

## EXHIBIT "A"

Legal Description: 16.58 Acre Tract or Parcel of Land  
Stephen Jackson League, Abstract No. 34  
Hardin County, Texas

**BEING** a 16.58 acre tract or parcel of land situated in the Stephen Jackson League, Abstract No. 34, Hardin County, Texas, and being out of and part of the Sarah Guedry 50 acre tract of the Stephen Jackson League, and being out of and a part of the J.M. Jackson 100 acre Homestead Tract (composed of the J.M. Jackson and Stephen Jackson 50 acre tracts) of the Stephen Jackson League, and being all of Lot No. Seventeen (17) of the J.M. Jackson Subdivision of the said J.M. Jackson 100 acre Homestead Tract, an unrecorded subdivision of Hardin County, Texas, same being the H.L. McWilliams Subdivision, an unrecorded subdivision of Hardin County, Texas, and being all of that certain called 5 acre tract of land as described in a "General Warranty Deed" from F.M. Carpenter, Jr. to Randall Kent Walker as recorded in Volume 950, Page 624, Official Public Records, Hardin County, Texas, and being all of that certain called 0.139 acre tract of land as described in a "Warranty Deed" from Philip Delahaussaye and wife, Winona R. Delahaussaye, to Randall Kent Walker as recorded in Volume 953, Page 98, Official Public Records, Hardin County, Texas, and being all of that certain called 15.438 acre tract of land as described in a "Deed" from Minor Oil Company to Randall Kent Walker and Carroll O. Walters as recorded in Volume 956, Page 708, Official Public Records, Hardin County, Texas, same being all of that certain called 15.438 acre tract of land and all of that certain called 0.139 acre tract of land as described in a "Warranty Deed" from Ernest Lynn Walker to Randall Kent Walker as recorded in Instrument No. 2017-78123, Official Public Records, Hardin County, Texas, and furthermore, being all of that certain tract of land identified as Tract 6, and being described as 15.579 acres, and all of that certain tract of land identified as Tract 7, and being described as Lot 17, as referenced in a "Special Warranty Deed" from Joelle Kennedy Walker, as Independent Executrix of the Estate of Randall Kent Walker, Deceased, to Joelle Kennedy and Haleigh Elizabeth Walker, Individually, as recorded in Instrument No. 2020-102237, Official Public Records, Hardin County, Texas, save and except that certain called 4.05 acre tract of land as described in a "Special Warranty Deed" from Joele Kennedy and Haleigh Elizabeth Walker to Brian W. Johnson as recorded in Instrument No. 2023-140007, Official Public Records, Hardin County, Texas, said 16.58 acre tract being more particularly described as follows:

*NOTE: All bearings and coordinates are referenced to the Texas Coordinate System of 1983, Central Zone. All distances and acreages are surface. All set 5/8" iron rods are set with red caps stamped "WHITELEY."*

**BEGINNING** at a 1/2" iron rod found for the Easternmost Northeast corner of the tract herein described, said corner being the Southeast corner of that certain called 0.9955 acre tract of land as described in a "General Warranty Deed" from Kelsey Stokes and William Stokes to Stephanie G. Rocquemore as recorded in Instrument No. 2018-90755, Official Public Records, Hardin County, Texas, and being in the Westerly right of way line of State Highway 326 North, and furthermore, said corner has a grid coordinate of N: 10,070,993.0 and E: 4,170,021.3;

**THENCE** SOUTH 03°22'43" EAST, along and with the Westerly right of way line of State Highway 326 North, for a distance of 18.15 feet to a 1/2" iron rod found for the Easternmost Southeast corner of the tract herein described, said corner being the Northeast corner of the remainder of that certain called 5 acre tract of land as described in a "Warranty Deed" from Trenton Eli Delahoussaye to Brian W. Johnson and wife, Brittany L. Johnson, as recorded in Instrument No. 2006-3542 (Book 1555, Page 125), Official Public Records, Hardin County, Texas;

