

Exhibit A

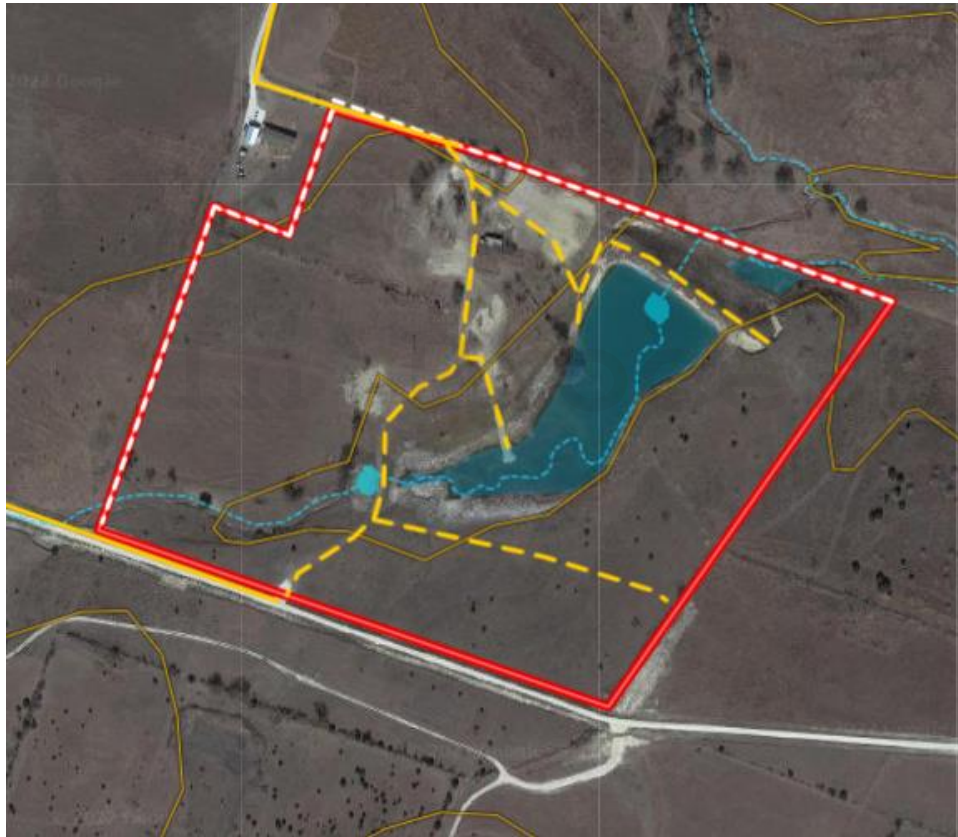
474 CR 80, Gatesville TX 76528

Legal Descriptions (From Coryell CAD)

J CLIFT UNRECORDED, LOT 9, ACRES 33.06 &

0154 J CLIFT, ACRES 0.531 &

0154 J CLIFT, ACRES 3.15



Deed Restrictions:

- No Commercial Gun Range
- No Commercial Pig or Turkey Farm
- No Junk Yard

Property includes a 1/9 ownership of Private Road 1391, see agreement.

Private Road entrance has a 911 address of 3939 Private Road 1391, Gatesville TX 76528.

Initialed for Acknowledgement by Buyer: _____ and Seller: _____

327389

**FIRST AMENDMENT TO
DECLARATION OF RECIPROCAL EASEMENT AND
ROAD MAINTENANCE AGREEMENT**

STATE OF TEXAS §

COUNTY OF CORYELL §

This First Amendment to Declaration of Reciprocal Easement and Road Maintenance Agreement ("Easement Agreement") dated March 18, 2020, recorded in Instrument Number 325127, Public Records of Coryell County, Texas is made by Joshua W. Kirk, Heather B. Kirk, Lana Brewer and Michael David Harris, being all current owners of the 8.29 acre easement tract ("Easement Tract") and all property owners subject to the terms and conditions of the Easement and Road Maintenance Agreement.

