

Executed as of _____, 2026.

ABSTRACTS/TRUSTEES OF TEXAS, INC.,
a Texas corporation

By: Susan Mills

Name: Susan Mills
Substitute Trustee

EXHIBIT A

LEGAL DESCRIPTION

Being 5.04 acres of land situated in the H. Williams Survey, A-46, San Augustine County, Texas and being part of a called 4031.07 acre tract described in a deed to Liberty Bankers Life Insurance Company, recorded in Volume 478 Page 847, San Augustine County Real Property Records, (SACRPR), said 5.04 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No 220222, (Bearing Basis: SPC Texas Central Zone 4203, NAD83, GRID, all distances referenced herein are grid distances, to adjust to ground multiply by a scale factor of 1.00011644)

BEGINNING at a ½ inch iron rod with plastic cap stamped "MTX Surveying", set at the northeast corner of this tract, and the southeast corner of a 5.03 acre "Tract 26" (Surveyed this same date) and along the west line of 5.13 acres "Tract 19" (Surveyed this same date), from which a ½ inch iron rod with plastic cap stamped "MTX Surveying" found for the northeast corner of a called 10.06 acre tract described in a deed to Jace and Tammy Justice, recorded in Volume 439, Page 101 (SACRPR) bears S 37° 12' 54" E. 2787.17 feet, and concrete monument found for the most eastern southeast corner of said 4031.07 acre tract bears S 35° 09' 34" E. 4048.28 feet:

THENCE S 06° 22' 09" W, with the west line of said 5.13 acre "Tract 19" (Surveyed this same date) a distance of 216.35 feet to a ½ inch iron rod with plastic cap stamped "MTX Surveying", set for the southeast corner of this tract and being the northeast corner of a 5.06 acres "Tract 28" (Surveyed this same date),

THENCE N 82° 43' 08" W, over and across said 4031.07 acre tract and with the north line of said 5.06 acres "Tract 28", passing at a distance of 987.95 feet, a ½ inch iron rod with plastic cap stamped "MTX Surveying", set for reference, and continuing a total distance of 1047.94 feet to a point for corner at the southwest corner this tract, being the northwest corner of said "Tract 28", along the southeasterly line of a 5.20 acres "Tract 58" (Surveyed this same date) and being on the centerline of a 100 Foot Wide Access and Utility Easement,

THENCE, N 23° 29' 50" E, with the centerline of said 100 Foot Wide Access and Utility Easement, with the southeast line of said 5.20 acre "Tract 58", a distance of 198.93 feet to a point for corner;

THENCE N 31° 01' 01" E, with the centerline of said 100 Foot Wide Access and Utility Easement. with the southeast line of said "Tract 58", a distance of 27.65 feet to a point for corner at the northwest corner of this tract and being the northeast corner of said "Tract 58" and the southeast corner of a 5.28 acres "Tract 57", and the southwest corner of said "Tract 26" (Surveyed this same date);

THENCE S 82° 43' 08" E, passing at a distance of 60.04 feet a ½ inch iron rod with plastic cap stamped "MTX Surveying", set for reference, and continuing a total distance of 977.82 feet to the PLACE OF BEGINNING and containing 5.04 acres of land, more or less.

EASEMENT TRACT 1:

Being a 100 foot wide access and utility easement situated in the H. Williams Survey, A-46, San Augustine County, Texas, and crossing a called 4031.07 acre tract described in a deed to Liberty Bankers Life Insurance Company, recorded in Volume 478, Page 847, San Augustine County Real Property Records, (SACRPR), said 100 foot wide access and utility easement being more particularly described by centerline as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 220222, (Bearing Basis: SPC Texas Central Zone 4203, NAD83, GRID, all distances referenced herein are grid distances, to adjust to ground multiply by a scale factor of 1.00011644)

BEGINNING at a point on the east line of said 4031.07 acre tract and the west right of way of Farm to Market 2866, same being the northeast corner of a 14.68 acre "Tract 18" (Surveyed this same date), from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying" found for the northeast corner of a called 10.06 acre tract described in a deed to Jace and Tammy Justice, recorded in Volume 439, Page 101 (SACRPR) bears S 14° 35' 53" E, 4400.33 feet, and concrete monument, found for the easternmost southeast corner of said 4031.07 acre tract bears S 18° 09' 45" E, 5628.77 feet;

THENCE over and across said 4031.07 acre tract and with the north lines of Tracts 18,17,16,15,14,13,8,4,3,2, and 1 (all surveyed this same date) the following courses and distances;