**THENCE** SOUTH 87°20'43" WEST, along and with the boundary between the tract herein described and the North line of the remainder of the said 5 acre Johnson tract, for a distance of 337.12 feet to a 1/2" iron rod with pink cap stamped "ACCESS SURVEYORS" found for exterior angle point of the tract herein described, said corner being the Northwest corner of the remainder of the said 5 acre Johnson tract and the Northeast corner of the above referenced 4.05 acre Johnson tract, from which, a 2" iron pipe found for the Southeast corner of the said 4.05 acre Johnson tract, same being the original Southeast corner of the above referenced 15.579 acre Kennedy and Walker tract, and the Northeast corner of that certain called 2.17 acre tract of land as described in a deed from Minor Oil Company to Gulf Pipe Line Company as recorded in Volume 63, Page 404, Deed Records, Hardin County, Texas, bears SOUTH 03°11'32" EAST a distance of 521.65 feet, from which, a found concrete monument bears SOUTH 06°13'37"E, a distance of 0.13 feet;

**THENCE**, NORTH 81°38'07" WEST, along and with the boundary between the tract herein described and the North line of the said 4.05 acre Johnson tract, for a distance of 127.15 feet to a 1/2" iron rod with pink cap stamped "ACCESS SURVEYORS" found for an exterior angle point of the tract herein described, said corner being an interior angle point of the said 4.05 acre Johnson tract;

**THENCE** NORTH 67°18'05" WEST, continuing along and with the boundary between the tract herein described and the North line of the said 4.05 acre Johnson tract, for a distance of 209.19 feet to a 1/2" iron rod with pink cap stamped "ACCESS SURVEYORS" found for the Southernmost Southwest corner of the tract herein described, said corner being the Northwest corner of the said 4.05 acre Johnson tract, and furthermore, said corner bears NORTH 03°39'37" WEST a distance of 636.99 feet from a 1/2" iron rod found for the Southwest corner of the said 4.05 acre Johnson tract, same being the original Southwest corner of the said 15.579 acre Kennedy and Walker tract, and the Northwest corner of the said 2.17 acre Gulf Pipe Line Company tract and being in the East line of Lot 1 of the A.G. Robb Subdivision of Lot 18 of the J.M. Jackson 50 acre Subdivision, an unrecorded subdivision of Hardin County, Texas;

**THENCE** NORTH 03°21'38" WEST, along and with the boundary between the tract herein described and the East line of the said Lot 1, for a distance of 5.46 feet to a 5/8" iron rod set for an interior ell corner of the tract herein described, said corner being the Northeast corner of Lot 1 of the said A.G. Robb Subdivision, same being the Southeast corner of Lot 17 of the said J.M. Jackson 50 acre Subdivision;

**THENCE** SOUTH 86°20'32" WEST, along and with the boundary between the tract herein described and the North line of the said A.G. Robb Subdivision, same being the South line of Lot 17 of the said J.M. Jackson 50 acre Subdivision, for a distance of 694.40 feet to a 5/8" iron rod set for the Westernmost Southwest corner of the tract herein described, said corner being the

Northwest corner of Lot 20 of the said A.G. Robb Subdivision, same being the Southwest corner of Lot 17 of the said J.M. Jackson 50 acre Subdivision, and said corner also being the Northeast corner of Lot 3 and the Southeast corner of Lot 4 of the Stephen Jackson 50 acre Subdivision of the J.M. Jackson 100 acre Homestead Tract, an unrecorded subdivision of Hardin County, Texas, from which, a found 1/2" iron rod (bent) bears NORTH 05°53'02" EAST a distance of 2.95 feet;

**THENCE** NORTH 03°39'27" WEST, along and with the boundary between the tract herein described and the East line of Lot 4 of the said Stephen Jackson 50 acre Subdivision, same being the West line of Lot 17 of the said J.M. Jackson 50 acre Subdivision, for a distance of 316.94 feet to a 5/8" iron rod set for the Westernmost Northwest corner of the tract herein described, said corner being the Northeast corner of Lot 4 and the Southeast corner of Lot 5 of the said Stephen Jackson 50 acre Subdivision, and said corner also being the Southwest corner of Lot 16, same being the Northwest corner of Lot 17, of the said J.M. Jackson 50 acre Subdivision;

**THENCE** NORTH 86°20'32" EAST, along and with the boundary between the tract herein described and the South line of Lot 16, same being the North line of Lot 17, of the said J.M. Jackson 50 acre Subdivision, for a distance of 694.40 feet to a 1/2" iron rod found for an interior ell corner of the tract herein described, said corner being the Southeast corner of said Lot 16, same being the Northeast corner of said Lot 17, of the said J.M. Jackson 50 acre Subdivision;

