

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the SANTIAGO ERIE SURVEY, ABSTRACT NO. 12 and being all of that certain 1.000 acre tract described in a deed from the Secretary of Housing and Urban Development to Glen Cox dated November 24, 2014 and recorded in Document No. 2014-00323458 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the aforesaid referred to Cox 1.000 acre tract and the Southwest corner of that certain 1.460 acre tract described in a deed from Traci Akers to Juanita Davidson dated July 30, 1991 and recorded in Volume 845 on Page 655 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner (in a branch) in the North boundary line of that certain tract described in a deed from Robert C. Rayburn to William C. Ricks, Jr. dated August 3, 1998 and recorded in Volume 1165 on Page 816 of the Deed Records of Angelina County, Texas, said pipe witnessed by a power pole bearing S 32° W 6.5 feet;

THENCE N 70° 00' 32" W with the South boundary line of the said Cox 1.000 acre tract and the North boundary line of the said Ricks tract, at 143.94 feet the Southwest corner of the said Cox 1.000 acre tract and the Southeast corner of that certain 1.000 acre tract described in an Assumption Deed from Ovie Troy Usleton, et ux to John P. Usleton, et ux dated June 11, 1996 and recorded in Volume 1061 on Page 178 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner (in a branch), said pipe witnessed by a 1/2" pipe bearing N 70° 00' 32" W 143.57 feet;

THENCE N 21° 37' 13" E with the West boundary line of the said Cox 1.000 acre tract and the East boundary line of the said Usleton 1.000 acre tract, at 302.82 feet the Northwest corner of the said Cox 1.000 acre tract and the Northeast corner of the said Usleton 1.000 acre tract, a 1/2" pipe found for corner in the South right of way line of Deer Lane (approximately 15.5 feet from the existing centerline);

THENCE S 70° 00' 46" E with the North boundary line of the said Cox 1.000 acre tract and the South right-of-way line of the said Deer Lane (40 feet wide right-of-way - that certain 1.863 acre tract described in a Private Road and Easement and Utility Easement from Calvin Pouland, et ux to the all present and future owners of portion of 23.92 acre tract dated May 4, 1982 and recorded in Volume 531 on Page 111 of the Deed Records of Angelina County, Texas - see also in Document No. 2014-00323458), at 143.94 feet the Northeast corner of the said Cox 1.000 acre tract and the Northwest corner of the aforesaid 1.460 acre tract, a 1/2" rod found for corner (approximately 13.5 feet from the existing centerline), said pipe witnessed by a power pole bearing S 58° W 2.3 feet;

THENCE S 21° 37' 13" W with the East boundary line of the said Cox 1.000 acre tract and the West boundary line of the said 1.460 acre tract, at 302.83 feet the point and place of beginning and containing 1.000 acre of land, more or less.

EXHIBIT "A"

TOGETHER WITH a Private Roadway Easement and Utility Easement, being a strip of land of 1.863 Acres, more or less, described as follows:

ALL THAT CERTAIN STRIP OF LAND, TO BE USED FOR ROAD AND UTILITY PURPOSES, LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, ON THE SANTIAGO ERIE SURVEY, ABSTRACT NO. 12 AND BEING A PART OR PORTION OF THOSE CERTAIN TRACTS OF LAND, A 23.92 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO CALVIN POULAND DATED MAY 26, 1966 AND RECORDED IN VOLUME 322 ON PAGE 271 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND A PART OR PORTION OF A 1 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CALVIN POULAND ET UX TO EDMOND LEYMOIN WIGGINS ET UX DATED SEPTEMBER 25, 1978 AND RECORDED IN VOLUME 430 ON PAGE 100 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE; THE SAID STRIP OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE REFERRED TO CALL BEARINGS OF S 70° E ON THE SOUTH BOUNDARY LINE OF THE SAID 23.92 ACRE TRACT;

BEGINNING AT A POINT ON THE EAST SIDE OF AN OILED COUNTY ROAD (HUGHES ROAD) AND THE MOST WESTERN WEST BOUNDARY LINE OF THE SAID 23.92 ACRE TRACT, AT THE N.W. CORNER OF A 1 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD STATE OF TEXAS TO CALVIN POULAND DATED OCTOBER 27, 1964 AND RECORDED IN VOLUME 299 ON PAGE 415 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE N 21° 27' 65" E, WITH THE EAST SIDE OF THE SAID HUGHES ROAD AND THE MOST WESTERN WEST BOUNDARY LINE OF THE SAID 23.92 ACRE TRACT, AT 40.00 FEET THE S.W. CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM CALVIN POULAND ET UX TO FAYE MOTT DATED MARCH 5, 1978 AND RECORDED IN VOLUME 423 ON PAGE 230 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A POINT FOR CORNER;

THENCE S 69° 48' 44" E AT 280.95 FEET CROSS THE WEST BOUNDARY LINE OF THE AFORESAID REFERRED TO WIGGINS 1 ACRE TRACT, AT 446.89 FEET A POINT IN THE EAST BOUNDARY LINE OF THE SAID WIGGINS 1 ACRE TRACT, A POINT FOR AN ANGLE CORNER;

