

EXHIBIT A - FIELD NOTES w/4 tracts

Field Notes describing a 53.04-acre tract of land in the Green DeWitt Survey, Abstract Number 277, Coryell County, Texas. Also being a called 52.83-acre tract of land and a called 0.18-acre tract of land conveyed to Carole Lyn Gray, recorded under Instrument Number 143873 in the Deed Records of Coryell County, Texas. Said 53.04-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 2 1/2" diameter steel pipe fence post found at the northwest corner of said Gray 52.83-acre tract, the northeast corner of a called 15.00-acre tract of land conveyed to Robert Jones and Arlette Jones, recorded under Instrument Number 201367 in the Deed Records of Coryell County, Texas, and in the south line of County Road 106 for the northwest corner in the herein described tract of land;

Thence N 85 degrees 04 minutes 37 seconds E - 295.79 feet with the north line of said Gray 52.83-acre tract and the south line of said County Road 106 to a 3/8" diameter iron rod found for an angle point in the herein described tract of land;

Thence N 86 degrees 00 minutes 32 seconds E - 52.13 feet with the north line of said Gray 52.83-acre tract, and the south line of said County Road 106 to a 3/8" diameter iron rod found at the most northerly corner of said Gray 0.18-acre tract, the northwest corner of a called 74.97-acre tract of land conveyed to William H. Wessels and Charles K. Wessels, recorded under Instrument Number 90346 in the Deed Records of Coryell County, Texas, and being in the centerline of a called 50' wide access easement described in Volume 542, Page 14 in the Deed Records of Coryell County, Texas, for the northeast corner in the herein described tract of land;

Thence S 13 degrees 06 minutes 20 seconds E - 358.61 feet with the east line of said Gray 0.18-acre tract, the west line of said Wessels 74.97-acre tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found for an angle point in the herein described tract of land;

Thence S 02 degrees 01 minutes 16 seconds W - 66.75 feet with the east line of said Gray 0.18-acre tract, the west line of said Wessels 74.97-acre tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found at the northwest corner of a called 51.548-acre tract of land conveyed to Harold Charles Wessels, recorded under Instrument Number 90356 in the Deed Records of Coryell County, Texas, for an angle point in the herein described tract of land;

Thence S 23 degrees 00 minutes 01 seconds W - 199.15 feet with the east line of said Gray 0.18-acre tract, the west line of said Wessels 51.548-acre tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found in the east line of said Gray 52.83-acre tract for an angle point in the herein described tract of land;

Thence S 03 degrees 07 minutes 31 seconds W - 94.64 feet with the east line of said Gray 52.83-acre tract, the west line of said Wessels 51.548-acre tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found for an angle point in the herein described tract of land;

Thence S 39 degrees 32 minutes 36 seconds E - 861.29 feet (BEARING BASIS - Deed Call) with the east line of said Gray 52.83-acre tract, the west line of said Wessels 51.548-acre tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found for an angle point in the herein described tract of land;

Thence S 19 degrees 00 minutes 17 seconds E - 423.09 feet with the east line of said Gray 52.83-acre tract, the west line of said Wessels 51.548-acre tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found for an angle point in the herein described tract of land;

EXHIBIT A (continued)

Thence S 05 degrees 04 minutes 46 seconds W – 385.35 feet with the east line of said Gray 52.83-acre tract, the west line of said Wessels 51.548-acre tract, and the centerline of said 50' wide access easement to a ½" diameter iron rod set with cap (LETH #3879) at the northwest corner of a called 20.00-acre tract of land conveyed to Curtis Raymond Johnson, recorded in Volume 542, Page 14 in the Deed Records of Coryell County, Texas, for an angle point in the herein described tract of land;

Thence S 20 degrees 00 minutes 06 seconds W – 763.48 feet with the east line of said Gray 52.83-acre tract, the west line of said Johnson tract, and the centerline of said 50' wide access easement to a 3/8" diameter iron rod found in the north line of a called Third Tract (50-acres) conveyed to Marsha Lynn Cowart, recorded under Instrument Number 148884 in the Deed Records of Coryell County, Texas, for the southeast corner in the herein described tract of land;

Thence N 71 degrees 10 minutes 55 seconds W with the south line of said Gray 52.83-acre tract and the north line of said Cowart tract, passing at 816.08 feet a 3/8" diameter iron rod found, for a total distance of 899.18 feet to a point in the centerline of Honey Creek for the southwest corner in the herein described tract of land;

