

EXHIBIT "A"  
TO  
COMMERCIAL REAL ESTATE LISTING AGREEMENT  
BETWEEN  
SUTH TEXAS DISTRICT COUNCIL-ASSEMBLIES OF GOD, INC., AS SELLER  
AND  
GREEN AND ASSOCIATES, AS BROKER

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SUBJECT PROPERTY  
(5097 F. M. 1374, Huntsville, Walker County, Texas 77340)

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Being 4.72 acres of land, more or less, situated in the JAMES JORDAN SURVEY, Abstract No. 28, Walker County, Texas and being the same tract described as a 4.72 acre tract in a Deed from Thomas H. Pegoda to William L. Barron, dated May 25, 1974 and recorded in Volume 257, Page 253, Deed Records, said 4.72 acre tract being more definitely described as follows:

**BEGINNING** at the south corner of said Barron tract, same being the west corner of a called 27.45 acre tract as described in a Deed from Thomas H. Pegoda to Paul W. Mitchell, dated July 6, 1977 and recorded in Volume 304, Page 715, Deed Records and also being the northeast right of way line of Farm-to-Market Highway No. 1374, found a 5/8" iron rod;

**THENCE** N31°06'38"W, with the southwest line of said Barron tract and the northeast line of said F.M. 1374, at 37.3 feet pass a 4" x 4" concrete right-of-way monument, continuing for a total distance of 207.97 feet to the west corner of said Barron tract, found a 1/2" iron pipe;

**THENCE** N55°35'08"E, with a northwesterly line of said Barron tract, for a distance of 261.84 feet to its interior corner, same being the south corner of a called 0.48 acre tract as described in a Deed from Thomas H. Pegoda to the Union Hill Church, dated February 27, 1967 and recorded in Volume 285, Page 505, Deed Records, found a 5/8" iron rod;

**THENCE** N16°05'18"W, with a westerly line of said Barron tract and the east line of said Church tract, for a distance of 271.54 feet to the most northerly west corner of said Barron tract, same being a corner of a called 162 acre tract as described in a Deed from Thomas H. Pegoda to Willard Moland, dated June 9, 1989 and recorded in Volume 97, Page 496, Official Records, found a 5/8" iron rod;

**THENCE** S82°44'00"E, with the north line of said Barron tract and a southerly line of said Moland tract, for a distance of 836.06 feet to an angle point, found a 5/8" iron rod;

**THENCE** S66°03'30"E, continuing with the common line of said Barron and Moland tracts, for a distance of 51.00 feet to the east corner of said Barron tract, same being the north corner of said Mitchell 27.45 acre tract, found a 5/8" iron rod;

**THENCE** S33°39'18"W, with the southeast line of said Barron tract and the northwest line of said Mitchell tract, for a distance of 361.01 feet to the PLACE OF BEGINNING.

ADDENDUM TO COMMERCIAL PROPERTY CONDITION STATEMENT  
CONCERNING THE PROPERTY AT  
5097 F. M. 1374, HUNTSVILLE TEXAS 77340

Buyer acknowledges that Buyer has been informed that Seller will have come into title to the above-referenced property as the result of a title reversion provision applicable to the Property. As a result, Seller has no knowledge of the recent historical background of repairs for this Property or the status of the improvements because of its limited exposure to facts prior to its acquiring ownership under the anticipated reversion transfer. Buyer acknowledges and accepts that it will be given adequate opportunity under the Contract in which to secure such inspections, studies and/or assessments of the Property as shall be deemed appropriate by Buyer and subject to Buyer's rights and options under the such paragraph of the Contract, Buyer accepts the Property "AS IS, WHERE IS, WITH ALL FAULTS" to the maximum extent allowed by law and nothing contained within this Commercial Property Condition Statement or the Addendum shall be deemed or construed to modify such understanding and agreement in any fashion whatsoever.

March \_\_\_\_\_, 2026  
3/18/2026

SELLER:

SOUTH TEXAS DISTRICT COUNCIL-  
ASSEMBLIES OF GOD, INC.

Signed by:  
By: Donald K. Wiehe  
Donald K. Wiehe, Executive  
Secretary and Treasurer

March \_\_\_\_\_, 2026

BUYER:

BY: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_