

## EXHIBIT A

### Legal Description:

#### Property (including any improvements):

##### TRACT ONE:

BEING a tract of land situated in the S. Dooley Survey, Abstract No. 312 and the W.P. Loving Survey, Abstract No. 608, Cooke County, Texas, and also being part of a 307.062 acre tract of land conveyed to River Creek Investment, LLC, a Texas Limited Liability Company, as recorded in Volume 2345, Page 94, Land Records of Cooke County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in County Road 334 at a capped 1/2" iron rod stamped "4613" set for corner in the north line of the called 307.062 acre tract and said iron rod being N 89°30'06" W a distance of 4294.68' from the northeast corner of said 307.062 acre tract of land;

THENCE S 89°23'54" E down County Road 334 a distance of 563.92' to a 1/2" iron rod found for angle point in the north line of the called 307.062 acre tract of land;

THENCE S 89°00'47" E continuing down County Road 334 a distance of 380.06' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 35°37'02" W across the called 307.062 acre tract of land a distance of 346.20' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 05°01'59" W a distance of 538.27' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 76°16'12" W a distance of 166.80' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 02°01'52" W a distance of 1047.74' to a point for corner in the center line of Dixon Creek;

THENCE the following calls down the meanderings of Dixon Creek:

THENCE S 85°06'16" W a distance of 19.72' to a point for corner;

THENCE S 34°35'05" W a distance of 71.83' to a point for corner;

THENCE S 17°10'09" W a distance of 77.15' to a point for corner;

THENCE N 83°56'20" W departing Dixon Creek and across the called 307.062 acre tract of land a distance of 135.74' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 32°48'55" W a distance of 444.39' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 59°03'10" W a distance of 381.43' to a capped 1/2" iron rod stamped "4613" set for corner;

BUYER \_\_\_\_\_

SELLER \_\_\_\_\_

## EXHIBIT A (cont.)

THENCE N 14°54'05" E a distance of 242.42' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 10°28'20" E a distance of 1253.96' to the POINT OF BEGINNING and containing 1,413,621 Square Feet or 32.452 acres of land, more or less.

### TRACT TWO: ACCESS EASEMENT ONLY

BEING a 30' Access Easement across a tract of land situated in the W.P. Loving Survey, Abstract No. 608, Cooke County, Texas, and being across part of a 307.062 acre tract of land conveyed to River Creek Investment, LLC, a Texas Limited Liability Company, as recorded in Volume 2345, Page 94, Land Records of Cooke County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in County Road 334 at a capped 1/2" iron rod stamped "4613" found for the northeast corner of a called 1.180 acre tract of land as described in deed recorded in Volume 843, Page 347, Land Records of Cooke County, Texas, and said iron rod being the northern most northeast corner of the called 307.062 acre tract of land;

THENCE S 89°23'54" E a distance of 64.57' to the POINT OF BEGINNING, said POINT OF BEGINNING being N 89°30'03" W a distance of 4325.13' from the northeast corner of said 307.062 acre tract of land;

THENCE S 89°23'54" E a distance of 30.45' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 10°28'20" W a distance of 1253.96' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 14°54'05" W a distance of 347.12' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 28°27'53" W a distance of 420.21' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 00°25'12" E a distance of 478.38' to a point for corner;

THENCE S 89°34'48" W a distance of 30.00' to a point for corner;

THENCE N 00°25'12" W a distance of 486.11 to a point for corner;

THENCE N 28°27'53" E a distance of 424.37' to a point for corner;

THENCE N 14°54'05" E a distance of 342.39' to a point for corner;

THENCE N 10°28'20" E a distance of 1247.58' to the POINT OF BEGINNING and containing 75,002 Square Feet or 1.722 Acres of land, more or less.