing with the said west line of the highway to a ½ inch iron rod placed at an ell corner in the said west line,

Thence crossing the interior of the 914.19 acres the following eight (8) courses and distances:

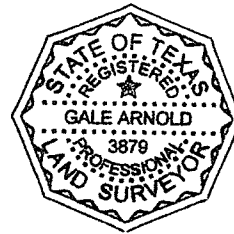
- 1.) N 66degrees 21minutes 13seconds W 2651.76 feet to a placed ½ inch iron rod,
- 2.) N 85degrees 56minutes 51seconds W 90.53 feet to a placed ½ inch iron rod,
- 3.) N 65degrees 17minutes 41seconds W 289.03 feet to a placed ½ inch iron rod,
- 4.) N 20degrees 50minutes 11seconds W 233.53 feet to a placed ½ inch iron rod,
- 5.) N 29degrees 16minutes 00seconds W 140.54 feet to a placed ½ inch iron rod,
- 6.) N 17degrees 43minutes 16seconds E 139.33 feet to a placed ½ inch iron rod,
- 7.) N 07degrees 51minutes 20seconds W 214.35 feet to a placed ½ inch iron rod, and
- 8.) N 60degrees 54minutes 14seconds W 5585.53 feet to a placed ½ inch iron rod in the west line of the 914.19 acres, the east line Tommy L. Roberts and Ben L. Roberts, II called Tract One described in Volume 375, Page 467 of the said county deed records also being in the west line of the said Carson Survey and the southwest corner of the herein described tract of land,

Thence N 18degrees 13minutes 53seconds E 1808.13 feet along the said line of the survey and 914.19 acres to the Point of Beginning.

Surveyed March 2010

  
Gale Arnold R.P.L.S. 3879

WO 07-02-1125



**EXHIBIT SHOWING A 1.06 ACRE PARCEL OF LAND OUT OF THE  
ROGER TRAVERS AND CHARLENE TRAVERS 527.50 ACRES AS  
DESCRIBED IN INSTRUMENT 237298 OF THE DEED RECORDS OF  
CORYELL COUNTY, TEXAS**

FIELD SERVICES: TNFDS - 54/7

DIGITAL FILE: 13-10-7006 FM 929 CORYELL COUNTY.dwg

WORK ORDER NO: 13-10-7006

REQUESTED BY: RITA FINLEY



RITA FINLEY  
527.50 ACRES  
INSTRUMENT 237298  
DEED RECORDS  
CORYELL COUNTY

RECORD N60°54'14"W 5585.53'  
TO THE SOUTHWEST CORNER OF  
THE 527.50 ACRES

1/2" Iron Rod Found

FIELD NOTE POINT  
OF BEGINNING

N07°51'20"W 214.36

1/2" Iron Rod Found

N17°44'45"E  
139.28

1/2" Iron Rod Found

N26°16'00"W  
140.54

1/2" Iron Rod Found

N20°50'11"W 233.53  
(Record Call - Base Bearing)

1/2" Iron Rod Found

1.06 ACRES

S03°53'44"E 583.59

1/2" Iron Rod Placed

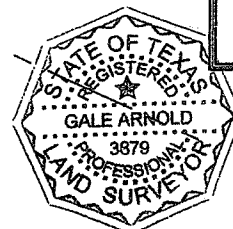
ROGER C. TRAVERS  
CHARLENE TRAVERS  
527.50 ACRES  
INSTRUMENT 237298  
DEED RECORDS  
CORYELL COUNTY

I hereby state that to the best of my professional knowledge and belief  
that this plat and the survey on which it is based meets the  
requirements for land surveys in the State of Texas.

This the 4 day of Nov, 2013.

GALE ARNOLD, RPLS, NO. 3879

FIELD NOTE DESCRIPTION ATTACHED



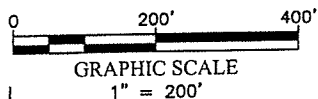
SURVEYED: 10/09/2013

(254) 776-5151  
Fax (254) 776-5152

6801 Sanger Ave., Suite 111  
Waco, Texas 76710

LETH LTD

SCALE  
0 100 200



# PLAT OF EASEMENT EXHIBIT "B" CORYELL COUNTY, TEXAS

## EASEMENT CENTERLINE LENGTH

3,386.47 FEET (205.24 RODS)

