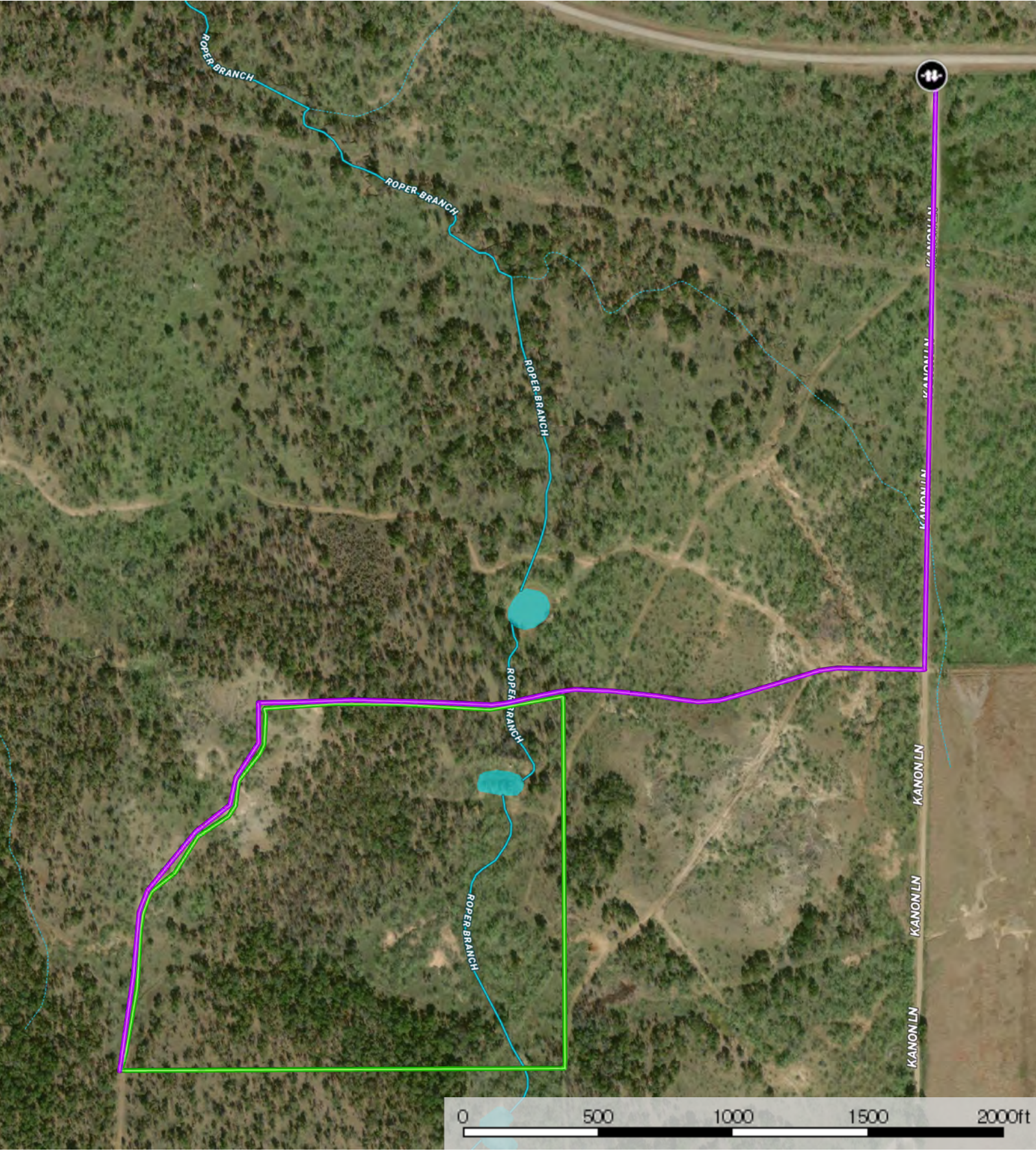


Tract 8A - 31 Acres Stream, Intermittent River/Creek Water Body



Gate

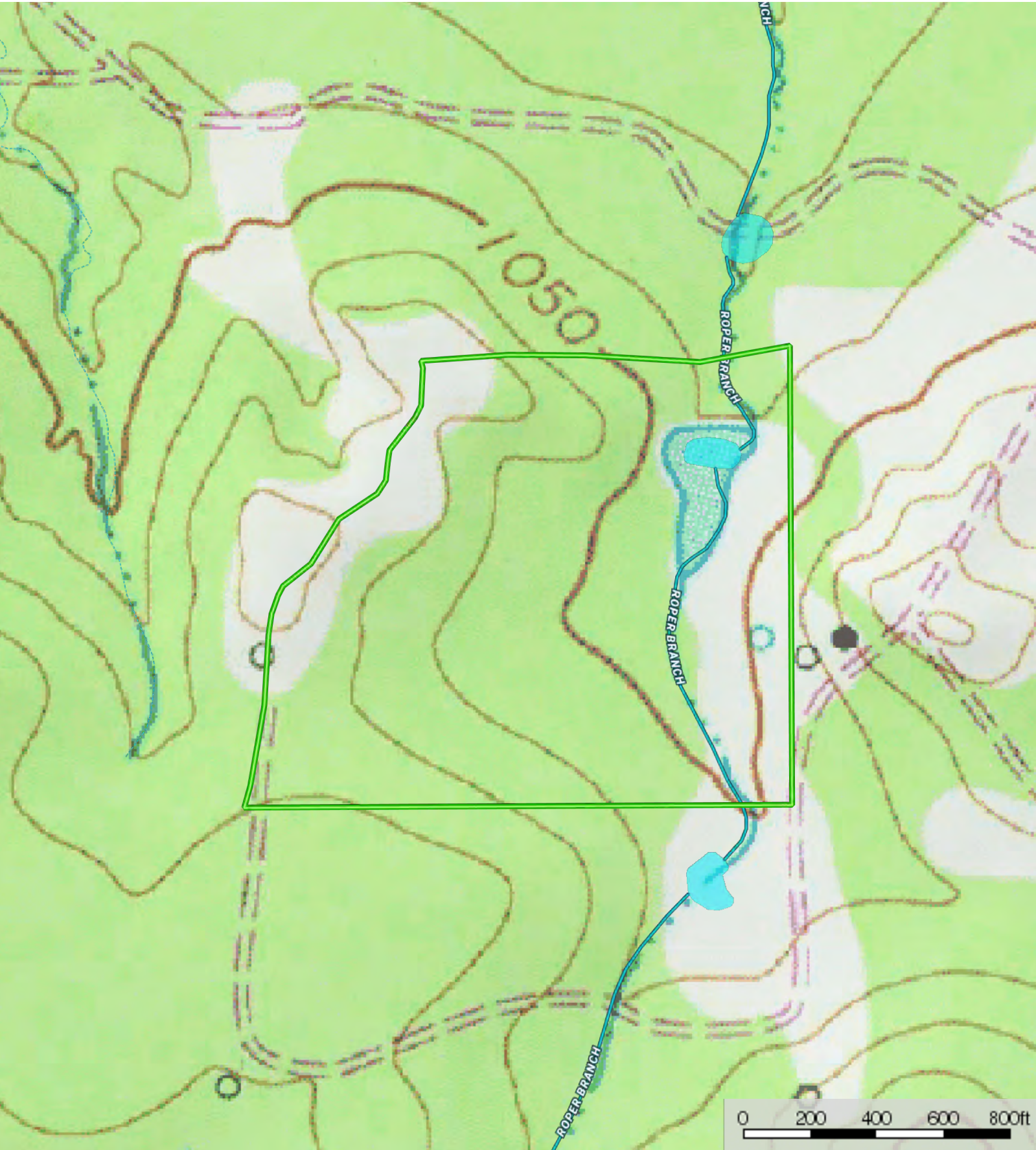
Primary Road

Tract 8A - 31 Acres

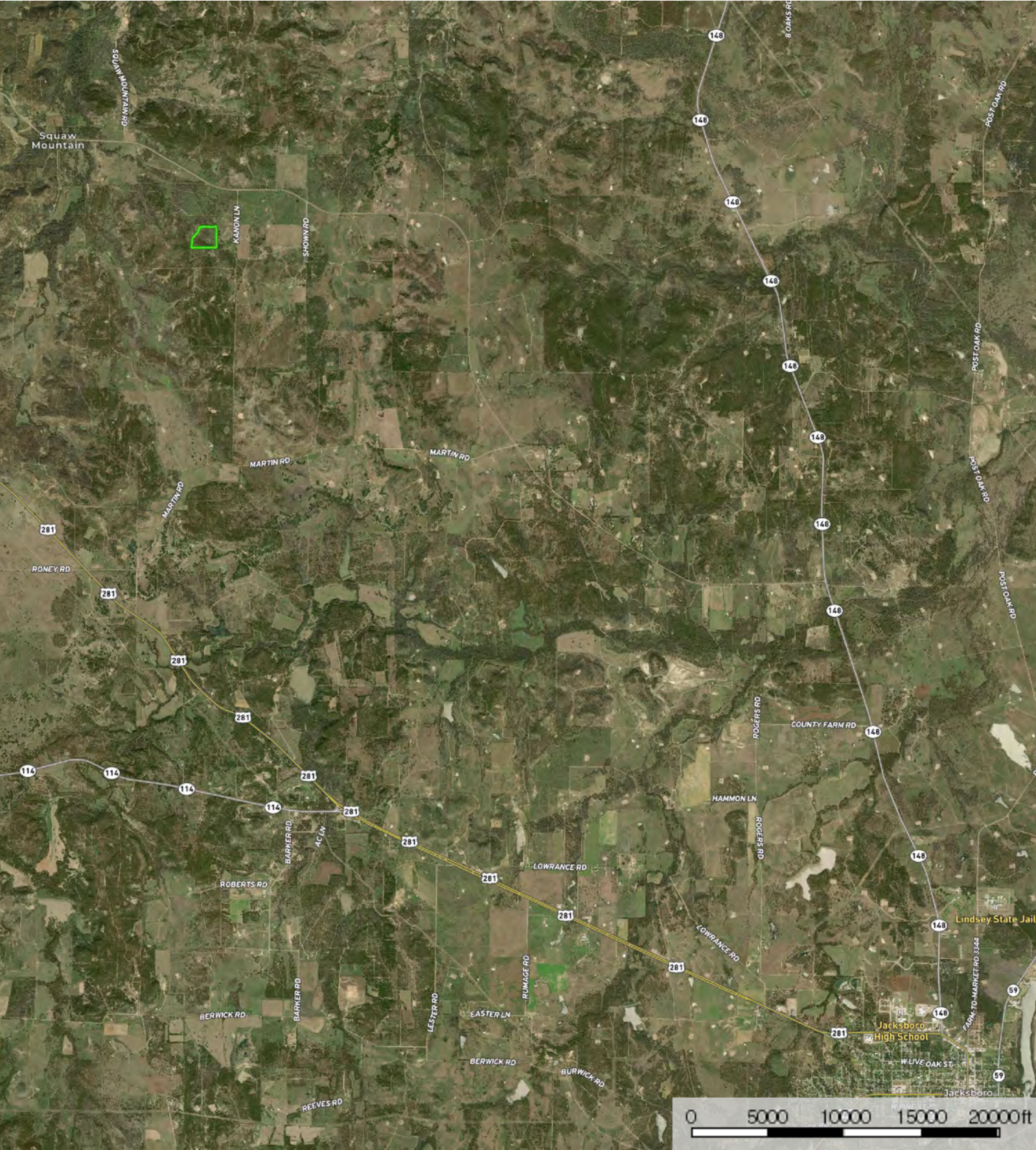
Stream, Intermittent

River/Creek

Water Body



Tract 8A - 31 Acres Stream, Intermittent River/Creek Water Body



Tract 8A -
31 Acres

EXHIBIT "A"

TRACT NO. ONE:

An undivided 1/14th (One-Fourteenth) interest and a non-exclusive, uninterrupted easement without gates, fences or other obstructions for ingress and egress over, in and to a tract of land containing 8.98 Acres in the William McDonald Survey, Abstract No. 378, Jack County, Texas, being part of the same tract conveyed to BBY Holdings LLC recorded in Volume 1071, Page 755, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a corner that fell in a brick fence corner on the south line of Texas Farm Road No. 2190, being the most eastern northeast corner of the said BBY Holdings LLC Tract and the northwest corner of the Mary Hanna Tract recorded in Volume 240, Page 152, Deed Records of Jack County.

