

## EXHIBIT "A"

TRACT ONE:

All that certain lot, tract or parcel of land situated in Wood County, Texas, being a part of the Terry Earles Survey, Abstract No. 203, and being a part of the same land described in the following deeds:

Omie Dell Roberts Yaggie to Guy A. Pinson and wife, Barbara M. Pinson, dated April 13, 1994, Volume 1383, Page 474, Real Property Records, Wood County, Texas; Margaret Bell to Guy A. Pinson and wife, Barbara M. Pinson, dated January 3, 1992, Volume 1266, Page 731, Real Property Records of Wood County, Texas; William Henry Roberts and wife, Thelma Roberts to Dell Yaggie and Elbert E. Roberts, dated May 11, 1982, Volume 850, Page 71, Deed Records, Wood County, Texas; William Henry Roberts and wife, Thelma Roberts to Evelyn Bell, dated May 10, 1982, Volume 850, Page 69, Deed Records Wood County, Texas; Being a part of the same land described in a deed from R. B. Nall and wife, Ida L. Nall, to W. H. Roberts dated December 24, 1931, and recorded in Book 124, Page 446, Deed Records of Wood County, Texas. Said 17.682 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for corner at fence corner. Said point being the occupied Southwest corner of the Earles Surveys, same being the southwest corner of said Nall to Roberts Tract;

THENCE NORTH with fence and west line of said tract and occupied survey line 1750.74 feet to a 1/2 inch iron rod set for corner in the center of Wood County Road No. 3986.

THENCE with the approximate centerline of said County Road as follows:

S. 53 deg. 29 min. 51 sec. E. 36.46 feet to a 60d nail set;  
 S. 42 deg. 50 min. 47 sec. E. 419.54 feet to a 60d nail set;  
 S. 48 deg. 24 min. 27 sec. E. 248.23 feet to a 60d nail set;  
 S. 22 deg. 20 min. 10 sec. E. 105.88 feet to a 60d nail set;  
 S. 01 deg. 02 min. 09 sec. E. 474.98 feet to a 60d nail set;  
 S. 06 deg. 25 min. 54 sec. W. 397.45 feet to a 60d nail set;  
 S. 18 deg. 23 min. 03 sec. W. 190.67 feet to a 60d nail set;  
 S. 26 deg. 00 min. 24 sec. W. 126.26 feet to a 1/2 inch iron rod

set for corner in the South line of said Nall to Roberts Tract, same being the occupied South line of said Earles Survey;

THENCE N. 89 deg. 09 min. 21 sec. W. with said South line 389.05 feet to the Point of Beginning and containing 17.682 acres of land.

Being the same land as surveyed by Robert J. Creel, R. P. L. S. No. 4140, for the State of Texas, field notes dated May 9, 1994.

TRACT TWO:

All that certain lot, tract or parcel of land situated in Wood County, Texas, being a part of the Terry Earles Survey, Abstract No. 203, and being a part of the same land described in the following deeds:

Omie Dell Roberts Yaggie to Guy A. Pinson and wife, Barbara M. Pinson, dated April 13, 1994, Volume 1383, Page 474, Real Property Records, Wood County, Texas; Margaret Bell to Guy A. Pinson and wife, Barbara M. Pinson, dated January 3, 1992, Volume 1266, Page 731, Real Property Records of Wood County, Texas; William Henry Roberts and wife, Thelma Roberts to Dell Yaggie and Elbert E. Roberts, dated May 11, 1982, Volume 850, Page 71, Deed Records of Wood County, Texas; William Henry Roberts and wife, Thelma Roberts to Evelyn Bell, dated May 10, 1982, Volume 850, Page 69, Deed Records of Wood County, Texas; Being a part of the same land described in a deed from R. B. Nall and wife, Ida L. Nall, to W. H. Roberts dated December 24, 1931, and recorded in Book 124, Page 446, Deed Records of Wood County, Texas. Said 6.000 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for corner at fence corner, said point being the southeast corner of the above mentioned Nall to Roberts tract, same being the occupied southeast corner of said Earles Survey;

THENCE N. 88 deg. 44 min. 42 sec. W. with fence and South line of said tract, and the occupied South line of said survey, being on the South line of Wood County Road No. 3989, 742.26 feet to a 1/2 inch iron rod set for corner in the center of Wood County Road No. 3986.

THENCE with the approximate centerline of said county road as follows:

- N. 26 deg. 00 min. 24 sec. E. 126.26 feet to a 60d nail set;
- N. 18 deg. 23 min. 03 sec. E. 190.87 feet to a 60d nail set;
- N. 06 deg. 25 min. 54 sec. E. 93.55 feet to a 1/2 inch iron rod set for corner in same;

THENCE S. 88 deg. 44 min. 42 sec. E. 625.13 feet to a 1/2 inch iron rod set for corner in the east line of said Nall to Roberts tract;

THENCE S. 01 deg. 18 min. 47 sec. W. with said East line 390.23 feet to the point of beginning and containing 6.000 acres of land.

Being the same land as surveyed by Robert J. Creel, R. P. L. S. No. 4140, field notes dated May 9, 1994.

Unofficial Copy

THE STATE OF TEXAS  
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2019-00010595 spyrn  
10/16/2019 11:42 AM



*Kelley Price*

Kelley Price, County Clerk  
Wood County, Texas