## PERMANENT EASEMENT AREA

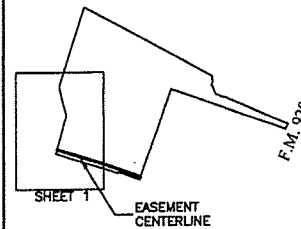
3.89 ACRES

## TEMPORARY WORKSPACE AREA

4.67 ACRES

## ADDITIONAL TEMPORARY WORKSPACE AREA

0.46 ACRE

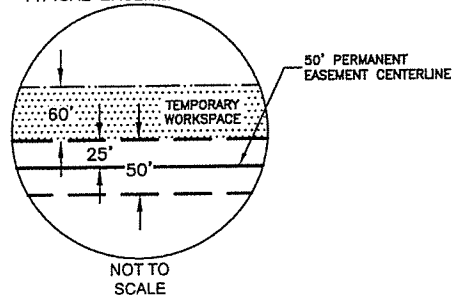


VICINITY MAP-NOT TO SCALE

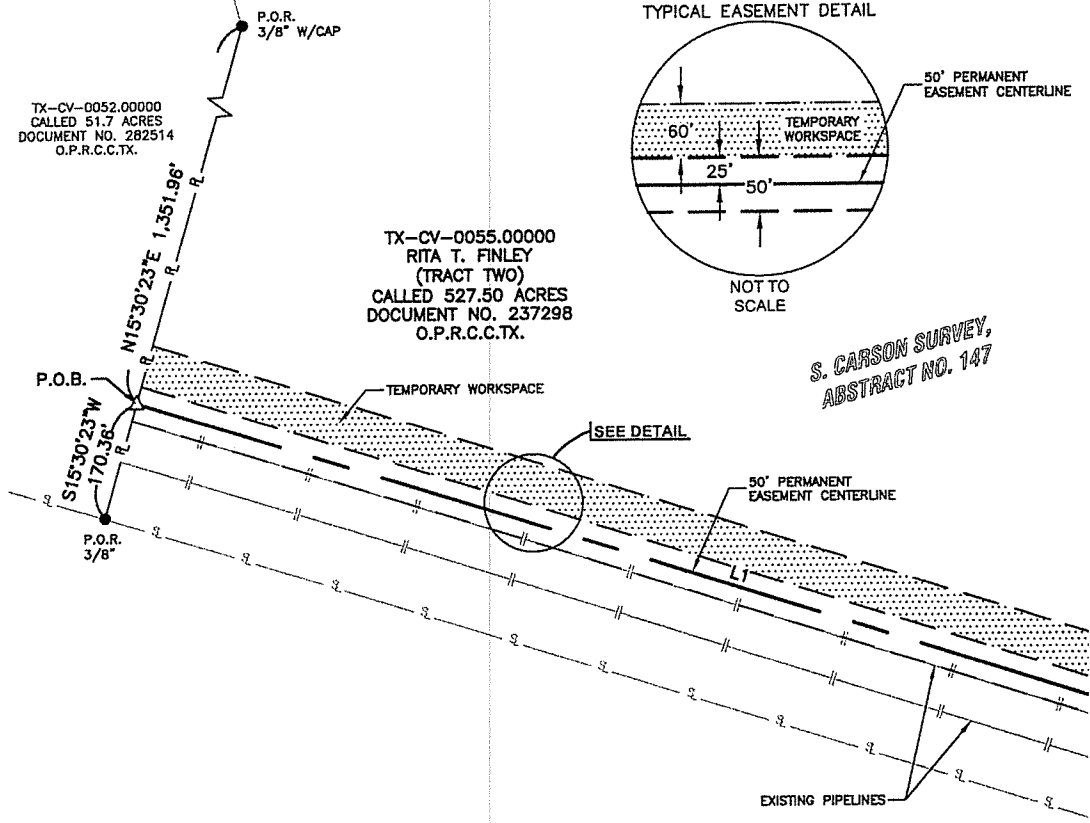
TX-CV-0052.00000  
CALLED 51.7 ACRES  
DOCUMENT NO. 282514  
O.P.R.C.C.TX.

TX-CV-0055.00000  
RITA T. FINLEY  
(TRACT TWO)  
CALLED 527.50 ACRES  
DOCUMENT NO. 237298  
O.P.R.C.C.TX.