THENCE S 67° 14' 18" E, AT 2.61 FEET CROSS THE WEST RIGHT-OF-WAY LINE OF THE TEXAS POWER AND LIGHT CO. 100 FOOT WIDE R-OF-W DESCRIBED IN AN EASEMENT AND RIGHT-OF-WAY DATED JUNE 14, 1966 AND RECORDED IN VOLUME 323 ON PAGE 94 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND CROSSING SOUTHLAND ENERGY COMPANY EASEMENT DATED APRIL 9, 1974 AND RECORDED IN VOLUME 424 ON PAGE 820, AT 182.83 FEET CROSS THE EAST RIGHT-OF-WAY LINE OF THE SAID TEXAS POWER AND LIGHT CO. 100 FOOT WIDE EASEMENT AND RIGHT-OF-WAY, AT 179.42 FEET A POINT FOR AN ANGLE CORNER; THENCE SIX (6) LINES WITH THE NORTH RIGHT-OF-WAY LINE OF THE SAID STRIP OF LAND AS FOLLOWS:
(1) S 70° 00' 00" E 209.69 FEET A 1/2" IRON ROD, FOUND FOR AN ANGLE,
(2) S 62° 35' 29" E 106.16 FEET A 1/2" IRON PIPE, SET FOR ANGLE CORNER,
(3) S 57° 02' 50" E 256.22 FEET A POINT FOR AN ANGLE CORNER,
(4) S 70° 00' 00" E 422.92 FEET A POINT FOR AN ANGLE CORNER,
(5) S 60° 28' 11" E 125.20 FEET A POINT FOR AN ANGLE CORNER,
(6) S 69° 28' 24" E AT 116.72 FEET FOR THE BEGINNING OF A CURVE TO THE LEFT, A CUL-DE-SAC AT THE END OF THE SAID STRIP OF LAND;

THENCE WITH THE SAID CUL-DE-SAC ON A CURVE TO THE LEFT HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 60° 00' 00" AT 41.89 FEET THE END OF THE SAID CURVE AND THE BEGINNING OF ANOTHER CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE SAID CUL-DE-SAC ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 240° 00' 00" AT 167.55 FEET A POINT FOR THE END OF SAID CURVE ON THE NORTH BOUNDARY LINE OF A 2 ACRE TRACT DESCRIBED IN A DEED FROM CALVIN POULAND ET UX TO CARLTON RAY POULAND ET UX DATED MARCH 31, 1979 AND RECORDED IN VOLUME 538 ON PAGE 244 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE N 69° 26' 24" W, WITH THE NORTH BOUNDARY OF THE SAID 2 ACRE TRACT, AT 182.13 FEET THE N.W. CORNER OF THE SAID 2 ACRE TRACT A 1/2" IRON ROD, FOUND FOR CORNER;

THENCE FOUR (4) LINES WITH THE SOUTH R-OF-W LINE OF THE SAID STRIP OF LAND AS FOLLOWS:
(1) N 80° 29' 11" W 125.00 FEET A POINT FOR AN ANGLE CORNER;
(2) N 70° 00' 00" W 431.13 FEET A POINT FOR AN ANGLE CORNER;
(3) N 57° 02' 50" W 262.28 FEET A 1/2" IRON PIPE, SET FOR AN ANGLE CORNER,
(4) N 62° 35' 29" W AT 85.62 FEET THE N.E. CORNER OF A 1.000 ACRE TRACT DESCRIBED IN A DEED FROM CALVIN POULAND TO R. & M. DEVELOPERS & BUILDERS, INC. DATED JULY 9, 1979 AND RECORDED IN VOLUME 492 ON PAGE 40 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS A 1/2" IRON PIPE, FOUND FOR CORNER;

THENCE N 70° 00' 00" W, WITH THE NORTH BOUNDARY LINE OF THE SAID 1.000 ACRE TRACT, AT 143.84 FEET PASS ON LINE A 1/2" IRON PIPE FOUND FOR THE N.W. CORNER OF THE SAID 1.000 ACRE TRACT AND THE N.E. CORNER OF ANOTHER 1.000 ACRE TRACT DESCRIBED IN A DEED FROM CALVIN POULAND ET UX TO B. T. ROMINES DATED APRIL 19, 1979 AND RECORDED IN VOLUME 488 ON PAGE 610 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT 220.32 FEET A 1/2" IRON PIPE, FOUND FOR AN ANGLE CORNER IN THE NORTH BOUNDARY OF THE SAID ROMINES 1.000 ACRE TRACT;

THENCE N 67° 14' 18" W, WITH THE NORTH BOUNDARY OF THE SAID ROMINES 1.000 ACRE TRACT, AT 77.07 FEET PASS ON LINE A 1/2" IRON PIPE, FOUND FOR THE N.W. CORNER OF THE SAID ROMINES 1.000 ACRE TRACT ON THE EAST RIGHT-OF-WAY LINE OF THE AFORESAID REFERRED TO TEXAS POWER & LIGHT CO. 100 FOOT WIDE EASEMENT AND RIGHT-OF-WAY, AT 177.99 FEET CROSS THE WEST R-OF-W LINE OF THE SAID TEXAS POWER & LIGHT CO. 100 FOOT WIDE EASEMENT AND R-OF-W, AT 179.63 FEET A POINT FOR AN ANGLE CORNER;

THENCE N 69° 48' 44" W, WITH THE NORTH BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN A DEED FROM CALVIN POULAND ET UX TO CARLTON RAY POULAND ET UX DATED MARCH 5, 1977 AND RECORDED IN VOLUME 452 ON PAGE 786 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS AND THE NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO CALVIN POULAND 1 ACRE TRACT, AT 446.89 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.863 ACRES OF LAND.