Thence N 12 degrees 59 minutes 50 seconds W – 229.54 feet with the west line of said Gray 52.83-acre tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 51 degrees 47 minutes 57 seconds W – 124.28 feet with the west line of said Gray 52.83-acre tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 05 degrees 03 minutes 11 seconds E – 277.17 feet with the west line of said Gray 52.83-acre tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 11 degrees 44 minutes 25 seconds W – 179.52 feet with the west line of said Gray 52.83-acre tract, the east line of a called 3.79-acre tract of land conveyed to Raymond E. Wynn and wife, Jean A. Wynn, recorded under Instrument Number 86839 in the Deed Records of Coryell County, Texas, and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 09 degrees 56 minutes 42 seconds E – 203.88 feet with the west line of said Gray 52.83-acre tract, the east line of said Wynn 3.79-acre tract, the east line of a called 16.00-acre tract of land conveyed to Raymond E. Wynn and wife, Jean Wynn, recorded under Instrument Number 86838 in the Deed Records of Coryell County, Texas, and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 03 degrees 00 minutes 41 seconds W – 368.11 feet with the west line of said Gray 52.83-acre tract, the east line of said Wynn 16.00-acre tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 07 degrees 01 minutes 18 seconds E – 115.56 feet with the west line of said Gray 52.83-acre tract, the east line of said Jones tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 63 degrees 40 minutes 43 seconds E – 187.72 feet with the west line of said Gray 52.83-acre tract, the east line of said Jones tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

Thence N 29 degrees 50 minutes 03 seconds E – 317.31 feet with the west line of said Gray 52.83-acre tract, the east line of said Jones tract and the centerline of said Honey Creek to a point for an angle point in the herein described tract of land;

EXHIBIT A (continued)

Thence N 22 degrees 05 minutes 17 seconds W – 95.19 feet with the west line of said Gray 52.83-acre tract, the east line of said Jones tract and the centerline of said Honey Creek to a point, from which a 3/8" diameter iron rod found bears N 03 degrees 35 minutes 46 seconds W – 78.49 feet, for an angle point in the herein described tract of land;

Thence N 03 degrees 35 minutes 46 seconds W with the west line of said Gray 52.83-acre tract and the east line of said Jones tract, passing at 78.49 feet a 3/8" diameter iron rod found, for a total distance of 659.33 feet to the POINT OF BEGINNING and containing 53.04-acre of land.

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

Filed For Record
AT 415 O'CLOCK P M

FEB 05 2009

Barbara Simpson
County Clerk, Coryell Co., Texas

225026

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

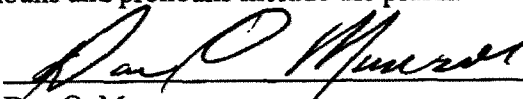
Exceptions to Conveyance and Warranty:

See attached Exhibit "B"

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.



Dan O. Munroe

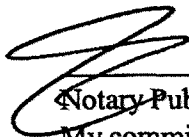


Jimmie Gibbs Munroe

STATE OF TEXAS)

COUNTY OF BOSQUE)

This instrument was acknowledged before me on June 23, 2014, by Dan O. Munroe and Jimmie Gibbs Munroe.



Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

John A. Hastings, Jr., P.O. Box 899, Meridian, Texas 76665

AFTER RECORDING RETURN TO:

Bosque Cen-Tex Title, Inc., P.O. Box 899, Meridian, Texas 76665

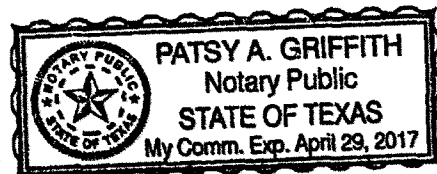


EXHIBIT A

TRACT ONE:

ALL THAT CERTAIN lot, tract, or parcel of land being 250.00 acres out of the John Morgan Survey and the Wm. Showers Survey, described as follows:

BEGINNING at an iron rod at a corner post, said point being the SWC of a certain 250 acre tract called "First Tract" in a Deed dated March 31, 1965, from Kenneth Mjaaland, Sr., et al, to Joe N. Sanderson, recorded in Vol. 199 Page 62 of the Deed Records of Bosque County, Texas, for the SWC of this tract;

THENCE N. 29-44 W. with fence, 3822.9 feet to an iron rod at a corner post in the north line of the Wm. Showers survey, at the NWC of said 250 acre tract and at the intersection of the east and south lines of a county road, for the NWC of this tract;

THENCE N. 59-53 E. with fence and the south line of said county road, and the north line of said Showers Survey, 2785.3 feet to an iron rod, for a corner of this tract;