THENCE South 01 degrees 02 minutes 29 seconds West for a distance of 4251.87 feet to a 2 inch cap on a 5/8 inch iron rod found at the base of a steel pipe fence corner, being the southeast corner of the said BBY Holdings LLC Tract, the northeast corner of the Kevin and Ginger Dennis Tract recorded in Volume 810, Page 131, Official Public Records of Jack County and on a west line of the Monroe Henderson Properties LTD "Tract Six" recorded in Volume 670, Page 723, Official Public Records of Jack County.

THENCE North 86 degrees 10 minutes 11 seconds West for a distance of 40.05 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most southern southwest corner of this tract, on a south line of the said BBY Holdings LLC Tract and on the north line of the said Dennis Tract.

THENCE North 01 degrees 02 minutes 29 seconds East for a distance of 2399.47 feet to a 2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

THENCE South 88 degrees 01 minutes 20 seconds West for a distance of 272.29 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 74 degrees 48 minutes 21 seconds West for a distance of 190.16 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 70 degrees 14 minutes 33 seconds West for a distance of 156.48 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 82 degrees 14 minutes 45 seconds West for a distance of 73.38 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 81 degrees 55 minutes 30 seconds West for a distance of 322.53 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 89 degrees 06 minutes 40 seconds West for a distance of 96.14 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 80 degrees 28 minutes 48 seconds West for a distance of 263.84 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 87 degrees 51 minutes 21 seconds West for a distance of 504.68 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 88 degrees 51 minutes 56 seconds West for a distance of 295.88 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 74 degrees 54 minutes 13 seconds West for a distance of 57.38 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 52 degrees 36 minutes 36 seconds West for a distance of 183.74 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 82 degrees 47 minutes 25 seconds West for a distance of 58.60 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 69 degrees 32 minutes 07 seconds West for a distance of 106.41 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 72 degrees 57 minutes 28 seconds West for a distance of 384.89 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 76 degrees 47 minutes 16 seconds West for a distance of 139.12 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 83 degrees 59 minutes 12 seconds West for a distance of 257.62 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 77 degrees 12 minutes 17 seconds West for a distance of 167.64 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 88 degrees 54 minutes 19 seconds West for a distance of 64.83 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 63 degrees 04 minutes 51 seconds West for a distance of 240.87 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 52 degrees 20 minutes 10 seconds West for a distance of 248.10 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 75 degrees 30 minutes 42 seconds West for a distance of 176.76 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 73 degrees 56 minutes 39 seconds West for a distance of 87.79 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 47 degrees 08 minutes 56 seconds West for a distance of 213.79 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 59 degrees 33 minutes 42 seconds West for a distance of 108.31 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 71 degrees 17 minutes 07 seconds West for a distance of 141.15 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 85 degrees 57 minutes 50 seconds West for a distance of 659.39 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 80 degrees 13 minutes 55 seconds West for a distance of 61.19 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western southwest corner of this tract.

THENCE North 09 degrees 46 minutes 05 seconds East for a distance of 40.00 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western northwest corner of this tract.

THENCE South 80 degrees 13 minutes 55 seconds East for a distance of 59.18 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 85 degrees 57 minutes 50 seconds East for a distance of 662.54 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 71 degrees 17 minutes 07 seconds East for a distance of 150.40 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 59 degrees 33 minutes 42 seconds East for a distance of 116.77 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 47 degrees 08 minutes 56 seconds East for a distance of 208.61 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 73 degrees 56 minutes 39 seconds East for a distance of 67.34 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 75 degrees 30 minutes 42 seconds East for a distance of 157.64 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 52 degrees 20 minutes 10 seconds East for a distance of 243.66 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 63 degrees 04 minutes 51 seconds East for a distance of 253.80 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 88 degrees 54 minutes 19 seconds East for a distance of 78.88 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 77 degrees 12 minutes 17 seconds East for a distance of 165.89 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 83 degrees 59 minutes 12 seconds East for a distance of 257.77 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 76 degrees 47 minutes 16 seconds East for a distance of 135.08 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 72 degrees 57 minutes 28 seconds East for a distance of 372.88 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 69 degrees 32 minutes 07 seconds East for a distance of 115.07 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 82 degrees 47 minutes 25 seconds East for a distance of 79.24 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 52 degrees 36 minutes 36 seconds East for a distance of 186.64 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 74 degrees 54 minutes 13 seconds East for a distance of 43.79 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 88 degrees 51 minutes 56 seconds East for a distance of 291.32 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 87 degrees 51 minutes 21 seconds East for a distance of 501.74 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 80 degrees 28 minutes 48 seconds East for a distance of 263.40 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 89 degrees 06 minutes 40 seconds East for a distance of 102.29 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 81 degrees 55 minutes 30 seconds East for a distance of 319.48 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 82 degrees 14 minutes 45 seconds East for a distance of 63.62 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 70 degrees 14 minutes 33 seconds East for a distance of 153.87 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 74 degrees 48 minutes 21 seconds East for a distance of 196.39 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 88 degrees 01 minutes 20 seconds East for a distance of 279.03 feet to a 2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

