

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
OF 233.421 ACRE TRACT**

A 291.421 acre, or 12,694,290 square feet more or less, tract of land, being all of that 276.929 acre tract of land conveyed to Dark Development, LLC, a Texas Limited Liability Company and described in a deed recorded in Clerk's File No. 2014086382 of the Real Property Records of Montgomery County, Texas, and all of a called 14.441 acre tract of land conveyed to Dark Development, LLC, a Texas Limited Liability Company and described in a deed recorded in Clerk's File No. 2015065971 of the Real Property Records of Montgomery County, Texas, also described as a 291.3900 acre tract of land recorded in Clerk's File No. 9360985 in the Real Property Records of Montgomery County, Texas, situated in the T. J. Williams Survey, Abstract 593, and the Lawrence Martin Survey, Abstract 310 in Montgomery County, Texas. Said 291.421 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a 1 inch pinched top pipe, found for the southwest corner of said 291.3900 acre tract of land, and being the northeast intersection of Morgan Cemetery Road (called 60' wide right-of-way) and Rutherford Road (called 60' wide right-of-way);

THENCE: N 37°50'08" W, (called N 37°49'24" W), along and with the west line of said 291.3900 acre tract, the east right-of-way line of said Rutherford Road, a distance of 356.08 feet to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" set for a west corner of said 291.3900 acre tract, and along the south line of a called 2.0 acre tract of land conveyed to Morris A. Mead and wife Mary E. Mead, as described in a deed recorded in Clerk's File No. 8910471 in the Real Public Records Montgomery County, Texas;

THENCE: Along and with the common line of said 291.3900 acre tract, said 2.0 acre tract the following courses and distances:

N 87°06'35" E, a distance of 234.56 feet (called N 87°09'40" E-234.66 feet) to a 1 inch iron pipe found at the southeast corner of said 2.0 acre tract,

N 02°58'05" W, a distance of 294.95 feet (called N 02°58'19" W-295.11 feet) to a 1 inch iron pipe found at the northeast corner of said 2.0 acre tract,

S 87°13'32" W, a distance of 295.64 feet (called S 87°13'53" W-295.69 feet) to a 1 inch iron pipe found at the northwest corner of said 2.0 acre tract, and

THENCE: S 02°58'26" E, a distance of 201.47 feet (called S 04°00'21" E-207.38 feet) to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" set along the west line of said 2.0 acre tract, a south corner of said 291.3900 acre tract, and in the east line of said Rutherford Road;

THENCE: Along and with the common line of said 291.3900 acre tract, the east right-of-way line of said Rutherford Road the following course and distance

N 35°19'44" W, a distance of 568.66 feet (called N 35°19'00" W-575.65 feet) to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" found at a point of curvature,

Along a non-tangent curve to the left, having a radial bearing of S 59°39'47" W, a radius of 1536.33 feet, a central angle of 13°07'24", a chord bearing and distance of N 36°53'55" W, 351.12 feet, for an arc length of 351.89 feet to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", and

N 48°37'26" W, a distance of 63.16 feet (called N 48°39'19" W-63.29 feet) to a 1/2 inch iron rod found at the most westerly southwest corner of said 291.3900 acre tract, the southeast corner of a called 33.3000 acre tract of land conveyed to Cynthia Helen Young Chase, as described in a deed recorded in Clerk's File No. 9333484 in the Real Property Records of Montgomery County, Texas, from which a 1/2 inch iron rod, found, bears N 48°40'17" W, at a distance of 350.69 feet;

THENCE: Departing said Rutherford right-of-way line, along and with the common line of said 291.3900 acre tract, and said 33.3000 acre tract the following courses and distance:

N 03°11'14" W, a distance of 2,376.76 feet (called N 03°11'37" W-2376.90 feet) to a 1/2 inch iron rod found for an interior corner of said 33.3000 acre tract,

N 86°48'46" E, a distance of 700.00 feet (called N 86°48'23" W-700.00 feet) to a 5/8 inch iron rod set at an interior corner of said 291.3900 acre tract of land, and

THENCE: N 03°11'14" W, a distance of 2060.96 feet (called N 03°11'37" W-2061.56 feet) to a point for corner, at the northeast corner of said 33.300 acre tract, a north corner of said 291.3900 acre tract and being in the south line of a called 176.8400 acre tract of land conveyed to Richard L. Jones and Carol J. Jones as described in a deed recorded in Clerk's File No. 9315473 in the Records of Real Property Montgomery County, Texas, from which a 1/2 inch iron rod found bears N31°W, 0.6 feet; from which a 5/8 inch iron rod found at the northwest corner of a called 33.300 acre tract of land conveyed to Robert Joseph Chase as described in a deed recorded in Clerk's File No. 9333486 in the Real Property Records of Montgomery County, Texas bears S 86°40'25" W, at a distance of 1,099.82 feet;

