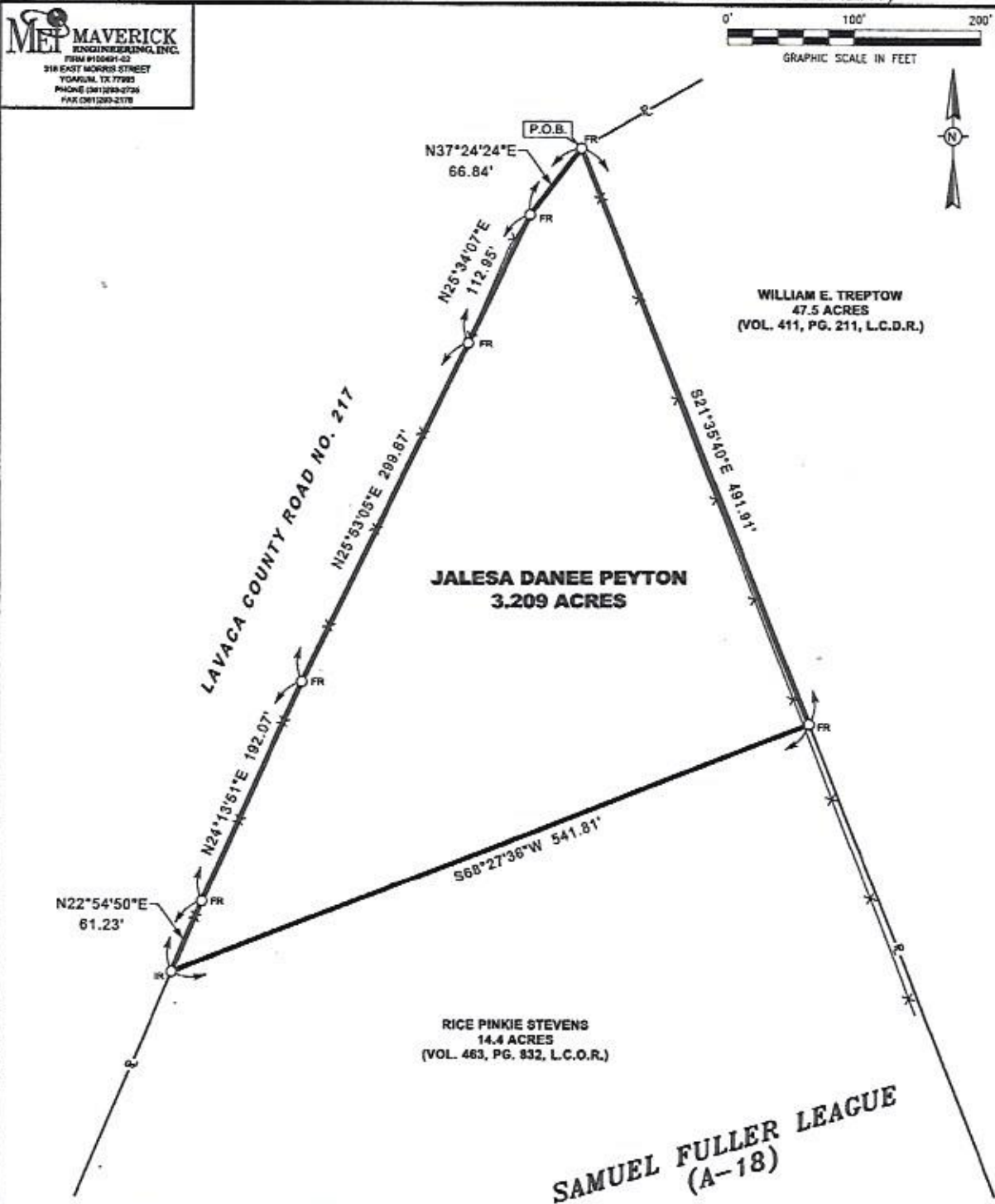
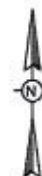


**EXHIBIT "A" - PAGE 3 OF 3 - NO SCALE**  
 (ATTACHED TO AND MADE A PART OF THE FOREGOING LEGAL DOCUMENT)

**MEP MAVERICK**  
 ENGINEERING, INC.  
 FORM #100481-02  
 318 EAST MCNAB STREET  
 YODER, TX 77983  
 PHONE (361) 283-2726  
 FAX (361) 283-2778

0' 100' 200'  
 GRAPHIC SCALE IN FEET



**GENERAL NOTES**

1. ○ FR = FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "FRANK'S SURVEYING"
1. ○ IR = FOUND 5/8" IRON ROD WITH NO CAP
2. ———— EXISTING FENCE
3. ———— PROPERTY LINE
4. ———— OVERHEAD ELECTRIC LINE
5. P.O.B. = POINT OF BEGINNING
6. L.C.O.R. = LAVACA COUNTY OFFICIAL RECORDS  
L.C.D.R. = LAVACA COUNTY DEED RECORDS
7. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
8. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