THENCE N. 73-27 E. with fence, 174.2 feet to an iron rod in the east line of the Showers Survey, for the NEC of this tract;

THENCE S. 30-00 E. with fence and the east lines of the Showers Survey and Morgan Survey and the east line of said 250.0 acre tract, 3284.8 feet to an iron rod, for the SEC of this tract;

THENCE S. 44-17 W. 1887.6 feet to an iron rod at a corner post, for a corner of this tract in the south line of said 250 acre tract;

THENCE S. 60-24 W. with fence, 1155.6 feet to the place of beginning, containing 250.00 acres, being approx. 211.80 acres in the Morgan Survey and 38.20 acres in the Wm. Showers Survey.

TRACT ONE BEING THE IDENTICAL LAND described in deed dated June 2, 2008 from Donn W. Hines and Wanda L. Hines to Unlimited Exchange II, Inc., recorded as Document Number 2008-00002177, Official Public Records of Bosque County, Texas.

TRACT TWO:

BEING 151.58 acres out of the John Morgan Survey, A-561 and the E.P. Morgan Survey, A-959, being part of a 250 acre tract called "First Tract" and all of a 72.5 acre tract called "Second Tract" in Vol. 199 Page 62 and part of a 177 acre tract described in a Deed dated Nov. 2, 1962, from W.F. Thiele, et ux to Joe N. Sanderson, et ux, recorded in Vol. 192 Page 70 of the Deed Records of Bosque County, Texas, further described as follows:

BEGINNING at an iron rod set at an inner corner of said 177 acres, being N. 59-06 E. 1584.4 feet from the most Southerly NWC of said 177 acres, for the SWC of this tract;

THENCE N. 30-16 W. with fence, 2585.8 feet to an iron rod set at the most Northerly NWC of said 177 acres and the SWC of said 72.5 acres, for an inner corner of this tract;

THENCE N. 48-02 W. with fence, 2292.8 feet to an iron rod set at the NWC of said 72.5 acres, for the NWC

of this tract;

THENCE N. 44-17 E. with fence, 1894.1 feet to an iron rod set at the NEC of this tract;

THENCE S. 30-47 E. with fence, 4008.8 feet to an iron rod set at a corner post, for a corner of this tract;

THENCE S. 60-30 W. with fence, 85.8 feet to an iron rod set at a corner post, for an inner corner of this tract;

THENCE S. 30-40-30 E. with fence, 1253.0 feet to an iron rod set at the SEC of this tract;

THENCE S. 59-02 W. 1085.4 feet to the PLACE OF BEGINNING, containing 151.58 acres, being approx. 85.37 acres in the John Morgan Survey and 66.21 acres in the E.P. Morgan Survey.

TRACT TWO BEING THE IDENTICAL LAND described in deed dated June 21, 1993 from Mrs. Joe N. Sanderson to Dan O. Munroe and Jimmie G. Munroe, recorded in Volume 358, Page 696, Deed Records of Bosque County, Texas.

TRACT THREE:

ALL THAT CERTAIN lot, tract, or parcel of land being 144.74 acres of land out of the J.C. Minnix, Simon Isenhower, J.W. Branch and A.J. Blackwell Surveys in Bosque County, Texas and being a part of that certain 221.8 acre tract of land described as First Tract by deeds to R.J. Evans recorded in Vol. 99, Pages 395 and 396 and Vol. 91, Page 410 of the Bosque County, Texas Deed Records and also being a part of that certain 60 acre tract of land conveyed to Emar Evans by deed recorded in Vol. 13, Page 510 of the said deed records.

BEGINNING at an iron stake at a fence corner at the NWC of the said Minnix Survey and at the NWC of the said First Tract;

THENCE N 59° 26' E 4410.9 ft. with the north line of the said Minnix and Isenhower Surveys, the north line of the said First Tract and 60 acre tract along an old meandering fence line to an iron stake in the west line of F.M. Road #56; said road having been conveyed to the State of Texas as a perpetual easement by right of way easement recorded in Vol. 7, Page 58 of the Right of Way Records of Bosque County, Texas;

THENCE with the west line of the said road, S 14° 32' W 197.4 ft and S 22° 09' W 1051.12 ft to an iron stake at the beginning of a curve to the right;

THENCE in a southwesterly direction with the west line of the said road and around the said curve to the right, radius 5679.65 ft., long chord brs., S 23° 34' 30" W 282.51 ft. for a distance of 282.54 ft. to an iron stake at the end of the said curve;