WHEREAS the original "Easement Agreement" contemplated that the 8.29 acre easement tract would be a private road, jointly owned by owners of 7 adjoining tracts of land shown in Exhibit A, which would use the easement tract for access to C.R. 139;

WHEREAS the undersigned, being the current owners of the Easement Tract, have agreed that the easement may be expanded to provide access to an adjoining tract of 33.06 acres, which shall hereafter for purposes of this Easement Agreement, be called Tract 9, and shown in Exhibit B, attached;

WHEREAS, Lana Brewer and Michael David Harris, owners of Tracts 5 and 6 as illustrated in Exhibit A and B, hereby acknowledge that they were conveyed an undivided 1/7 interest in the 8.29 acre Easement Tract, and agree that for purposes of property taxes and equal obligation for road maintenance expenses required by the Easement Agreement, hereby agree to modify their ownership from an undivided 1/7 interest to an undivided 1/8 interest in the Easement Tract and a 1/8 interest in the maintenance obligations, so that all eight co-owners of the Easement tract shall have equal ownership and equal obligations under the Easement Agreement;

NOW THEREFORE, we the undersigned agree to the addition of Tract 9 as an eighth tract for purposes of common ownership and equal obligations of maintenance of the Easement Tract;

We further agree that all references in the original Declaration of Reciprocal Easement and Road Maintenance Agreement to "seven tracts" shall now be "eight tracts" and all reference to "Tracts 2-8" shall now apply to "Tracts 2-9".

All other terms and conditions of the Declaration of Reciprocal Easement and Road Maintenance Agreement dated March 18, 2020 are hereby ratified and confirmed as stated.

Executed in multiple counterparts, the 3rd Day of June, 2020.

(First Amendment to Declaration of Reciprocal Easement and Road Maintenance Agreement.)

✓ Joshua W Kirk
Joshua W. Kirk

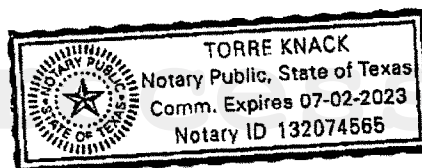
✓ Heather B Kirk
Heather B. Kirk

STATE OF TEXAS §

COUNTY OF Montgomery

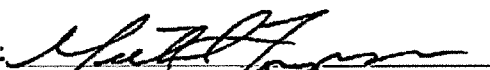
This instrument was acknowledged before me by Joshua W. Kirk and Heather B. Kirk on the 5 day of June, 2020.

Torre Knack
Notary Public



(First Amendment to Declaration of Reciprocal Easement and Road Maintenance Agreement.)

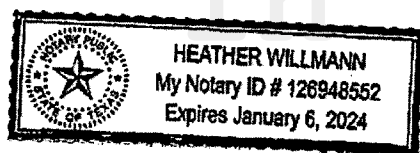
CONSENT TO AMENDMENT
Capital Farm Credit, FLCA

By: 
Michael Ferguson, VP Lending

STATE OF TEXAS §

COUNTY OF BOSQUE §

This instrument was acknowledged before me by Michael Ferguson, the VP Lending of Capital Farm Credit, FLCA on the 4th day of June, 2020.




Notary Public

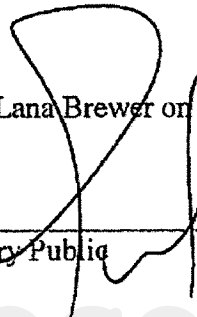
(First Amendment to Declaration of Reciprocal Easement and Road Maintenance Agreement.)


Lana Brewer

STATE OF TEXAS §

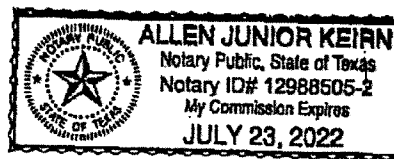
COUNTY OF Bell §

This instrument was acknowledged before me by Lana Brewer on the 10 day of June, 2020.



Notary Public

In Process



(First Amendment to Declaration of Reciprocal Easement and Road Maintenance Agreement.)

