

EXHIBIT "A"

A certain parcel of land constituting approximately 49.468 acres situated in the Mary Johnson Survey A-557, W. A. Park Survey A-907, and Marcus Brinkley Survey, A-1353, of Fannin County, Texas as described below as Tract 1 and Tract 2.

TRACT 1 15.076 ACRES

All that certain 15.076 acre tract described in a Warranty Deed from Peggy L. Simmons to Wade Peterson, dated August 10, 2018, recorded in Vol. 2064, page 388, Fannin County Property Records; further described as follows:

BEGINNING: At the Northwest corner of the W.A. Parks Survey A-903, then South a distance of 970 feet and East a distance of 1440 feet to a set ½" iron rod at the Southeast corner of a 30 acre tract, [said 30 acres described in a Warranty Deed from Norma Dea Evans to Billy Jack Simmons, dated December 5, 1983 and recorded at Vol. 641, Page 311 of the Fannin County Deed Records]; then N 00° 58' 57" E along the East line of the referenced 30 tract a distance of 422.74 feet to a set ½" iron rod for the point of beginning and the Southeast corner of this tract. This beginning point is West a distance of 5.3 feet from a fence that varies from the East line of the referenced 30 acre tract.

THENCE: S 89°30'44" W a distance of 1336.91 feet to a set ½" iron rod for the Southwest corner; and

THENCE: N 00°42'52" E a distance of 463.38 feet to a set ½" iron rod in the South R-O-W of U.S. Highway 82 for the Western most Northwest corner; and

THENCE: N 65°43'08" E along the said South R-O-W a distance of 117.93 feet to a set ½" iron rod at a fence corner post for the Northernmost Northwest corner; and

THENCE: S 88°39'09" E along a fence and the North line of the referenced 30 acre tract a distance of 1232.01 feet to a set ½" iron rod at a fence corner post for the Northeast corner of this tract also being the Northeast corner of the referenced 30 acre tract; and

THENCE: S 00°58'57" W along a fence which varies from line and with the East line of the referenced 30 acre tract a distance of 471.56 feet to the point of beginning.

Tract 1 contains approximately 15.076 acres.

TRACT 2
34.392 Acres

Approximately 34.392 acres being a part of a certain 15.3 acre tract and a part of a certain 200 acre tract as described in a deed from David Carlock to PHC Development, LLC, dated July 27, 2018 and recorded in Vol. 2061, page 2, Real Property Records of Fannin County, Texas, as follows:

BEGINNING: At a ½" rebar set at the base of a found bois' arc post, being on the East boundary line of the said 15.30 acre tract, and being on the Northwest corner of a 49.87 acre tract described in a deed to Brian S. Horstman and wife Cara LeAnne Horstman, dated October 23, 2015 and recorded in Vol. 1833, page 339, of the Official Records of Fannin County, Texas, and being on the South boundary line of State Highway 56; and

THENCE: S 5°29'02" E along the East Boundary line of the said 15.30 acre tract and the West boundary line of the said 49.87 acre tract a distance of 692.92 feet to a ½" iron rod found for a corner, being on the Southeast corner of said 15.30 acre tract, being on the Southwest corner of the said 49.87 acre tract, and being on the North boundary line of said 200 acre tract; and

THENCE: N 87°45'59" E along the North boundary line of said 200 acre tract and the South boundary line of said 49.87 acre tract a distance of 1001.18 feet to a ½" rebar found for, an angle corner; and

THENCE: S 1°59'41" E a distance of 758.36 feet to a point, for an angle corner; and

THENCE: S 88°00'19" W a distance of 1280.00 feet to a point, for an angle corner; and

THENCE: N 1°59'41" W a distance of 765.00 feet to a point, for an angle corner; and

THENCE: S 88°22'36" W a distance of 1229.54 feet to a point, for an angle corner; and

THENCE: N 62°38'41" E a distance of 1430.49 feet to a point, for an angle corner; and

THENCE: N 73°47'40" E a distance of 101.70 feet, for an angle corner; and

THENCE: N 62°51'21" E a distance of 82.79 feet, to the point of beginning.

Tract 2 contains approximately 34.392 acres.

Combined acreage of Tracts 1 and 2 is approximately 49.468 acres.