*Patrick Matusek*

PATRICK MATUREK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4518,  
 STATE OF TEXAS  
 SURVEYED JANUARY 20, 2020



SURVEY PLAT OF THAT 3.209 ACRE PARCEL OF LAND SITUATED APPROXIMATELY NINE AND ONE-HALF MILES NORTHEAST OF THE CITY OF HALLETTSVILLE IN THE SAMUEL FULLER LEAGUE (ABSTRACT NO. 18) IN LAVACA COUNTY, TEXAS AND BEING ALL OF THAT CALLED 3.2 ACRE TRACT DESCRIBED IN A GIFT DEED FROM JACKIE STEVENS PEYTON, AKA JACQUELINE PEYTON TO JALESIA DANEE PEYTON, DATED JULY 12, 2018, RECORDED IN VOLUME 785, PAGE 785 OF THE LAVACA COUNTY OFFICIAL RECORDS

**EXHIBIT "A" - PAGE 1 OF 3**  
(ATTACHED TO AND MADE A PART OF THE FOREGOING LEGAL DOCUMENT)

**JALESA DANEE PEYTON**  
**3.209 ACRES**  
**METES AND BOUNDS DESCRIPTION**

Being 3.209 acres of land situated approximately nine and one-half miles northeast of the City of Hallettsville in the Samuel Fuller League (Abstract No. 18) in Lavaca County, Texas and being all of that called 3.2 acre tract described in a Gift Deed from Jackie Stevens Peyton, aka Jacqueline Peyton to Jalesa Danee Peyton, dated July 12, 2018, recorded in Volume 795, Page 765 of the Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 3.209 acres is as follows:

**BEGINNING** at a 5/8" iron rod with red plastic cap stamped "Frank's Surveying" found for the North corner of said 3.2 acre tract, same being a northwesterly corner of the William E. Treptow 47.5 acre tract (Volume 411, Page 211 of the Lavaca County Deed Records) and in the southeasterly margin of a public road (Lavaca County Road No. 217), same also being the North corner of said 3.209 acres;

**THENCE** South 21° 35' 40" East (called South 21° 34' 35" East) with the line common to said 3.2 acre tract and said Treptow 47.5 acre tract, a distance of 491.91 feet (called 491.70 feet) to a 5/8" iron rod with red plastic cap stamped "Frank's Surveying" found for the southeast corner of said 3.2 acre tract, same being the northeast corner of the Rice Pinkie Stevens 14.4 acre tract (Volume 463, Page 832) and the southeast corner of said 3.209 acres;

**THENCE** South 68° 27' 36" West (called South 68° 25' 25" West) with the line common to said 3.2 acre tract and said Stevens 14.4 acre tract, a distance of 541.81 feet (called 541.47 feet) to a 5/8" iron rod found for the southwest corner of said 3.2 acre tract, same being the northwest corner of said Stevens 14.4 acre tract and in said southeasterly margin of Lavaca County Road No. 217, same also being the southwest corner of said 3.209 acres;

**THENCE** North 22° 54' 50" East (called North 22° 50' 07" East) with said southeasterly margin of Lavaca County Road No. 217 and with a northwesterly line of said 3.2 acre tract, a distance of 61.23 feet (called 61.37 feet) to a 5/8" iron rod with red plastic cap stamped "Frank's Surveying" found for a slight angle corner in said northwesterly line of said 3.2 acre tract, same being a slight angle corner in said northwesterly line of said 3.209 acres;

**THENCE** North 24° 13' 51" East (called North 24° 13' 09" East) continuing with said southeasterly margin of Lavaca County Road No. 217 and with said northwesterly line of 3.2 acre tract, a distance of 192.07 feet (called 192.10 feet) to a 5/8" iron rod with red plastic cap stamped "Frank's Surveying" found for a second slight angle corner in said northwesterly line of 3.2 acre tract, same being a second slight angle corner in said northwesterly line of 3.209 acres;

**THENCE** North 25° 53' 05" East (called North 25° 55' 06" East) continuing with said southeasterly margin of Lavaca County Road No. 217 and with said northwesterly line of 3.2 acre tract, a distance of 299.87 feet (called 299.68 feet) to a 5/8" iron rod with red plastic cap stamped "Frank's Surveying" found for a third slight angle corner in said northwesterly line of 3.2 acre tract, same being a third slight angle corner in said northwesterly line of 3.209 acres;

**THENCE** North 25° 34' 07" East (called North 25° 34' 27" East) continuing with said southeasterly margin of Lavaca County Road No. 217 and with said northwesterly line of 3.2 acre tract, a distance of 112.95 feet (called 112.99 feet) to a 5/8" iron rod with red plastic cap stamped "Frank's Surveying" found for a fourth slight angle corner in said northwesterly line of 3.2 acre tract, same being a fourth slight angle corner in said northwesterly line of 3.209 acres;



EXHIBIT "A" - PAGE 2 OF 3

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THENCE North 37° 24' 24" East (called North 37° 11' 19" East) continuing with said southeasterly margin of Lavaca County Road No. 217 and with said northwesterly line of 3.2 acre tract, a distance of 66.84 feet (called 66.72 feet) to the **POINT OF BEGINNING**, containing 3.209 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. The unit measure for all distances is US Survey Feet.

I hereby certify the foregoing metes and bounds description and attached survey plat were prepared from a survey performed on the ground under my supervision, and represent the facts found at the time of the survey.

*Patrick Matussek*

Patrick Matussek  
Registered Professional Land Surveyor  
Maverick Engineering, Inc., Firm # 100491-02  
License No. 4518, State of Texas  
Surveyed January 20, 2020