## TYPICAL EASEMENT DETAIL



S. CARSON SURVEY,  
ABSTRACT NO. 147



LINE TABLE

LINE	BEARING	LENGTH
L1	S72°22'22"E	1,771.66'

H. FARLEY SURVEY,  
ABSTRACT NO. 352

## NOTES:

- ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (2011) GEOID 12B. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
- RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY SUMMIT RESOURCES, LLC.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.
- THIS EASEMENT PLAT AND THE ATTACHED DESCRIPTION WERE PREPARED FOR THE PURPOSES OF CREATING AN EASEMENT AND ARE NOT INTENDED FOR USE AS A PROPERTY BOUNDARY SURVEY.

PRELIMINARY:  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSES.

## LEGEND

— — — — —	CENTERLINE OF 50' WIDE PERMANENT EASEMENT
— R — — — — —	PARCEL LIMITS
— — — — —	ADJOINER PROPERTY
—    — — — — —	EXISTING PIPELINE
— SL — — — — —	APPROXIMATE SURVEY LINE
— — — — —	TOP OF SLOPE
●	IRON ROD OR REBAR FOUND (AS NOTED)
△	CALCULATED POINT
D.R.C.C.TX.	DEED RECORDS, CORYELL COUNTY, TEXAS
O.P.R.C.C.TX.	OFFICIAL PUBLIC RECORDS, CORYELL COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.O.R.	POINT OF REFERENCE
[Solid Box]	PERMANENT EASEMENT
[Dotted Box]	TEMPORARY WORKSPACE
[Hatched Box]	A.T.W.S. - ADDITIONAL TEMPORARY WORKSPACE

PROJECT: SHN OAK  
JOB NUMBER: 30143  
SURVEY DATE: 10/17/2017  
SURVEYOR: P. WOODWORTH  
TECHNICIAN: P. WOODWORTH  
DRAWING: TX-CV-0055.00000.DWG  
TRACT ID: TX-CV-0055.00000

BREVILOBA, LLC

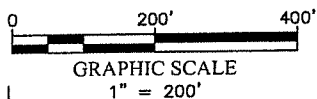


4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78735  
Phone: 512.447.0575  
Fax: 512.526.3029  
email: info@swm.com  
Texas Firm Registration No. 10064300

