

## EXHIBIT A

Being all that certain 0.32 of an acre tract of land, more or less, located in the JAMES H. MOORE SURVEY, ABSTRACT NO. 303, Wood County, Texas, said 0.32 of an acre tract of land, more or less, being a part of a 1.6 acre tract of land described in deed to Allyne Cornett and recorded in Volume 613, Page 569 of the Deed Records of Wood County, Texas, said 0.32 of an acre tract of land, more or less, being more particularly described as follows:

BEGINNING at an iron stake set at the Southeast corner of said 1.6 acre tract in the East line of said Moore Survey and being North 0 deg. 04 min. East, 4336.0 feet from the Southeast corner of said Moore Survey, said iron stake being set for the Southeast corner of this tract of land;

THENCE West with the South line of said 1.6 acre tract of land, in all a total distance of 62.75 feet to an iron pin set in the center of a County Road and for the Southwest corner of this tract of land;

THENCE North 5 deg. 56 min. 30 sec. East with the center of said County Road, in all a total distance of 294.52 feet to an iron pin set for the Northwest corner of this tract of land;

THENCE South 85 deg. 12 min. East, in all a total distance of 32.70 feet to an iron stake set in the East line of said 1.6 acre tract and said Moore Survey and for the Northeast corner of this tract of land;

THENCE South 0 deg. 04 min. West with the East line of said 1.6 acre tract and said Moore Survey, in all a total distance of 290.2 feet to the PLACE OF BEGINNING, containing 0.32 of an acre of land, more or less.

### 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.

2025-00005586 vickyr  
06/27/2025 02:50 PM



Kelley Price  
Kelley Price, County Clerk  
Wood County, Texas

*Kelley Price*

