

EXHIBIT "A"

FIRST TRACT:

BEING 7.11 acres of land in the JAMES T. COOK SURVEY, ABSTRACT NO. 157, Cherokee County, Texas, out of that called 40 acre tract described in deed from Marcy (Weigman) Kelly to Jewel M. McClure, August 12, 1986, recorded in Volume 1008, Page 180, Land Records of Cherokee County, Texas, Bearings based on South 80 deg. 24 min. East, along F. M. 241 at Northeast corner of 40 acres, SAID tract described as follows:

BEGINNING at a point in F. M. No. 241 for the Northeast corner of said 40 acres;

THENCE South 03 deg. 30 min. West, along the East line of said 40 acres, at 31.44 feet pass a 5/8" steel rod found in the South line of said road for the Northwest corner of 1 acre, R. D. Skeeter et ux Charlotte A. Skeeter to C. A. McCullough et ux Mary S. McCullough, April 29, 1983, recorded in Volume 873, Page 48, Deed Records of Cherokee County, Texas, at 239.48 feet pass a 5/8" steel rod found for the Southwest corner of said 1 acre, continuing in all 725.00 feet to a 1/2" steel rod set at a fence corner for the Southeasterly corner of said 40 acres;

THENCE North 48 deg. 33 min. West, 700.26 feet to a 16" Sweet Gum Snag fence corner found for an "ELL" corner of said 40 acres, being the Northeast corner of 20.10 acres of this division and the Southeast corner of 10.00 acres of this division;

THENCE North 09 deg. 54 min. 07 sec. East, along the East line of said 10 acres, at 405.74 feet pass a 1/2" steel rod set on the Southwesterly line of F. M. No. 241, continuing in all 424.81 feet to a point in the old road and Northeasterly line of said 40 acres;

THENCE South 72 deg. 17 min. 35 sec. East, along the East line of said 40 acres and in F. M. No. 241, 520.74 feet to the PLACE OF BEGINNING and containing within these calls 7.11 acres, of which 0.72 acres lies within the limits of F. M. No. 241, leaving a net acreage of 6.39 acres.