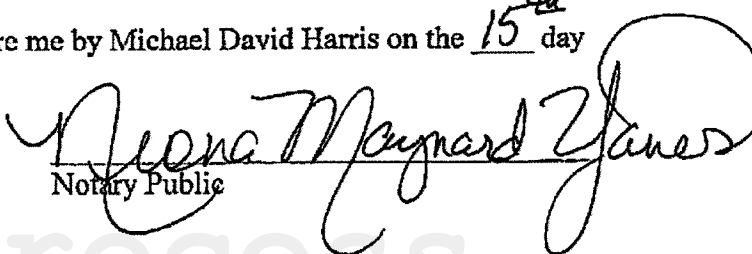


Michael David Harris

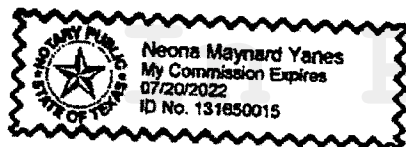
STATE OF TEXAS §

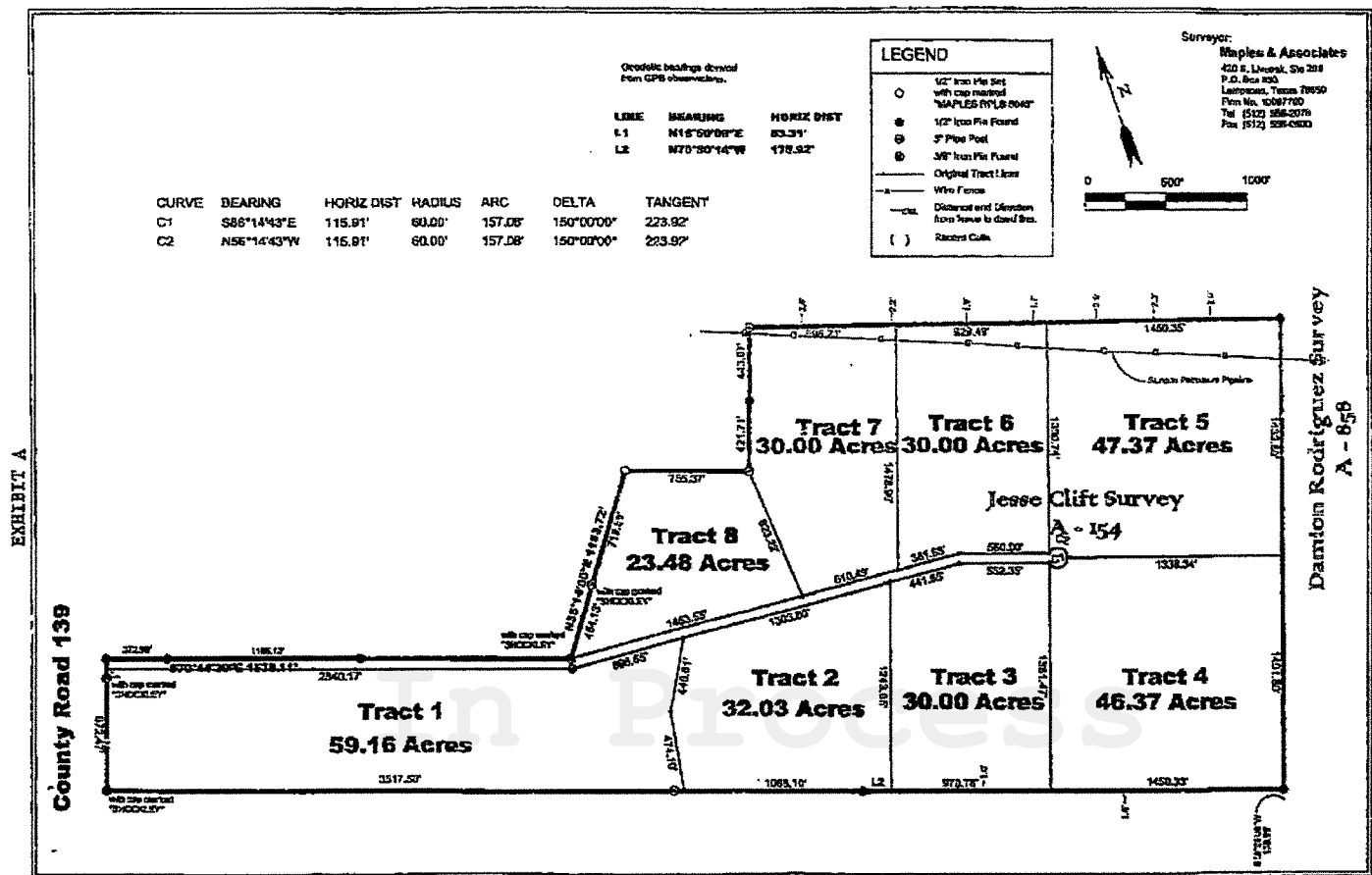
COUNTY OF Williamson§

This instrument was acknowledged before me by Michael David Harris on the 15th day
of June, 2020.



