
EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s) 28374, 19627

Land situated in the City of Atlanta in the County of Cass in the State of TX

ALL THAT CERTAIN 4 000 ACRE TRACT OF LAND (ALSO KNOWN AS TRACT "A") SITUATED IN THE WILLIS PITTMAN SURVEY, ABSTRACT NO 824, CASS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 29 5 ACRES OF LAND AS CONVEYED FROM LOMA KING TO NANCY KATHRYN KING BY WARRANTY DEED RECORDED IN VOLUME 1178, PAGE 611 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 1 ACRES OF LAND AS CONVEYED FROM A V RACHEL AND LOMA RACHEL KING TO KAY KING PARTEE BY WARRANTY DEED RECORDED IN VOLUME 740, PAGE 276 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND BEING APART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 0 45 ACRES OF LAND AS CONVEYED FROM MILTON VERN RACHEL, ELSIE RACHEL, LOMA RACHEL KING AND ROBERT L KING TO KAY KING PARTEE BY WARRANTY DEED RECORDED IN VOLUME 883, PAGE 324 OF THE DEED RECORDS OF CASS COUNTY, TEXAS BEING THAT 4 000 ACRE TRACT AS SHOWN IN TH PLAT RECORDS OF SCHAEFFER PRECISION ALIGNMENT, DRAWING NO A-824-1515-2 AND BEING MORE PARTICULARLY DESCRIBED BY METES D BOUNDS AS FOLLOWS

COMMENCING for reference at the Intersection of the south right-of-way, (R O W) line of Farm to Market Road No 251, (F M 251) (a 80 foot R O W) and the centerline of County Road No 4809, (a variable width R O W),

THENCE along the south right-of-way line of the said F M 251, S89°58'57"E, approximately 494 98 feet passing a 1/2 inch iron rod found with cap marked "Caldwell, RPLS 4575", being the northwest corner of the said 0.45 acre tract of land, a total distance of approximately 545 01 feet to a 1/2 inch Iron rod found with cap marked "Caldwell, RPLS 4575", for the POINT OF BEGINNING, also being the most northerly northwest corner of the herein describe tract of land, and also being the northeast corner of a 0 2089 acre tract of land conveyed from Kay King Partee to Milton Vern Rachel and wife, Elsie Rachel by warranty deed, file no 2006002251, of the deed records of Cass County, Texas and recorded in a boundary description and plat by Mark Caldwell, RPLS 4575,

THENCE continuing along the said right-of-way line, S89°58'57"E, 67 91 feet passing a concrete monument found at the northeast corner of said 0 45 acre tract of land and the northwest corner of the said 1 acre tract of land, 226 06 feet passing a 3/8 inch iron pipe found at the northeast corner of the said 1 acre tract of land, also being the most northerly northwest corner of the said 29 5 acre tract of land and a total distance of 397 53 feet to a 5/8 inch iron rod set with cap marked "Schaeffer, RPLS 4644" (typical), being the northwest corner of a 4 000 acre tract of land (also known as Tract "B") described in the plat records of Schaeffer Precision Alignment, drawing no A-824-1515-2, also being

the northeast corner of the herein described tract of land,

THENCE departing the said right-of-way line, crossing the said 29.5 acre tract of land, along the west boundary line of the said Tract "B", S00°05'44"W, 427.75 feet passing a 5/8 inch iron rod set with cap at the southwest corner of the said Tract "B", and a total distance of 559.77 feet to a 5/8 inch iron rod set with cap at the southeast corner of the herein described tract of land,

THENCE along the most westerly north boundary line of a 24.89 acre tract of land (also known as Tract "C") and the south boundary line of the herein described tract of land, N89°59'06"W, 276.15 feet to 5/8 inch iron rod set with cap, being on an east line of the 29.05 acre tract of land conveyed to Milton Vern Rachel in Volume 883, Page 327 of the said deed records, also being the most westerly northwest corner of the said Tract "C", and also being the southwest corner of the said herein described tract of land,

THENCE along an east boundary line of the said 29.05 acre tract of land, being the most southerly west boundary line of the said herein described tract of land, N00°00'00"E, 230.13 feet passing a 1/2 inch iron rod found with cap, being the most southerly southwest corner of the said 1 acre tract of land, a total distance of 392.70 feet to a 1/2 inch iron rod found with cap at the most northerly exterior corner of the said 29.05 acre tract of land, also being an interior ell corner of the said 1 acre tract of land, and also being an interior ell corner of the said herein described tract of land,

THENCE along a south boundary line of the said 1 acre tract of land, a north boundary line of the said 29.05 acre tract of land and the most westerly south boundary line of the said herein described tract of land, N89°38'04"W, 53.06 feet passing a concrete monument found at the most westerly southwest corner of the said 1 acre tract of land and the southeast corner of the said 0.45 acre tract of land,

THENCE along a north boundary line of the said 29.05 acre tract of land, being a south boundary line of the said 0.45 acre tract of land, S89°40'28"W, 58.88 feet to a 1/2 inch iron rod found with cap at the southeast corner of the said 0.2089 acre tract of land, being on the south boundary line of the said 0.45 acre tract of land, also being the most westerly southwest corner of the said herein described tract of land,

THENCE along the east boundary line of the said 0.2089 acre tract of land and the west boundary line of the said herein described tract of land, N03°01'07"W, 167.28 feet to the POINT OF BEGINNING containing 4.000 acres of land

NOTE The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as 416 Fm 251 N, Atlanta, TX 75551