

Exhibit "A"

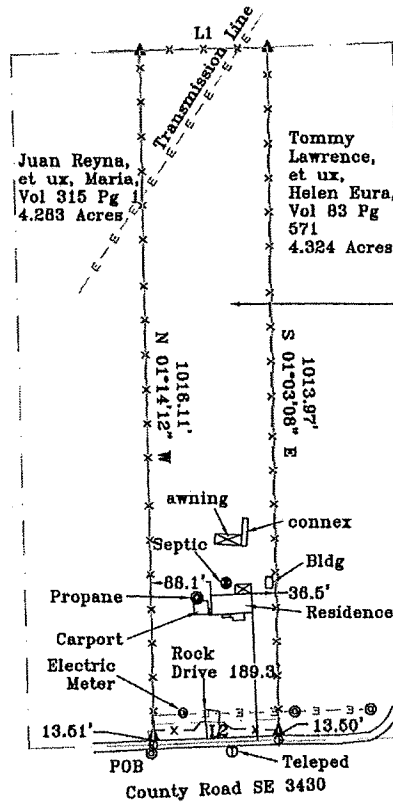
Surveyed for Lefler

2411003

Address

944 SE CR 3430
Winnsboro TX

Carraway Wayne B Estate



4.3236 Acres

0.1267 acres lies in the
R.O.W. of said Road

11/18/2015
Dee Ann Roesler, et al,
Arron Michael
Roesler to
Rodney Lefler, et al,
Barbara Lefler
Volume 317 Page 95
4.325 Acres

LINE	BEARING	DISTANCE
L1	N 88°24'32" E	187.18'
L2	S 87°44'01" W	183.95'

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify to Lefler that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of November 2024. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 7th day of November 2024.

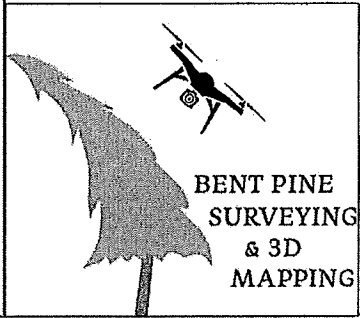
Ruben Gregg Saxon

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: (TX NC NAD83)



—•—•—•—•— Privacy Fence —•—•—•—•— Overhead Power Line
—x—x—x—x— Pipeline —x—x—x—x— Barbed Wire Fence
—•—•—•—•— Telephone —•—•—•—•— Chain Link Fence



BENT PINE
SURVEYING
& 3D
MAPPING

BENT PINE SURVEYING, INC

10507 Waterwall Lane
Texas City, TX 77591

FIRM # 10194326
BENTPINESURVEYING.COM

PHONE #
903 569 1776

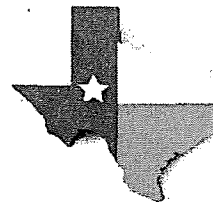
⊙ = Railroad Spike Fnd.
◇ = Railroad Spike Set
⊕ = point for corner
● = 1/4" Iron Rod Fnd.
▲ = 1/2" Iron Pipe Fnd.
⊙ = 3/4" Iron Rod Fnd.
⊕ = 1" Iron Pipe Fnd.

■ = Con. Mrkr. Fnd.
○ = 1/4" Iron Rod Set
⊙ = utility pole
x = "X" out
⊕ = 5/8" Iron Pipe Fnd.
⊕ = 60D Nail Fnd.
⊕ = 60D Nail Set

PLAT OF SURVEY SHOWING
PART OF THE W DAVIS SURVEY A-133
FRANKLIN COUNTY, TEXAS
SURVEYED NOVEMBER 2024
SCALE 1 INCH = 100.00 FEET



BENT PINE SURVEYING, INC
10507 WATERWALL LANE
TEXAS CITY, TX 77591
FIRM # 10194326
903-569-1776



Bent Pine Surveying, Inc.
Job # 2411003
Field Notes for Lefler
4.3236 Acres
W. Davis Survey A-133
Franklin County, Texas

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the W. Davis Survey A-133, Franklin County, Texas, and also being all of that certain called 4.325 acre tract of land that is described in an Instrument Dated 11-18-2015 from Dee Ann Roesler, et al, Arron Micheal Roesler to Rodney Lefler, et al, Barbara Lefler, that is recorded in Volume 317 Page 95 of the Deed Records of Franklin County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a Point for Corner at the S.W.C. of said tract and the S.E.C. of a called 4.283 acres (Vol 315 Pg 01) and in the paving of CR SE 3430;

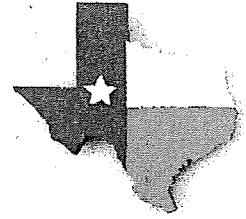
Thence North 01 Degrees 14 Minutes 12 Seconds West, along the W.B.L. of said tract and the E.B.L. of said called 4.283 acres at 13.51 feet pass a ½ Inch Iron Pipe found for reference and continue for a total distance of 1016.11 feet to a ½ Inch Iron Pipe found for corner at the N.W.C. of said tract;

Thence North 88 Degrees 24 Minutes 32 Seconds East, along the N.B.L. of said tract and the S.B.L. of the Waynie B. Carraway Estate for a distance of 187.18 feet to a ½ Inch Iron Pipe found for corner at the N.E.C. of said tract;

Thence South 01 Degrees 03 Minutes 08 Seconds East, along the E.B.L. of said tract and the W.B.L. of that certain tract to Lawrence (Vol 83 Pg 571) at 1000.47 feet pass a ½ Inch Iron Pipe found for reference and continue for a total distance of 1013.97 feet to a Point for Corner at the S.E.C. of said tract and in the paving of said Road;



BENT PINE SURVEYING, INC
10507 WATERWALL LANE
TEXAS CITY, TX 77591
FIRM # 10194326
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Page 2 of 2
Field Notes for acres cont'd

Thence South 87 Degrees 44 Minutes 01 Seconds West, along said Road and the S.B.L. of said tract for a distance of 183.95 feet to the place of beginning containing 4.3236 acres of which 0.1267 acres lies in the R.O.W. of said Road

Bearing Source: TX NC NAD83
PLAT PREPARED OF EVEN DATE.

I, **RUBEN GREGG SAXON**, Registered Professional Land Surveyor No. 5669, do hereby certify to Rodney Lefler that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of November 2024.

GIVEN UNDER MY HAND AND SEAL, this the 07th day of November 2024.

Ruben Gregg Saxon, R.P.L.S. No. 5669