THENCE North 01 degrees 02 minutes 29 seconds East for a distance of 1809.54 feet to a 2 inch cap on a 5/8 inch iron rod set on the south line of Texas Farm Road No. 2190, being the most northern northwest corner of this tract and on a north line of the said BBY Holdings LLC Tract.

THENCE North 89 degrees 49 minutes 34 seconds East for a distance of 40.01 feet to the place of beginning.

TRACT NO. TWO:

An undivided 1/4th (One-Fourth) interest and a non-exclusive, uninterrupted easement without gates, fences or other obstructions for ingress and egress over, in and to a tract of land containing 1.20 Acres in the William McDonald Survey, Abstract No. 378, Jack County, Texas, being part of the same tract conveyed to BBY Holdings LLC recorded in Volume 1071, Page 755, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a 2 inch cap on a 5/8 inch iron rod set, being the northeast corner of this tract, also being South 01 degrees 02 minutes 29 seconds West a distance of 1990.07 feet and North 88 degrees 57 minutes 31 seconds West a distance of 2049.43 feet from the most eastern northeast corner of the said BBY Holdings LLC Tract.

THENCE South 06 degrees 22 minutes 01 seconds East for a distance of 89.96 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 10 degrees 25 minutes 26 seconds West for a distance of 54.15 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 38 degrees 14 minutes 31 seconds West for a distance of 121.23 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 04 degrees 04 minutes 46 seconds West for a distance of 70.17 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 34 degrees 58 minutes 09 seconds West for a distance of 66.27 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 59 degrees 27 minutes 44 seconds West for a distance of 104.28 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 32 degrees 20 minutes 01 seconds West for a distance of 147.02 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 54 degrees 34 minutes 04 seconds West for a distance of 68.59 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 23 degrees 03 minutes 02 seconds West for a distance of 74.20 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 05 degrees 03 minutes 58 seconds West for a distance of 238.65 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 10 degrees 34 minutes 26 seconds West for a distance of 123.96 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 04 degrees 30 minutes 19 seconds West for a distance of 147.43 feet to a 2 inch cap on a 5/8 inch iron rod set, being the southeast corner of this tract and an ell corner of a 33.20 Acre Tract.

THENCE South 89 degrees 59 minutes 59 seconds West for a distance of 40.12 feet to a 2 inch cap on a 5/8 inch iron rod set, being the southwest corner of this tract.

THENCE North 04 degrees 30 minutes 19 seconds East for a distance of 152.71 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 10 degrees 34 minutes 26 seconds East for a distance of 124.15 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 05 degrees 03 minutes 58 seconds East for a distance of 243.06 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 23 degrees 03 minutes 02 seconds East for a distance of 91.82 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 54 degrees 34 minutes 04 seconds East for a distance of 72.01 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 32 degrees 20 minutes 01 seconds East for a distance of 148.81 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 59 degrees 27 minutes 44 seconds East for a distance of 105.25 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 34 degrees 58 minutes 09 seconds East for a distance of 46.54 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 04 degrees 04 minutes 46 seconds East for a distance of 71.41 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 38 degrees 14 minutes 31 seconds East for a distance of 123.61 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 10 degrees 25 minutes 26 seconds East for a distance of 38.34 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 06 degrees 22 minutes 01 seconds West for a distance of 87.72 feet to a 2 inch cap on a 5/8 inch iron rod set, being the northwest corner of this tract.

THENCE North 88 degrees 51 minutes 56 seconds East for a distance of 40.17 feet to the place of beginning.

