

GFF: FTDAL-38-0000262301051

**EXHIBIT A**

All that certain tract or parcel of land situated in the Allen Dillard Survey, A-142, located about 18.72 miles N 65 deg. E from the City of Quitman, Wood County, Texas, being all of that certain CALLED 2 acre tract described in a Deed from A. J. Swann & Sue Yvonne Swann to Shellah Todd, dated August 4, 2005, recorded in Volume 2098, Page 447, Real Property Records of Wood County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" rebar marked with a "SWANNER" cap found on the North East corner of said CALLED 2 acre tract, and being on an internal angle corner of a CALLED 13-1/2 acre tract described as Second Tract in a Deed to Arvel J. Swann, dated March 12, 1976, recorded in Vol. 717, Page 330, Deed Records;

THENCE SOUTH (bearing basis) along the East boundary line of said CALLED 2 acre tract and the West boundary line of said CALLED 13-1/2 acre tract a distance of 266.83 feet to a 1/2" rebar marked with a "SWANNER" cap found on the South East corner of said CALLED 2 acre tract, being on the most Southerly South West corner of said CALLED 13-1/2 acre tract, and being on the North boundary line of a 23-1/7 acre tract (S&E 1.0 acres) (S&E 1.0 acres) described in a Deed to Harold Pierce & Jewel Pierce, dated June 26, 2002, recorded in Vol. 1855, Page 351, Real Property Records;

THENCE S 89 deg. 25 min. 23 sec. W along the South boundary line of said CALLED 2 acre tract and the North boundary line of said 23-1/7 acre tract a distance of 291.54 feet to a 1/2" rebar set for a corner on the East boundary line of FR Hwy 1647;

THENCE N 00 deg. 20 min. 53 sec. E along the East boundary line of said FR 1647 a distance of 269.68 feet to a 1/2" rebar marked with a "SWANNER" cap found on the North boundary line of said CALLED 2 acre tract, and being on the South boundary line of said CALLED 13-1/2 acre tract;

THENCE N 89 deg. 58 min. 56 sec. E along the North boundary line of said CALLED 2 acre tract and the South boundary line of said CALLED 13-1/2 acre tract a distance of 289.89 feet to the PLACE OF BEGINNING and containing 1.790 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B. hereof.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT A - LEGAL DESCRIPTION  
TXNFBEC\_Enviro-A-LegalDescription (11-07)

THE STATE OF TEXAS  
COUNTY OF WOOD

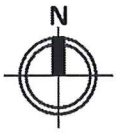
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2023-00010719 vickyr  
11/22/2023 11:00 AM



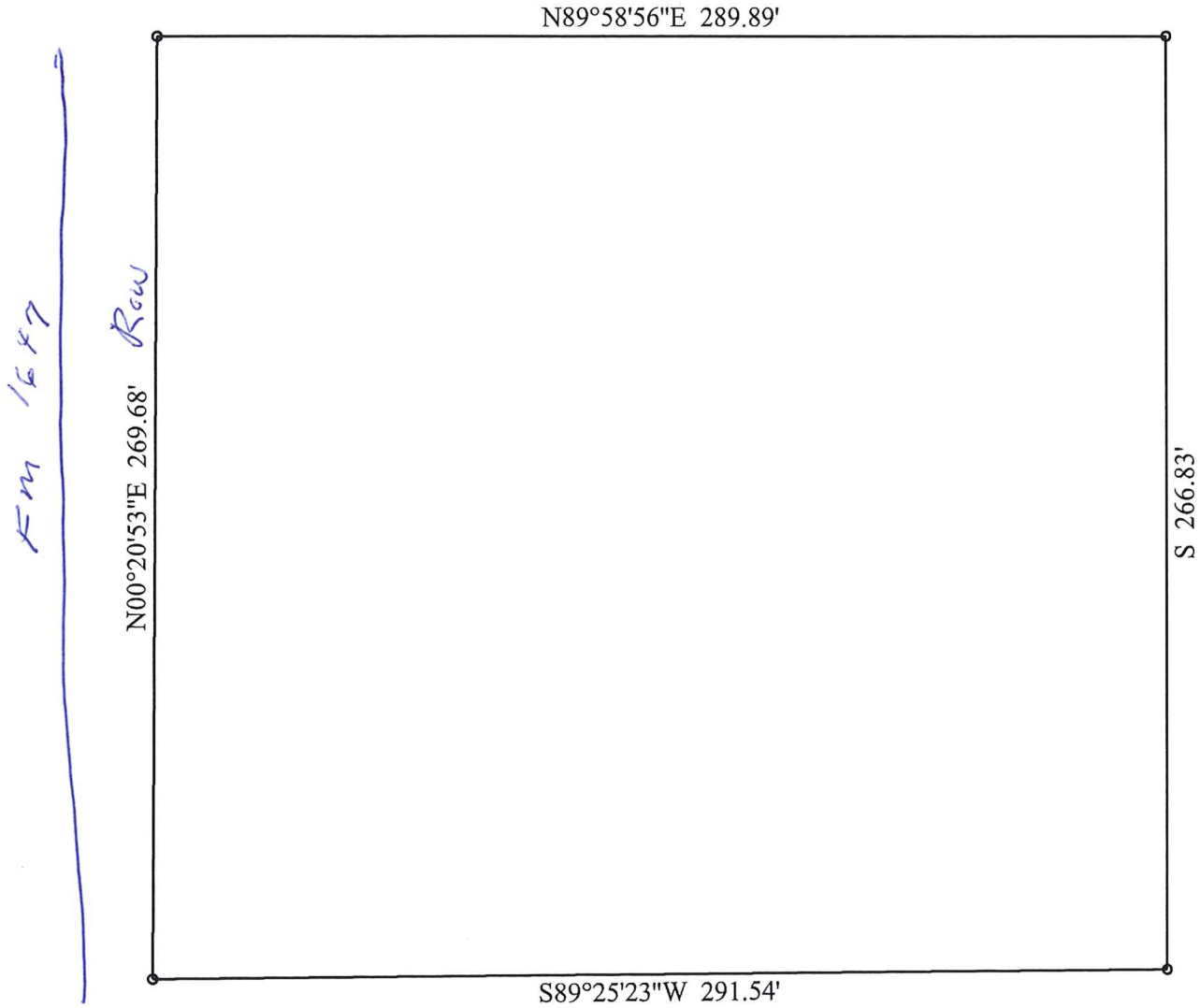
Kelley Price, County Clerk  
Wood County, Texas

*Kelley Price*



Scale: 1 inch = 51.44621 feet

Area: 1.790 acres (77,981.32 square feet)



1. S 266.83'
2. S89°25'23\"W 291.54'
3. N00°20'53\"E 269.68'
4. N89°58'56\"E 289.89'