

EXHIBIT "A"
Property Description

All that certain tract or parcel of land situated in the County of Upshur, State of Texas, being in the Joseph S. Shanks Survey, Abstract No. 468, and being all of that 6.272 acres of land (6.645 acres less 0.373 acre) conveyed from Georgia Lamar to Gene A. Oesch et ux Margaret C. Oesch and recorded in Volume 181, page 731 of the Official Records of said county and bounded as follows:

Beginning at a metal "T" iron found in the east boundary line of the Shanks Survey, same being in the west boundary line of the J.M. Henrie Survey, Abstract No. 194, same being the northeast corner of a 4.401 acre tract of land described in Quitclaim Deed from Lon Burns to Stephanie Annette Swafford and recorded in Volume 344, page 414 of the Official Records of said county, same being the southeast corner of the above mentioned 6.645 acre tract;

Thence North 52 deg. 54 min. 23 sec. West, with a fence line, same being the south boundary line of the 4.401 acre tract, 378.34 feet to a metal "T" iron found at the most easterly corner of the 0.373 acre tract formerly conveyed to Gene Oesch et ux (Vol. 229, pg. 582) and presently being an angle corner in the north boundary line of the 4.401 acre tract;

Thence North 64 deg. 51 min. 40 sec. West, continuing with the north boundary line of the 4.401 acre tract, 258.29 feet to a 1/2 inch steel rod found at the northwest corner of the 4.401 acre tract, same being the most northerly corner of the 0.373 acre tract formerly conveyed to Gene Oesch (Vol. 229, pg. 582), same being in the centerline of Squirrel Road;

Thence North 12 deg. 51 min. 00 sec. West, with the centerline of Squirrel Road, 355.31 feet to a 60 d nail found for an angle point;

Thence North 65 deg. 09 min. 37 sec. West, continuing with the centerline of Squirrel Road, 1792 feet to a 60 d nail set for a corner;

Thence South 84 deg. 11 min. 35 sec. East, with the north side of Tiger Road, same being the south boundary line of an 11.55 acre Tract One conveyed from John E. Dean to Henry Stanley Overstreet and recorded in Volume 205, page 403 of the Official Records of said county, at 18.85 feet passing a 1/2 inch steel rod set for the southwest corner of the 11.55 acre tract, and continuing along same course for a total distance of 663.41 feet to a 1/2 inch steel rod found in the east boundary line of the Shanks Survey and being in the west boundary line of the J.M. Henrie Survey, same being the southeast corner of the above mentioned 11.55 acre tract;

Thence South 1 deg. 22 min. 08 sec. West, with the common line between the Shanks Survey and the Henrie Survey, 595.92 feet to the place of beginning and containing 6.471 acres of land.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



March 09, 2018 11:02:36 AM

FEE: \$38.00

Terri Ross County Clerk
Upshur County TEXAS

201601704

