

TRACT ONE

ALL that certain tract or parcel of land situated in the Warren Davis Survey, A-133, Franklin County, Texas; being out of that certain 35.34 acre tract conveyed to Johnnie Egnew by Deed Recorded in Vol. 101, Page 183, Deed Records of Franklin County, Texas and being more particularly described as follows:

BEGINNING at an iron pin for corner situated on the EBL of said 35.34 acre tract and being N 0° 33'E - 473.1' from the SE corner of said 35.34 acre tract;

THENCE N 0° 33'E with said EBL - 601.2' to an iron pin for corner situated on the SE corner of a 5.000 acre tract;

THENCE S 89° 59'W with the SBL of said 5.000 acre tract - 450.1' to an iron pin for corner situated on the SW corner of said 5.000 acre tract;

THENCE N 11° 30'W with the WBL of said 5.000 acre tract - 365.3' to an iron pin for corner situated on the centerline of F.M. 1448;

THENCE in a South-westerly direction with said centerline as follows: S 64° 14'W - 147.9' and S 62° 13'W - 22.2' to an iron pin for corner situated on the Northernmost NE corner of a 17.575 acre tract;

THENCE S 8° 32'E with the Westernmost EBL of said 17.575 acre tract - 998.4' to an iron pin for corner;

THENCE N 70° 50'E with the Southernmost NBL of said 17.575 acre tract - 532.1' to the place of beginning containing 10.00 acres.

TRACT TWO

ALL that certain tract or parcel of land situated in the Warren Davis Survey, A-133, Franklin County, Texas, being out of that certain 35.34 acre tract conveyed to Johnnie Egnew by Deed Recorded in Vol. 101, Page 183, Deed Records of Franklin County, Texas and being more particularly described as follows:

BEGINNING at an iron pin for corner situated on the NE corner of said 35.34 acre tract and being on the centerline of F.M. 1448;

THENCE in a Southwesterly direction with said centerline as follows: S 78° 34'W - 179.7'; S 71° 56'W - 300.1'; and S 66° 50'W - 52.0' to an iron pin for corner situated on the Northernmost NE corner of a 10.00 acre tract;

THENCE S 11° 30'E with the Westernmost EBL of said 10.00 acre tract - 365.3' to an iron pin for an ELL corner;

THENCE N 89° 59'E with the Southernmost NBL of said 10.00 acre tract - 450.1' to an iron pin for corner situated on the EBL of said 35.34 acre tract;

THENCE in a Northerly direction with said EBL as follows: N 0° 33'E - 256.7' and N 3° 42'W - 250.8' to the place of beginning containing 5.000 acres.

EXHIBIT A
PAGE TWO

TRACT THREE

STATE OF TEXAS:
COUNTY OF FRANKLIN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WARREN DAVIS SURVEY, ABSTRACT NO. 133, FRANKLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOE AND JOYCE BRUNSON, RECORDED IN VOLUME 230, PAGE 795, DEED RECORDS, FRANKLIN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR CORNER IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO H. O. WELCH, SR., RECORDED IN VOLUME 40, PAGE 419, DEED RECORDS, FRANKLIN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED MOST EASTERLY NORTHEAST CORNER OF SAID BRUNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BOB AND MARSHA BRUNSON, RECORDED IN VOLUME 234, PAGE 147, DEED RECORDS, FRANKLIN COUNTY, TEXAS;