- 1) N 23° 39' 52" W, a distance of 700.98 feet to a point;
- 2) N 28° 29' 08" W, a distance of 443.40 feet to a point;
- 3) N 33° 41' 08" W, a distance of 285.07 feet to a point;
- 4) N 78° 47' 22" W, a distance of 955.13 feet to a point;
- 5) N 77° 47' 32" W, passing a distance of 338.44 the intersection of this centerline and the centerline of Easement Two (surveyed the same date) thence continuing in total a distance of 381.02 feet to a point;
- 6) N 84° 36' 38" W, a distance of 297.04 feet to a point;
- 7) S 85° 41' 52" W, a distance of 719.10 feet to a point;
- 8) S 65° 08' 54" W, a distance of 753.05 feet to a point;
- 9) N 87° 12' 14" W, a distance of 418.42 feet to a point;
- 10) S 89° 21' 31" W, a distance of 1010.31 feet to the POINT OF TERMINUS from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying" set for the southwest corner of said Tract 1 bears S 05° 35' 42" E, 959.36 feet.

EASEMENT TRACT 2:

Being a 100 foot wide access and utility easement situated in the H. Williams Survey, A-46, San Augustine County, Texas, and crossing a called 4031.07 acre tract described in a deed to Liberty Bankers Life Insurance Company, recorded in Volume 478, Page 847, San Augustine County Real Property Records, (SACRPR), said 100 foot wide access and utility easement being more particularly described by centerline as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 220222, (Bearing Basis: SPC Texas Central Zone 4203, NAD83, GRID, all distances referenced herein are grid distances, to adjust to ground multiply by a scale factor of 1.00011644)

BEGINNING at a point in the centerline of Easement One (surveyed this same date) same being the northwest corner of a 5.35 acre "Tract 8" (Surveyed this same date) and the northeast corner of a 5.19 acre Tract 4 (surveyed this same date) from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying" found for the northeast corner of a called 10.06 acre tract described in a deed to Jace and Tammy Justice, recorded in Volume 439, Page 101 (SACRPR) bears S 27° 37' 40" E, 6528.94 feet, and concrete monument, found for the easternmost southeast corner of said 4031.07 acre tract bears S 28° 06' 58" E, 7794.32 feet;

THENCE over and across said 4031.07 acre tract and with the west lines of Tracts 8,9,10,11, and 12 (all surveyed this same date) same being the east lines of Tracts 4,5,6, and 7 (all surveyed this same date) the following courses and distances;

- 1) S 36° 45' 47" W, a distance of 504.55 feet to a point;
- 2) S 40° 49' 33" W, a distance of 355.90 feet to a point;
- 3) S 10° 37' 34" W, a distance of 570.92 feet to a point;
- 4) S 02° 01' 29" W, a distance of 335.04 feet to the **POINT OF TERMINUS** in the centerline of an Easement Three (surveyed this same date) from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying" set for reference on the east line of said Tract 12 bears N 86° 18' 13" E, 590.18 feet.

EASEMENT TRACT 3:

Being a 100 foot wide access and utility easement situated in the H. Williams Survey, A-46, San Augustine County, Texas, and crossing a called 4031.07 acre tract described in a deed to Liberty Bankers Life Insurance Company, recorded in Volume 478, Page 847, San Augustine County Real Property Records, (SACRPR), said 100 foot wide access and utility easement being more particularly described by centerline as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 220222, (Bearing Basis: SPC Texas Central Zone 4203, NAD83, GRID, all distances referenced herein are grid distances, to adjust to ground multiply by a scale factor of 1.00011644)

BEGINNING at a point on the east line of said 4031.07 acre tract and the west right of way of Farm to Market 2866, same being the southeast corner of a 14.68 acre "Tract 18" (Surveyed this same date), and an angle corner on the north line of a 5.13 acre "Tract 19" (surveyed this same date) from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying" found for the northeast corner of a called 10D6 acre tract described in a deed to Jace and Tammy Justice, recorded in Volume 439, Page 101 (SACRPR) bears S 29° 31' 21" E, 3167.68 feet, and concrete monument, found for the easternmost southeast corner of said 4031.07 acre tract bears S 29° 50' 24" E, 4434.35 feet

THENCE over and across said 4031.07 acre tract and with the east and north lines of Tracts 19,25,53,52,51,50,49, and 48 (all surveyed this same date) same being the southwest lines of Tracts 18,17,16,15,14,13, and 12 the following courses and distances;

- 1) N 31° 36' 14" W, a distance of 220.44 feet to a point;
- 2) N 00° 00' 00" W, a distance of 431.69 feet to a point;
- 3) N 33° 54' 23" W, a distance of 291.08 feet to a point;
- 4) S 88° 37' 11" W, a distance of 328.81 feet to a point;