THENCE: N 86°40'25" E, (called N 86°38'55" E) along and with the common line of said 176.8400 acre tract, and said 291.3900 acre tract, a distance of 33.46 feet (called 33.57 feet) to a 1/2 inch iron rod found at the southeast corner of said 176.8400 acre tract, an interior corner of said 291.3900 acre tract;

THENCE: N 03°09'32" W (called N 03°11'37" W) continuing along said common line, a distance of 959.57 feet (called 959.10 feet) to a 1/2 inch iron rod found, (from which a 1 inch iron pipe bears N70°W, 2.7') for the northwest corner of said

291.3900 acre tract, in the east line of said 176.8400 acre tract and being the southwest corner of a called 126.7216 acre tract of land conveyed to Ron Courtland Mabee, as described in a deed recorded in Clerk's File No. 2011011812 in the Real Property Records of Montgomery County, Texas, from which a ½ inch iron rod found for the northeast corner of said 176.8400 acre tract and an interior corner of said 126.7216 acre tract, bears N03°09'32"W, at a distance of 2,963.34 feet;

THENCE: N 86°39'20" E, (called N 86°38'55" E) along and with the common line of said 291.3900 acre tract, and said 126.7216 acre tract, a distance of 1977.71 feet (called 1976.83 feet) to a ½ inch iron rod found at the northeast corner of said 291.3900 acre tract, the southeast corner of said 126.7216 acre tract and the west line of Lot 24, Block 3 of the Fostoria Oaks Section 2 Subdivision, recorded in Cabinet H, Page 76A in the Map Records of Montgomery County, Texas, from which a ¾ inch iron pipe found for the northeast corner of said 126.7216 acre tract bears N 27°10'17" W, at a distance of 3778.14 feet;

THENCE: S 27°10'17" E, (called S 27°11'26" E) along and with the common line of said 291.3900 acre tract, and said Fostoria Oaks Section 2, passing a 1 inch iron pipe found at the common corner of Lot 11 and Lot 12 of said Fostoria Oaks Subdivision, a distance of 2166.05, and continuing a total distance of 2568.28 feet (called 2568.28 feet) to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" set for a west corner of said 291.3900 acre tract of land, in the west line of said Fostoria Oaks Section 2, and being the northeast corner of a called 150.000 acre tract of land conveyed to Rodolfo Rillo and Bella Rillo, as described in a deed recorded in Clerk's File No. 9361402 in the Real Property Records of Montgomery County, Texas;

THENCE: Along and with the common line of said 291.3900 acre tract, and said 150.000 acre tract the following course and distances:

S 86°50'51" W, a distance of 1624.91 feet (called S 86°49'42" W-1624.91 feet) to a point for an interior corner of said 291.3900 acre tract, the northwest corner of said 150.000 acre tract, from which a ½ inch iron rod found bears N55°E, 1.80 feet;

S 03°07'13" E, a distance of 898.87 feet (called S 03°10'16" E-899.29 feet) to a ½ inch iron rod found for an interior corner of said 150.000 acre tract;

THENCE: S 86°46'39" W, a distance of 330.06 feet (called S 86°49'42" W-330.06 feet) to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" set at an interior corner of said 291.3900 acre tract, the northeast corner of the aforementioned 14.6495 acre tract, from which a 5/8 inch iron rod found for the northwest corner of said 14.441 acre tract bears S86°46'39" W, at a distance of 200.00 feet;

THENCE: S 03°10'10" E, (called S 03°10'18" E) along and with the common line of said 14.441 acre tract, the 150.000 acre tract, and passing a ½ inch iron pipe found for the northwest corner of Hutcheson Acres Subdivision Recorded in Volume 5, Page 182 in the Map Records of Montgomery County, Texas, at a distance of 1321.29 feet, passing a 1/2 inch iron pipe found at the common lot corner of Lot 9 and Lot 10, Block 1 of said Hutcheson Acres Subdivision, at a distance of 1900.32 feet, passing a ¾ inch iron pipe found at the common corner of Lot 3 and Lot 4, Block 1 of said Hutcheson Acres, at a distance of 2770.57 feet, continuing a total distance of 3121.39 feet (called 3121.85 feet) to a 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" set for the southeast corner of the said 14.441 acre tract, and in the north line of said Morgan Cemetery Road;

THENCE: Along and with the common line of said 291.3900 acre tract and the north right of way line of said Morgan Cemetery Road the following courses and distance:

S 73°32'09" W, a distance of 627.49 feet (called S 73°31'47" W-627.54 feet) to a 5/8 inch iron rod with yellow cap stamped " Pape-Dawson" set for angle point;

S 72°27'05" W, a distance of 394.69 feet (called S 72°26'43" W) to the POINT OF BEGINNING, and containing 291.421 acres in Montgomery County, Texas.

SAVE and EXCEPT:

That portion (approximately 58 acres) of the called 76 acre annexation tract located in the City of Cleveland, Texas as set forth in Ordinance No. 975-E, described and recorded in Clerk's File No. 2012078696 of the Real Property Records of Montgomery County, Texas.

SUMMARY
291.421 Acres
Save and Except (approximately 58 acres)
Total of 233.421 Acres