**THENCE** NORTH 03°36'32" WEST, along and with the boundary between the tract herein described and the East line of Lot 16 of the said J.M. Jackson 50 acre Subdivision, for a distance of 316.87 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of Lot 16 and the Southeast corner of Lot 15 of the said J.M. Jackson 50 acre Subdivision;

**THENCE** NORTH 03°36'34" WEST, along and with the boundary between the tract herein described and the East lines of Lot 15, Lot 14, and Lot 13 of the said J.M. Jackson 50 acre Subdivision, for a distance of 864.67 feet to a 2" iron post in concrete found for the Northernmost Northwest corner of the tract herein described, said corner being the Southwest corner of that certain tract of land identified as Tract 5 as described in the above referenced "Special Warranty Deed" from Joelle Kennedy Walker, as Independent Executrix of the Estate of Randall Kent Walker, Deceased, to Joelle Kennedy and Haleigh Elizabeth Walker, Individually, as recorded in said Instrument No. 2020-102237, Official Public Records, Hardin County, Texas, same being the Southwest corner of that certain called 5 acre tract of land as described in a "Warranty Deed" from Superior Energy Group, LTD. to Carroll O. Walters and Randal Kent Walker as recorded in Volume 962, Page 588, Official Public Records, Hardin County, Texas;

**THENCE** NORTH 86°24'47" EAST, along and with the boundary between the tract herein described and the said Kennedy and Walker Tract 5, same being the said 5 acre Walters and Walker tract, for a distance of 312.33 feet to a 2" iron pipe found for the Northernmost Northeast corner of the tract herein described, said corner being the Southeast corner of the said Kennedy and Walker Tract 5, same being the Southeast corner of the said 5 acre Walters and Walker tract, and being in the West line of that certain called 9.956 acre tract of land as described in a "Special Warranty Deed" from Marla Perez, also known as Marla Dry Richard, to Christopher Elisha Perez as recorded in Instrument No. 2011-24770, Official Public Records, Hardin County, Texas;

**THENCE** SOUTH 04°06'37" EAST, along and with the boundary between the tract herein described and the West line of the said 9.956 acre Perez tract, for a distance of 734.21 feet to a sucker rod found for corner, said corner being the Southwest corner of the said 9.956 acre Perez tract and the Northwest corner of that certain called 4.725 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Norman Wayne Theriot and Barbara Gay Theriot to Cody Nicholas Goodman as recorded in Instrument No. 2020-110683, Official Public Records, Hardin County, Texas;

**THENCE** SOUTH 03°07'01" EAST, along and with the boundary between the tract herein described and the West line of the said 4.725 acre Goodman tract, for a distance of 614.32 feet to a 3/4" iron rod found for corner, said corner being the Southwest corner of the said 4.725 acre Goodman tract and the Northwest corner of that certain called 1.000 acre tract of land as described in a "General Warranty Deed" from Robert Elroy Horton, as Independent Administrator of the Estate of Farrell Bob Soileau, Deceased, and Scott Thomas Garrett to Travis Dryman and Joyce Dryman as recorded in Instrument No. 2023-135344, Official Public Records, Hardin County, Texas;

**THENCE** SOUTH 03°31'10" EAST, along and with the boundary between the tract herein described and the West line of the said 1.000 acre Dryman tract, for a distance of 128.94 feet to a 1/2" iron rod found for corner, said corner being the Southwest corner of the said 1.000 acre Dryman tract and the Northwest corner of above referenced 0.9955 acre Rocquemore tract;

**THENCE** SOUTH 03°11'12" EAST, along and with the boundary between the tract herein described and the West line of the said 0.9955 acre Rocquemore tract, for a distance of 128.73 feet to a 1/2" iron rod found for an interior ell corner of the tract herein described, said corner being the Southwest corner of the said 0.9955 acre Rocquemore tract;

**THENCE** NORTH 87°06'33" EAST, along and with the boundary between the tract herein described and the North line of the said 0.9955 acre Rocquemore tract, for a distance of 337.00 feet to the **POINT OF BEGINNING**, and containing 16.58 Acres, more or less.

Surveyed on August 21, 2025, and October 21, 2025. This legal description is being submitted along with a plat based upon this survey (see EXHIBIT "B").

Michael L. Choate, RPLS No. 6893

Texas Surveying Firm No.: 10106700

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