50' WIDE PERMANENT EASEMENT  
ACROSS THE RITA T. FINLEY TRACT  
CORYELL COUNTY, TEXAS

SHEET 1 OF 2





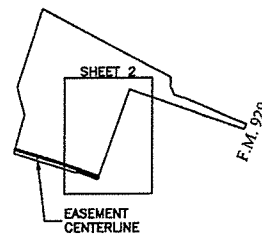
# **PLAT OF EASEMENT EXHIBIT "B" CORYELL COUNTY, TEXAS**

**EASEMENT CENTERLINE LENGTH**  
3,386.47 FEET (205.24 RODS)

**PERMANENT EASEMENT AREA**  
3.89 ACRES

**TEMPORARY WORKSPACE AREA**  
4.67 ACRES

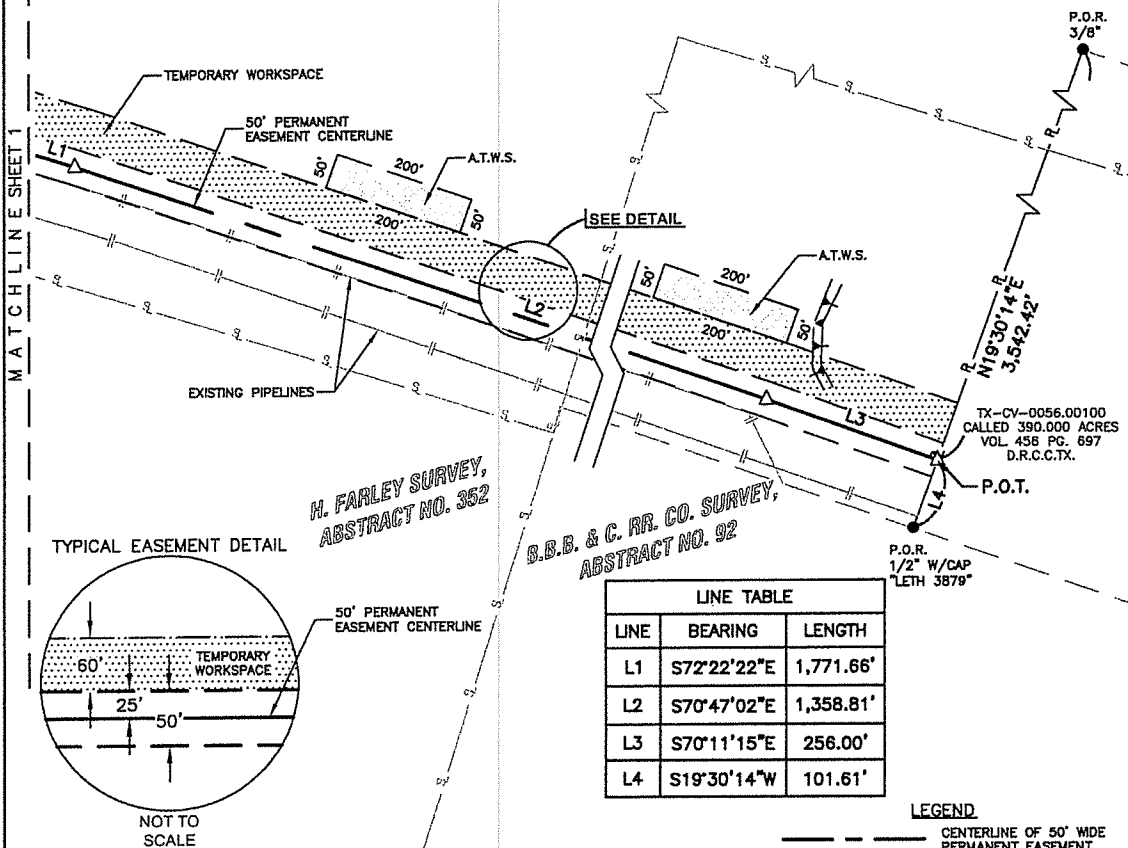
**ADDITIONAL TEMPORARY WORKSPACE AREA**  
0.46 ACRE



VICINITY MAP—NOT TO SCALE

TX-CV-0055.00000  
RITA T. FINLEY  
(TRACT TWO)  
CALLED 527.50 ACRES  
DOCUMENT NO. 237298  
O.P.R.C.C.TX.

S. CARSON SURVEY,  
ABSTRACT NO. 147



H. FARLEY SURVEY,  
ABSTRACT NO. 352

B.B.B. & C. RR. CO. SURVEY,  
ABSTRACT NO. 92

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°22'22"E	1,771.66'
L2	S70°47'02"E	1,358.81'
L3	S70°11'15"E	256.00'
L4	S19°30'14"W	101.61'

## LEGEND

— — — — —	CENTERLINE OF 50' WIDE PERMANENT EASEMENT
— R — — — — —	PARCEL LIMITS
— — — — —	ADJOINER PROPERTY
—    — — — — —	EXISTING PIPELINE
— — — — —	APPROXIMATE SURVEY LINE
▲	TOP OF SLOPE
●	IRON ROD OR REBAR FOUND (AS NOTED)
△	CALCULATED POINT
D.R.C.C.TX.	DEED RECORDS, CORYELL COUNTY, TEXAS
O.P.R.C.C.TX.	OFFICIAL PUBLIC RECORDS, CORYELL COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.O.R.	POINT OF REFERENCE
[ ]	PERMANENT EASEMENT
[ ]	TEMPORARY WORKSPACE
[ ]	A.T.W.S. — ADDITIONAL TEMPORARY WORKSPACE

## NOTES:

- ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (2011) GEOID 12B. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
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PRELIMINARY:  
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RECORDED FOR ANY PURPOSES.

RIZK IKHRAIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 5381

DATE

PROJECT: SPIN OAK  
JOB NUMBER: 30183  
SURVEY DATE: 10/17/2017  
SURVEYOR: R. IKHRAIS  
TECHNICIAN: P. WOODWORTH  
DRAWING: TX-CV-0055.00000.DWG  
TRACT: TR-2V-0055.00000

BREVILOBA, LLC



4801 Southwood Parkway, Suite 100, Austin, Texas 78738  
Office: 512.447.0575  
Fax: 512.338.5029  
Email: info@sami.biz  
Texas Firm Registration No. 10044300

50' WIDE PERMANENT EASEMENT  
ACROSS THE RITA T. FINLEY TRACT  
CORYELL COUNTY, TEXAS

SHEET 2 OF 2