

Exhibit A



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

P. O. Box 912
Rusk, Texas 75785
Ph. (903) 795-3958
Firm No. 100466-00

May 22, 2023

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

DESCRIPTION

BEING 10.83 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 at a 3/4" iron pipe found in fence in the West line of an 80 acre tract described in deed from James E. Burleson, Jr. to the James E. Burleson, Jr. Family Trust, August 26, 2004, 1674/135, OPR, for the Northeast corner of 21.92 acres and this tract, being the Southeast corner of the residue 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);

THENCE South 00 deg. 01 min. 23 sec. East, with the West line of 80 acres, and at 673.60 feet pass a 1/2" steel rod found, and continuing 783.80 feet in all to a 3/8" steel rod set on South side of old fence corner for the Southeast corner of this tract and the Northeast corner of 3.623 acres described in deed from the Roland O. King and Clara J. King Revocable Living Trust to James R. Burnett and Lola Burnett, August 19, 2016, 2529/705, OPR, from which an old buggy axle found buried bears North 89 deg. 20 min. 41 sec. East - 7.02 feet;

THENCE South 89 deg. 20 min. 41 sec. West, with the North line of 3.62 acres, 284.06 feet to a 4" concrete pipe found for an angle point in the North line of 3.62 acres;;

THENCE South 87 deg. 37 min. 28 sec. West, continuing with the North line of 3.62 acres, and at 231.61 feet pass a 3/8" steel rod set in the Northeast limits of F. M. Highway No. 2022 for a reference corner, and continuing 316.52 feet in all to a nail in washer set above a railroad spike buried in said highway for the most Easterly Southwest corner of this tract and West corner of 3.62 acres, being the East corner 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;

THENCE North 56 deg. 36 min. 03 sec. West, with the North line of 23.871 acres and the center of said highway, 178.38 feet to a nail in washer set in highway for the most westerly Southwest corner of this tract and the Southeast corner of 11.08 acres this day

THENCE North 25 deg. 00 min. 44 sec. East, crossing said 21.92 acres with the East line of said 11.08 acrtes, and at 50.08 feet pass a 3/8" steel rod set in limits of highway for a reference corner, and continuing 780.41 feet in all to a 3/8" steel rod set in the North line of 21.92 acres and the South line of said Griffin 49.59 acres for the Northwest corner of this tract and the Northeast corner of 11.08 acres;

THENCE South 89 deg. 16 min. 59 sec. East, with the North line of 21.92 acres and tyhe South line said Griffin Tract 418.96 feet in all to the PLACE OF BEGINNING and containing within these calls 10.83 acres of land of which 0.25 acres lies within the limits of said F. M. Highway No. 2022.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978

