

Exhibit A



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

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May 22, 2023

RE: W. Barnett, A-911
Anderson County, Texas

DESCRIPTION

BEING 11.08 acres of land in the WILLIS BARNETT SURVEY, ABSTRACT NO. 911, Anderson County, Texas, and being part of a called 21.92 acre tract described in deed from the A. E. Allen and Belva S. Allen Trust to James R. Burnett and wife, Lola Burnett, January 27, 2015, recorded in Volume 2451, Page 004 of the Official Public Records of Anderson County, (hereinafter shown as volume/page, OPR, DR for Deed Records). SAID tract described as follows. Bearings are based on South 89 deg. 16 min. 59 sec. East, along the North line of this tract. All corners herein called set are capped with plastic cap marked KIRBY 4978 or steel washer stamped KIRBY 4978. SEE PLAT NO. 2005-29B:

BEGINNING 3/8" steel rod found in the South of 2.59 acres described in deed from Melvin D. Venable to the Sand Flat Baptist Church, August 23, 2002, 1739/507, OPR, for the Northwest corner of 21.92 acres and the Northeast corner of a 1 acre tract described in deed from Orun Carnes and wife, Addie Carnes to the Sand Flat Missionary Baptist Church, October 21, 1947, 417/516, OPR, from which a 1/2" iron pipe found bears South 83 deg. 36 min. 54 sec. west – 50.05 feet;

THENCE South 89 deg. 16 min. 59 sec. East, with the South line of 2.59 acres, and at 302.16 feet pass a 1/2" steel rod found for the Southeast corner of 2.59 acres and a Southwest of a called 49.59 acres described in deed from Ronald Wayne Murphy to Edward Griffin, Sr. and wife, Jeannie T. Griffin, August 17, 2007, 2054/38, OPR, (Surveyed as 35.28 acres by me December 11, 2009), and continuing 1057.04 feet in all to a 3/8" steel rod set for the Northeast corner of this tract and the Northwest corner of 10.83 acres this day created;

THENCE South 25 deg. 00 min. 44 sec. West, crossing 21.92 acres with the West line of said 10.83 acres, and at 730.33 feet pass a 3/8" steel rod set in the North limits of F. M. Highway No. 2022 for a reference corner, and continuing 780.41 feet in all to a nail in washer set in the center of highway in the South line of 21.92 acres and the North line of 23.871 acres described in deed from Roland O. King and Clara J. King to the Roland O. King and Clara J. King Revocable Living Trust, November 30, 1992, 1344,636, OPR for the Southeast corner of this tract and the Southwest corner of 10.83 acres;

THENCE North 56 deg. 36 min. 03 sec. West, with the South line of 21.92 acres and the North line of 23.871 acres with the center of said highway, 1060.83 feet to a nail in washer set above a railroad spike found buried in highway for the Southwest corner of this tract and the Southeast corner of said Church 1 acre;

THENCE North 49 deg. 17 min. 28 sec. East, with the East line of said Church 1 acre, and at 51.61 feet pass a 3/8" steel rod found in limits of highway for a reference corner, and continuing 209.28 feet in all to the PLACE OF BEGINNING and containing within these calls 11.08 acres of land of which 0.90 acres lies within the limits of said F. M. Highway No. 2022.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978