Notary Public





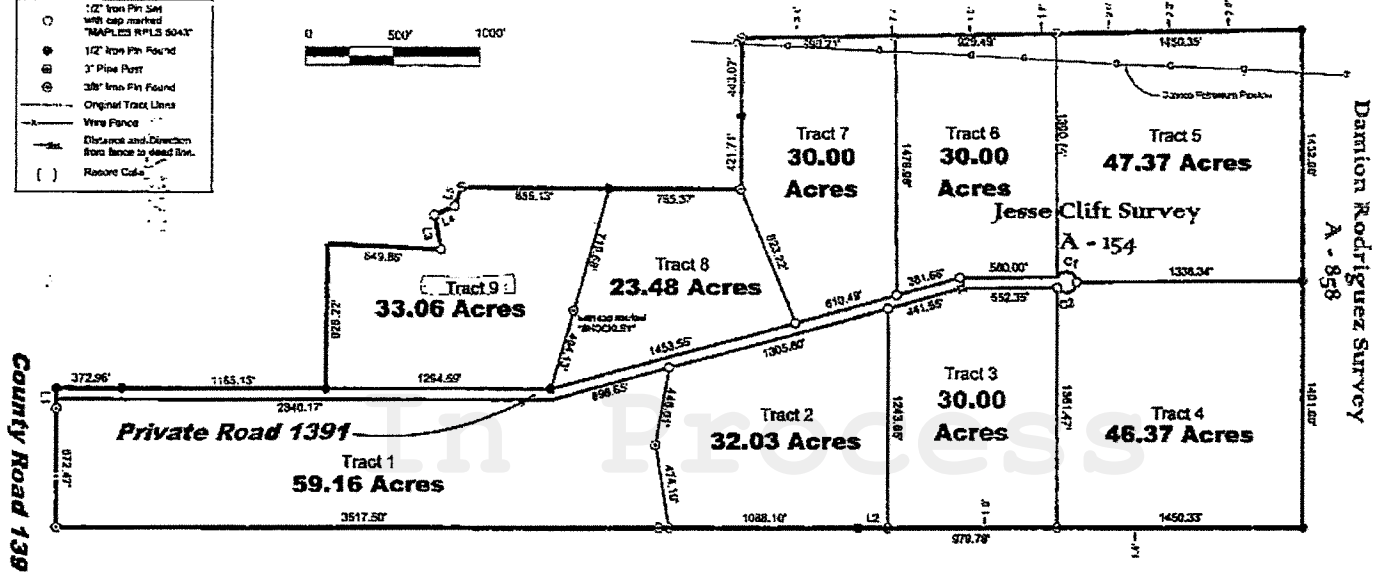
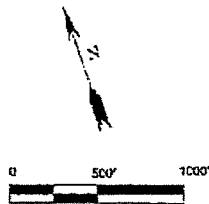
14

Surveyor:
Maples & Associates
429 S. Livest. Ste 200
P.O. Box 680
Lampasas, Texas 76856
Tel No. 12088700
Tel (512) 556-2078
Fax (512) 558-0600

LINE	SOURCE DIST
L1	53.31'
L2	175.62'
L3	159.10'
L4	127.81'
L5	112.89'

LEGEND

- | | |
|--------|--|
| ○ | 1/2" Iron Pin Set
with cap marked
"MAPLES RFLS 5043" |
| ⊙ | 1/2" Iron Pin Found |
| ⊖ | 3" Pine Post |
| ⊕ | 3/8" Iron Pin Found |
| | Original Tract Lines |
| —X— | Wire Fence |
| —dist. | Distance and Direction
from fence to dead tree. |
| () | Rooster Cote |



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 of the time and date as stamped
hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 330 O'CLOCK 2 M

JUN 25 2020

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

327389

In Process

*Zeigler
MS
Pd.
\$54.00*

A