- 5) N 61° 00' 27" W, a distance of 710.87 feet to a point
- 6) N 38° 17' 25" W, a distance of 191.74 feet to a point
- 7) N 65° 33' 22" W, a distance of 382.83 feet to a point;
- 8) S 83° 31' 49" W, a distance of 425.48 feet to a point, same being the POT of Easement Two (Surveyed this same date);

THENCE over and across said 4031.07 acre tract and with the north and west lines of Tracts 47,66,65,64,63,62,61, and 60 (all surveyed this same date) same being the south, east and north lines of Tracts 7,3,2,1,46,45,44,43,42,41,40,39, and 36 the following courses and distances;

- 1) S 18° 33' 13" W, a distance of 221.83 feet to a point
- 2) S 63° 22' 08" W, a distance of 493.57 feet to a point;
- 3) S 50° 56' 37" W, a distance of 339.87 feet to a point
- 4) S 30° 04' 07" W, a distance of 244.42 feet to a point
- 5) S 00° 40' 48" E, a distance of 291.41 feet to a point
- 6) S 50° 07' 06" E, a distance of 873.36 feet to a point;
- 7) S 18° 54' 04" E, a distance of 371.83 feet to a point
- 8) S 09° 38' 51" E, a distance of 253.58 feet to a point;
- 9) S 13° 42' 18" W, a distance of 192.31 feet to a point
- 10) S 03° 51' 23" W, a distance of 125.29 feet to a point
- 11) S 33° 31' 38" E, a distance of 316.22 feet to a point
- 12) N 85° 08' 24" E, a distance of 263.45 feet to a point
- 13) S 66° 30' 10" E, a distance of 244.81 feet to a point, same being the POB of an Easement Four (surveyed this same date);

THENCE over and across said 4031.07 acre tract and with the east and south lines of Tracts 60,59,58,57,55, and 54 (all surveyed this same date) same being the west and north lines of Tracts 32,31,30,29,28,27,26, and 25 the following courses and distances;

- 1) N 23°29'50" E a distance of 1162.35 feet to a point;
- 2) N 31°01'01" E a distance of 278.65 feet to a point
- 3) N 60°54'32" E a distance of 230.04 feet to a point;
- 4) N 65°26'17" E a distance of 425.43 feet to a point
- 5) S 89°41'31" E a distance of 322.52 feet to the POINT OF TERMINUS same being the point of intersection with the with the first call of herein described easement from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying" set for reference on the east line of said Tract 25 bears S 06° 22' 20° W, 60.00 feet.

EASEMENT TRACT 4:

Being a 100 foot wide access and utility easement situated in the H. Williams Survey, A-46, San Augustine County, Texas, and crossing a called 4031.07 acre tract described in a deed to Liberty Bankers Life Insurance Company, recorded in Volume 478, Page 847, San Augustine County Real Property Records, (SACRPR), said 100 foot wide access and utility easement being more particularly described by centerline as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 220222, (Bearing Basis: SPC Texas Central Zone 4203,

NAD83, GRID, all distances referenced herein are grid distances, to adjust to ground multiply by a scale factor of 1.00011644)

BEGINNING at a point in the centerline of Easement Three (surveyed this same date) same being the northeast corner of a 5.05 acre "Tract 36" (Surveyed this same date), an angle corner on the west line of 7.10 acre Tract 32 (surveyed this same date) and the southernmost corner of a 5.34 acre Tract 59 (surveyed this same date) from which a ½ inch iron rod with plastic cap stamped "MTX Surveying" found for the northeast corner of a called 10.06 acre tract described in a deed to Jace and Tammy Justice, recorded in Volume 439, Page 101 (SACRPR) bears S 68° 11' 23" E, 3374.90 feet, and concrete monument, found for the easternmost southeast corner of said 4031.07 acre tract bears S 58° 11' 22° E, 4,446.76 feet;

THENCE over and across said 4031.07 acre tract and with the west lines of Tracts 32,33,34, and 35 (all surveyed this same date) same being the east lines of Tracts 36,37, and 38 (all surveyed this same date) the following courses and distances;

S 19° 45' 38" E, a distance of 290.86 feet to a point;
S 25° 04' 11" W, a distance of 485.75 feet to a point;
S 73° 44' 23" W, a distance of 198.02 feet to a point;
S 69° 15' 26" W, a distance of 97.87 feet to the **POINT OF TERMINUS**, same being the southeast corner of said Tract 38 and the southwest corner of said Tract 35, and at the point of intersections with the POT of an easement called Easement 1, surveyed by MTX Surveying October 7th 2021, from which a ½ inch iron rod with plastic cap stamped "MTX Surveying" set for the southwest corner of said Tract 38 bears N 82° 43' 08" E, 547.69 feet.

Posted

FILED FOR RECORD
May 11 2026
AT *11:15* O'CLOCK *A* M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY *Blondie My*
DEPUTY