TRACT NO. THREE:

Tract of land containing 29.57 Acres in the William McDonald Survey, Abstract No. 378, Jack County, Texas, being part of the same tract conveyed to BBY Holdings LLC recorded in Volume 1071, Page 755, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found, being the southeast corner of this tract and the northwest corner of the Mark and Kathy Mayworm Tract recorded in Volume 1075, Page 565, Official Public Records of Jack County, also being South 01 degrees 02 minutes 29 seconds West a distance of 3097.69 feet and North 88 degrees 57 minutes 31 seconds West a distance of 1139.75 feet from the most eastern northeast corner of the said BBY Holdings LLC Tract.

THENCE South 89 degrees 59 minutes 59 seconds West for a distance of 1313.66 feet to a 2 inch cap on a 5/8 inch iron rod set, being the southwest corner of this tract.

THENCE North 04 degrees 30 minutes 19 seconds East for a distance of 117.34 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 10 degrees 34 minutes 26 seconds East for a distance of 123.96 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 05 degrees 03 minutes 58 seconds East for a distance of 238.65 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 23 degrees 03 minutes 02 seconds East for a distance of 74.20 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 54 degrees 34 minutes 04 seconds East for a distance of 68.59 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 32 degrees 20 minutes 01 seconds East for a distance of 147.02 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 59 degrees 27 minutes 44 seconds East for a distance of 104.28 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 34 degrees 58 minutes 09 seconds East for a distance of 66.27 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 04 degrees 04 minutes 46 seconds East for a distance of 70.17 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 38 degrees 14 minutes 31 seconds East for a distance of 121.23 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 10 degrees 25 minutes 26 seconds East for a distance of 54.15 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 06 degrees 22 minutes 01 seconds West for a distance of 89.96 feet to a 2 inch cap on a 5/8 inch iron rod found, being the northwest corner of this tract.

THENCE North 88 degrees 51 minutes 56 seconds East for a distance of 156.04 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE South 87 degrees 51 minutes 21 seconds East for a distance of 504.68 feet to a 2 inch cap on a 5/8 inch iron rod found, being a corner of this tract.

THENCE North 80 degrees 28 minutes 48 seconds East for a distance of 253.46 feet to a 2 inch cap on a 5/8 inch iron rod found, being the northeast corner of this tract.

THENCE South 01 degrees 02 minutes 29 seconds West for a distance of 1150.29 feet to the place of beginning.

RESERVATIONS FROM CONVEYANCE:

Grantor hereby reserves, excepts and retains for itself and Grantees, a non-exclusive, uninterrupted easement over and across Tract No. One and Two for a roadway without gates, fences or other obstructions for ingress and egress to all property held, owned, contiguous to or in the vicinity presently or previously held by Grantor, said easement to also be appurtenant to said tracts and to also be used in common by Grantee with Grantor and its, successors and assigns. Grantor shall have the right to assign and convey to others the same non-exclusive easement rights and to assign and convey to others undivided interests in Tract No. One and Two.

RESTRICTIONS:

Grantor, as the fee simple owners of the Property, establish the following Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed or to be placed on it. Grantor and Grantees stipulate that (1) the Restrictions touch and concern the Property; (2) privity of estate exists by reason of the ownership of the Property; (3) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (4) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantees, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantees and Grantees' successors and assigns forever, and inure to the benefit of Grantor, Grantees, Affected Property Owners, and their successors and assigns forever.

(1) There shall be no manufactured homes placed upon the property older than 2 years from the date of manufacture;