THENCE S 25° W 1177.1 ft. with the west line of the said road to an iron stake at the beginning of a curve to the right;

THENCE in a southwesterly direction with the west of the said road and around the said curve to the right, radius 1096.28 ft, long chord brs., S 33° 06' W 309.28 ft for a distance of 310.31 ft. to an iron stake at the end of the said curve;

THENCE S 41° 13' W 1741.3 ft with the west line of the said road to an iron stake at the beginning of a

curve to the left;

THENCE in a southerly direction with the west line of the said road and around the said curve to the left, radius 1482.69 ft, long chord brs., S 35° 39' W 287.52 ft for a distance of 287.97 ft to an iron stake in the west line of the said Minnix Survey and in the west line of the said First Tract;

THENCE N 31° 32' W 2405 ft with the west line of the said Minnix Survey, the west line of the said First Tract and along an old meandering fence line to the POINT OF BEGINNING.

BEING THE IDENTICAL LAND described in deed from Hattie Lee Evans to Jack W. Gailey, et ux, dated July 17, 1972, recorded in Vol. 219, Page 155, Deed Records, Bosque County, Texas.

NOTE: BOSQUE CEN-TEX TITLE, INC. DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT THREE BEING THE IDENTICAL LAND described in deed dated September 21, 1977 from Jack W. Gailey to Jimmie B. Gibbs, recorded in Volume 243, Page 150, Deed Records of Bosque County, Texas.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT THREE, THE FOLLOWING 20.03 ACRE TRACT:

ALL THAT CERTAIN 20.03 ACRES, being approximately 10.35 acres in the J.C. Minnix Survey and 9.68 acres in the Simon Isenhower Survey (per county map), and being part of a certain 144.74 acre tract described in Deed dated Sept. 21, 1977, from Jack W. Gailey to Jimmie B. Gibbs, recorded in Vol. 243, Page 150, Deed Records of Bosque County, Texas, and the 20.03 acres being described as follows:

BEGINNING at a spike set at corner post, in Westerly right of way of F.M. Highway No. 56, on North line of the Isenhower Survey, from which point the NWC of said 144.74 acres at NWC of the Minnix Survey bears S. 59-26 W. 4410.9 feet (per deed), for the NEC of the 144.74 acres and NEC of this tract;

THENCE S. 14-32 W. with highway right of way, 197.8 feet to a spike at post, for a corner of this tract;

THENCE S. 22-09 W. with highway right of way, 1051.12 feet to an iron stake at beginning of a curve, for a corner of this tract;

THENCE with highway right of way, along a curve to the right, having a radius of 5679.65 feet and central angle of 02 deg. 51 min., an arc distance of 282.54 feet (long chord bears S. 23-34-30 W. 282.51 feet) to an iron rod at end of curve, for a corner of this tract;

THENCE S. 25-00 W, with highway right of way, 364.3 feet to a pipe corner post in Easterly line of said 144.74 acres, for the South corner of this tract;

THENCE N. 26-24 W. with pipe fence, 359.6 feet to a pipe corner post, for a corner of this tract;

THENCE N. 30-59 W. with meandering fence, 301.0 feet to a spike in fence, for a corner of this tract;

THENCE N. 28-15 W. with fence, 485.3 feet to a spike at fence corner in North line of the Minnix Survey and North line of the 144.74 acre tract, for the NWC of this tract;

THENCE N. 59-18-30 E. with fence, 1462.3 feet to the PLACE OF BEGINNING, containing 20.03 acres out of the Easterly end of said 144.74 acre tract.

SAVE AND EXCEPT TRACT BEING THE IDENTICAL LAND described in deed dated December 28, 1989 from Jimmie B. Gibbs Munroe and Dan O Munroe to Ronald D. Bonge, recorded in Volume 329, Page 443, Deed Records of Bosque County, Texas.

TRACT FOUR:

BEING a 173.39 ac tract of which 79.09 ac lies in the W. Rather Survey, A-694, and 94.3 ac lies in the J.W. Williams Survey, A-1002, said 173.39 ac tract being out of and a part of that certain 409.7 ac tract described in a WARRANTY DEED WITH LIFE ESTATE RESERVED, from James F. Gibbs to Jimmie Gibbs Munroe, dated March 10, 1993 and recorded in Volume 356, Page 42 of the Bosque County Deed Records. Said 173.39 ac tract being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron stake set at a point taken to be at the S.W. corner of the said Williams Survey, also the S.W. corner of said 409.7 ac tract for the most southerly corner of this;