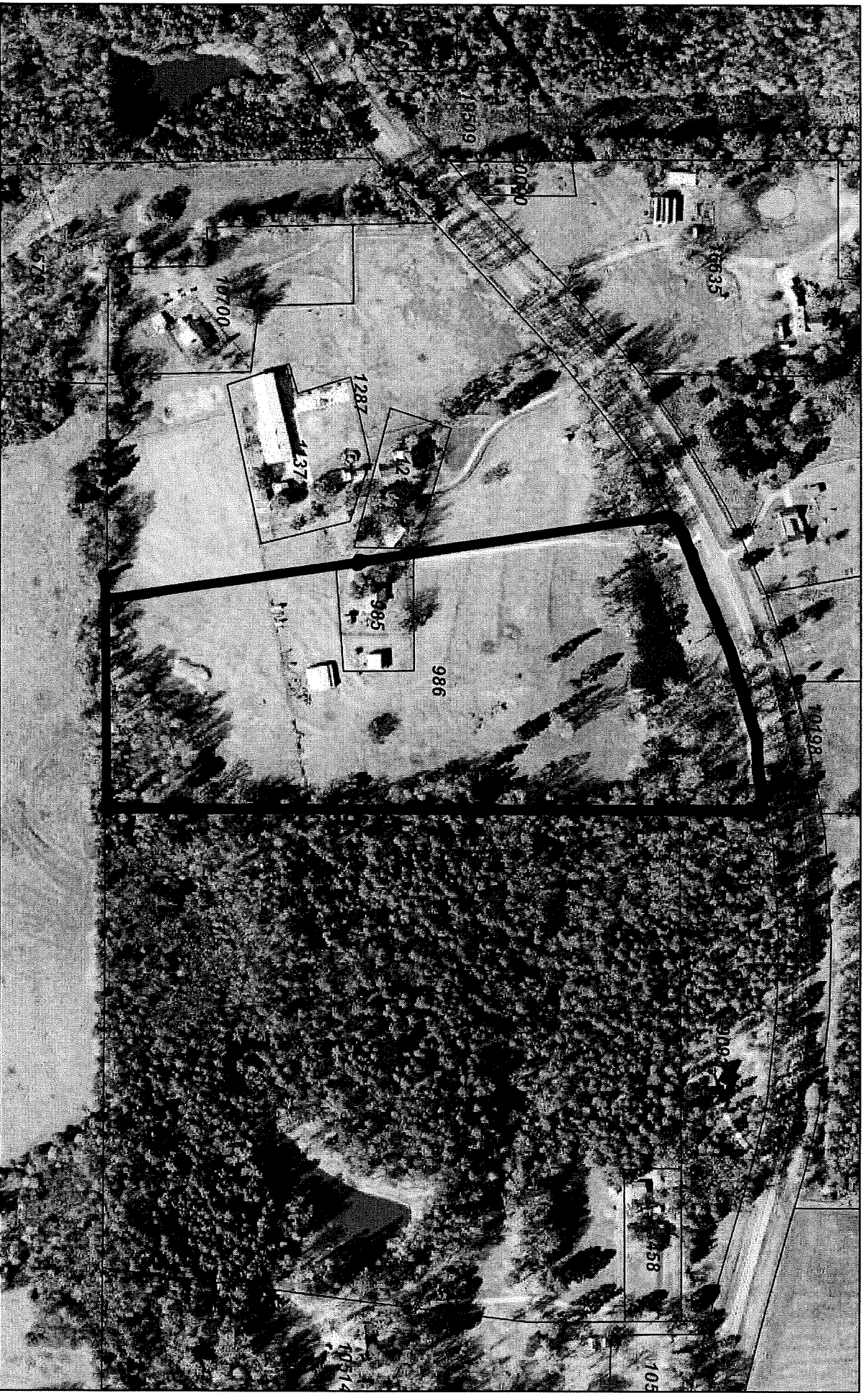
THENCE SOUTH 00 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG THE APPARENT WEST LINE OF SAID WELCH TRACT, A DISTANCE OF 473.10 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN W. CARLEY, ET AL, RECORDED IN VOLUME 216, PAGE 713, DEED RECORDS, FRANKLIN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID BRUNSON TRACT (VOLUME 230, PAGE 795) AND THE APPARENT SOUTHWEST CORNER OF SAID WELCH TRACT;

THENCE NORTH 88 DEGREES 47 MINUTES 44 SECONDS WEST, ALONG THE APPARENT NORTH LINE OF SAID CARLEY TRACT, A DISTANCE OF 467.83 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTH LINE OF SAID BRUNSON TRACT (VOLUME 230, PAGE 795);

THENCE NORTH 07 DEGREES 33 MINUTES 24 SECONDS WEST, OVER AND UPON SAID BRUNSON TRACT (VOLUME 230, PAGE 795), A DISTANCE OF 365.69 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING A RECOGNIZED INNER CORNER OF SAID BRUNSON TRACT (VOLUME 230, PAGE 795) AND THE APPARENT SOUTHWEST CORNER OF SAID BRUNSON TRACT (VOLUME 234, PAGE 147);

THENCE NORTH 79 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE APPARENT SOUTH LINE OF SAID BRUNSON TRACT (VOLUME 234, PAGE 147), A DISTANCE OF 532.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 207,788.81 SQUARE FEET OR 4.770 ACRES OF LAND.

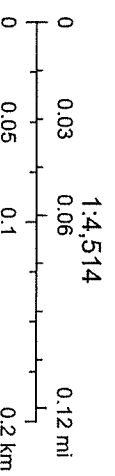
Franklin CAD Web Map



10/10/2025, 9:46:30 AM

☐ Parcels

☐ Abstracts



© OpenStreetMap (and) contributors, CC-BY-SA

Franklin County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.