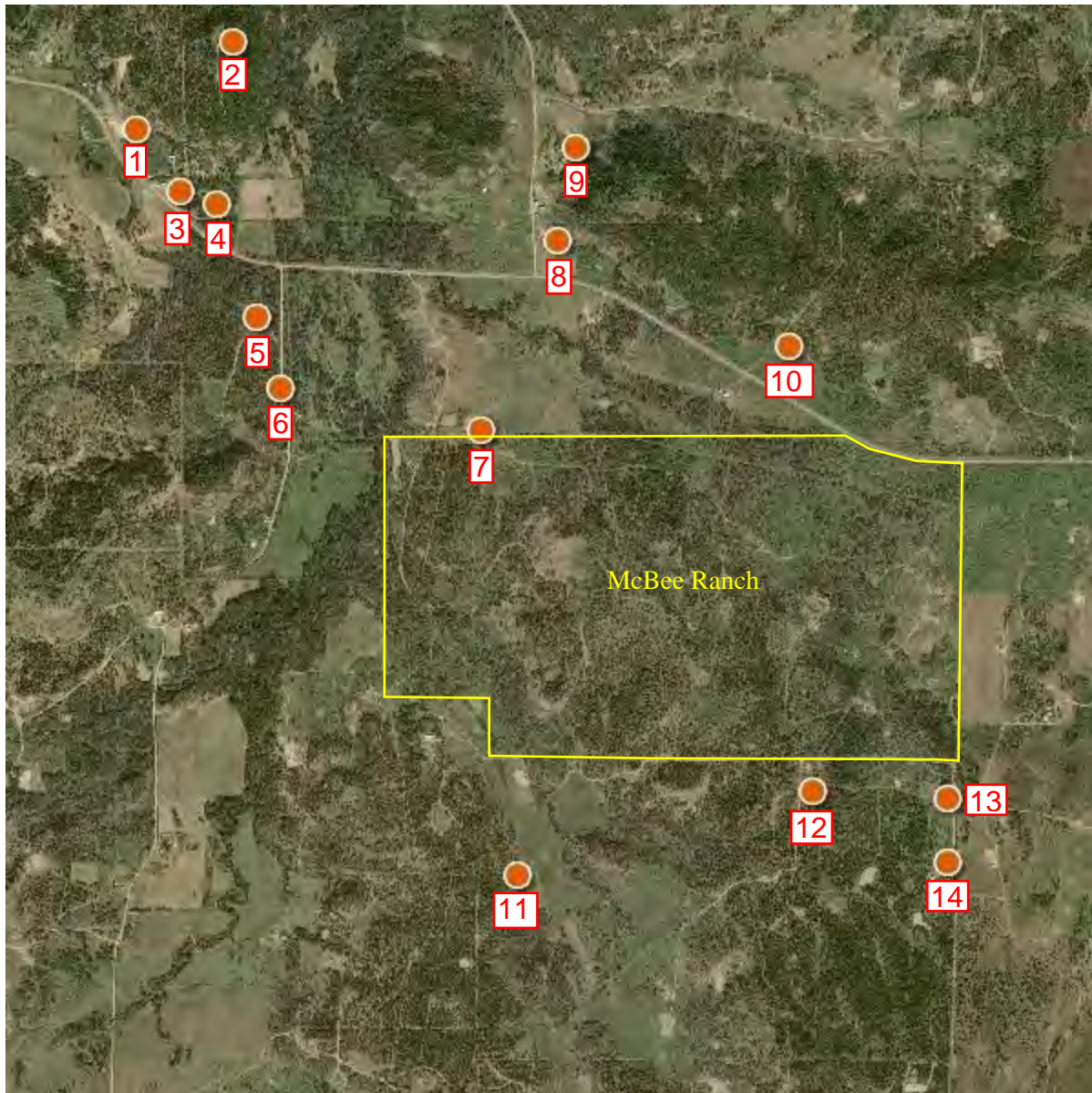
(2) The property cannot be subdivided; and,

(3) There shall be no open trash pits upon the property.

Water Well Info

Source: <https://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer/?map=sdr>

Map



**McBee Ranch
Water Well Report Summary**

Well #	Tracking #	Well Depth	Pump Depth	GPM	Driller
1	434395	300	260	40	Erwin
2	227083	340	300	7	Erwin
3	135259	260	240	40	Erwin
4	298644	240	200	NA	Erwin
5	164883	280	240	30	Erwin
6	211980	180	150	12	Cheshier
7	307920	240	200	40	Erwin
8	372707	280	260	40	Erwin
9	87611	279	160	50	Erwin
10	306937	220	200	12	Erwin
11	142998	260	220	40	Erwin
12	143271	240	220	40	Erwin
13	75631	260	220	20	Erwin
14	36640	240	200	25	Erwin
Average		258.5	219	30.46	

J.A.C. Electric

Estimated Electricity Cost

\$9.00 per foot to extend electricity, paid in advance

\$200.00 for a Meter

\$150.00 Deposit

\$20.00 Membership Fee

Path for electric must be cleared

Contact

Jay Pope

940-781-0723

jpope@jacelectric.com