THENCE N 30°40'12" W 3,704.74 ft with S.W. line of said 409.7 ac tract, also the S.W. line of said Williams Survey, to a 6 inch iron pipe corner post found and taken to be at the most westerly corner of said 409.7 ac tract, for the most westerly corner of this;

THENCE N 60° E at about 1,097 ft passing the N.W. corner of said Rather Survey and continuing on in all 1,620.71 ft generally with a fence line taken to be along the N.W. boundary of said 409.7 ac tract, to a 7 inch creosote post for the most northerly corner of this;

THENCE along the easterly boundary of this as follows:

S 68°43'05" E 870.61 ft along a fence line to a 2 inch pipe post for an angle point;

S 29°46'05" E 786.84 ft across pasture to a 6 inch pipe corner post for angle point;

S 17°54'58" E 974.31 ft with fence to a 6 inch pipe post for an angle point;

and S 40°46'19" E 1,315.66 ft with fence to a 6 inch pipe corner post found in the S.E. boundary of said 409.7 ac tract, for the most easterly corner of this;

THENCE S 60°10'51" W 2,160.70 ft with S.E. line of said 409.7 ac tract to the place of beginning and containing 173.39 acres of land more or less.

Exhibit "B"

Right of Way Easement dated June 20, 1978, from Joe N. Sanderson and Robbie Sanderson to Childress Creek Water Supply Corporation, recorded in Volume 9 Page 846, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated March 28, 1988, from Donn Hines to Central Telephone Company of Texas, recorded in Volume 12 Page 651, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated July 1, 2008, from Jimmie G. Munroe to Heart of Texas Electric Cooperative, Inc., recorded as Document Number 2008-00004175, Official Public Records, Bosque County, Texas.

Mineral Reservation contained in deed dated June 2, 2008, from Donn W. Hines and Wanda L. Hines to Unlimited Exchange II, Inc., recorded as Document Number 2008-00002177, Official Public Records, Bosque County, Texas.

THE ABOVE FOUR EXCEPTIONS APPLY TO "TRACT ONE".

Right of Way Easement dated June 24, 1963, from Joe N. Sanderson and Robbie Sanderson to the State of Texas, recorded in Volume 7 Page 44, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated June 20, 1978, from Joe N. Sanderson and Robbie Sanderson to Childress Creek Water Supply Corporation, recorded in Volume 9 Page 846, Right of Way Records, Bosque County, Texas.

THE ABOVE TWO EXCEPTIONS APPLY TO "TRACT TWO".

Right of Way Easement dated May 7, 1947, from Mrs. Hattie Lee Evans to the State of Texas, recorded in Volume 3 Page 443, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated May, 1947, from Mrs. Hattie Lee Evans to the State of Texas, recorded in Volume 3 Page 469, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated May 8, 1963, from Mrs. Hattie L. Evans to the State of Texas, recorded in Volume 7 Page 58, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated October 9, 1969, from Hattie Lee Evans to Childress Creek Water Supply Corporation, recorded in Volume 8 Page 178, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated September 9, 1978, from Jimmie Gibbs to Childress Creek Water Supply Corporation, recorded in Volume 9 Page 934, Right of Way Records, Bosque County, Texas.

THE ABOVE FIVE EXCEPTIONS APPLY TO "TRACT THREE".

Right of Way Deed dated April 26, 1947, from A. S. Tweedy to the State of Texas, recorded in Volume 3 Page 447, Right of Way Records, Bosque County, Texas.

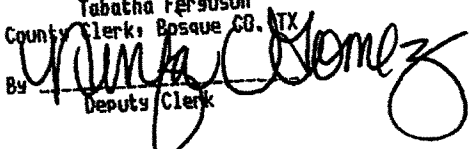
Right of Way Easement dated April 20, 1963, from Mrs. A. S. Tweedy to the State of Texas, recorded in Volume 7 Page 65, Right of Way Records, Bosque County, Texas.

Easement for Highway Purposes from Mrs. A. S. Tweedy to the State of Texas, recorded in Volume 7 Page 67, Right of Way Records, Bosque County, Texas.

Right of Way Easement dated October 16, 1969, from James F. Gibbs and Blevins M. Gibbs to Childress Creek Water Supply Corporation, recorded in Volume 8 Page 179, Right of Way Records, Bosque County, Texas.

THE ABOVE FOUR EXCEPTIONS APPLY TO "TRACT FOUR".

Filed For Record
Jun 23, 2014 at 04:33P

Tabatha Ferguson
County Clerk, Bosque Co., TX
By 
Deputy Clerk