

**EXHIBIT A**

All that certain 1.38 acre tract situated about 12 miles northeast of the City of Nacogdoches, Nacogdoches County, Texas, out of the **ARCHILIOUS YANCY SURVEY, ABSTRACT NO. 625**, being part of a called 4.78 acre tract conveyed by Franklin L. Anderson to Philip R. Anderson as described in Warranty Deed dated June 12, 202, recorded in Volume 3753, Page 299 of the Nacogdoches County Official Public Records (NCOPR), said 1.38 acres being more particularly described by metes and bounds as follows, according to a survey made by Glenn Hoffpauir, Registered Professional Land Surveyor, completed on February 6, 2025;

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Note that in the following description,

- **bearings** refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203) as computed from GPS bearings, at the Point of Beginning, True Azimuth = Grid Azimuth + 2°57'20".
- **A plat dated February 6, 2025** accompanies this description.
- "½ in. steel rod set" denotes a 1 inch plastic cap stamped "{HOFFPAUIR RPLS 4492" affixed to a ½ inch steel rod.
- See Nacogdoches County Commissioners Court Minutes dated February 5, 2025 for variance from subdivision platting requirements.

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**BEGINNING** at the northwest corner of the called 4.78 acre tract, a point for corner in oiled sand pavement on County Road 137 from which a ½ in. steel rod found for witness (set 4/11/2001) bears N 80°32'00" E, 15.00 feet and a ½ in. steel rod set for witness bears S 49°36'39" E, 47.35 feet, said beginning corner being the southwest corner of an 11.039 acre tract conveyed by Donald E. Greening to Jimmy Glynn Lunsford and Joy Nell Lunsford as described in Warranty Deed dated April 27, 2001, recorded in 1576/42 NCOPR;

**THENCE N 80°32'00" E** with the westernmost north boundary line of the called 4.78 acre tract and the westernmost south boundary line of the 11.039 acre tract, at 15.00 feet pass a ½ in. steel rod found for witness and in all, **N 80°32'00" E, 215.57 feet** (called N 85°26'40" E, 215.60 feet in 3753/299 NCOPR) to a ½ in. steel rod found for corner (set 4/11/2001) at an angle corner in the westernmost north boundary line of the called 4.78 acre tract and an angle corner in the westernmost south boundary line of the 11.039 acre tract;

**THENCE N 89°54'38" E, 200.20 feet** (called S 85°10'23" E in 3753/299 NCOPR) with the westernmost north boundary line of the called 4.78 acre tract and the westernmost south boundary line of the 11.039 acre tract to a ½ in. steel rod set for corner at the northernmost northwest corner of a 1.80 acre lot surveyed this date (Lot 2 of Anderson Cove Subdivision, not yet of record), from said steel rod a ½ in. steel rod found for corner (set 4/11/2001) at the westernmost northeast corner of the called 4.78 acre tract, the northeast corner of Lot 2 of Anderson Cove Subdivision and a reentrant corner of the 11.039 acre tract bears N 89°54'38" E, 317.36 feet;

**THENCE S 00°05'22" E, 144.90 feet** with the northernmost west boundary line of Lot 2 of Anderson Cove Subdivision to a ½ in. steel rod set for corner on the north margin of a 30 foot wide private access and utility easement at an angle corner in the northernmost west boundary line of Lot 2 of Anderson Cove Subdivision and the northeast corner of a 0.26 acre Common Area in Anderson Cove Subdivision;

**THENCE S 85°12'44" W** with the north margin of said 30 foot wide private access and utility easement and the north boundary line of said Common Area, at 260.16 feet pass a ½ in. steel rod set for corner at the southeast corner of a 0.18 acre Private Access and Utility Easement described below, at 342.27 feet pass a ½ in. steel rod set for witness and in all, **S 85°12'44" W, 371.33 feet** to a point for corner in oiled sand pavement on County Road 137, said corner being the northwest corner of said Common Area and in the west boundary line of the called 4.78 acre tract;

**THENCE N 17°04'10" W, 146.58 feet** (called N 12°07'37" W in 3753/299 NCOPR) with the west boundary line of the called 4.78 acre tract to the **Point of Beginning**, containing within these calls **1.38 acres**.

**THERE IS RESERVED** from the above described 1.38 acre tract a **Utility Easement**, 15.00 feet in width, parallel with, adjacent to and south of the north boundary line of the above described 1.38 acre tract.

**THERE IS RESERVED** from the above described 1.38 are tract a **Private Access and Utility Easement**, more particularly described as follows:

**BEGINNING** at the northwest corner of the above described 1.38 acre tract, a point for corner in oiled sand pavement on County Road 137 from which a ½ in. steel rod found for witness (set 4/11/2001) bears N 80°32'00" E, 15.00 feet and a ½ in. steel rod set for witness bears S 49°36'39" E, 47.35 feet;

**THENCE S 49°36'39" E**, at 47.35 feet pass a ½ in. iron rod set for witness and in all, **S 49°36'39" E, 201.93 feet** to a ½ in. steel rod set for corner in the south boundary line of the above described 1.38 acre tract;

**THENCE S 85°12'44" W** with the south boundary line of the above described 1.38 acre tract, at 82.11 feet pass a ½ in. steel rod set for witness and in all, **S 85°12'44" W, 111.17 feet** to a point for corner in oiled sand pavement at the southwest corner of the above described 1.38 acre tract;

**THENCE N 17°04'10" W, 146.58 feet** with the west boundary line of the above described 1.38 acre tract to the **Point of Beginning**, containing within these calls **0.18 acres**.