

Exhibit A

BILL RASBEARY & ASSOCIATES, LLC
FIRM#10194100
Registered Professional Land Surveyor #1857
1150 Lacey Four Rd., Groveton, TX 75845
(936) 366-7516

Being ~~36.43~~ acres of land, more or less, part of the RUBEN BAKER SURVEY, A-1195, Houston County, Texas, being a portion of the land described as 75.7 acres in a Deed, dated October 26, 1973, from the Veteran's Land Board of the State of Texas to Thomas Starling recorded in Volume 524, Page 294 of the Deed Records of Houston County, Texas, further described

Being 36.63 acres of land described in metes and bounds as follows, to-wit:

Commencing at a 3" round concrete monument found for the Southeast corner of the said 73.266 acre tract, the Northwest corner of a 4,025 acre tract described in a Warranty Deed, dated July 1, 1935, from Houston County Timber Company to the United States of America recorded in Volume 171, Page 61 of the Deed Records of Houston County, Texas, the Northeast corner of a 171.60 acre tract described in a Warranty Deed with Vendor's Lien, dated March 20, 1972, from Otis M. Parks and wife, Essie Coon Parks to Thomas E. Tice and wife, Sharon Spaulding Tice recorded in Volume 492, Page 245 of the Deed Records of Houston County, Texas, the Southeast corner of a 82.68 acre tract described in a Warranty Deed, dated May 8, 1978, from Lillie Hodges, joined by her husband B. F. Hodges to Billy Trammell recorded in Volume 608, Page 26 of the Official Public Records of Houston County, Texas, the Southwest corner of the said R. BAKER SURVEY, A-1195, the Northwest corner of the JAMES HENLEY SURVEY, A-530, the Northeast corner of the BLAKE CARLTON SURVEY, A-275, and the Southeast corner of the WILLIAM GOLDMAN SURVEY, A-464 from which a 28" holly tree found for witness bears S 74° 27' 35" E 46.63 feet;

Thence N 86° 56' 51" E 800.18 feet, with the South boundary line of the said 73.266 acre tract, the South boundary line of the said R. BAKER SURVEY, A-1195, the North boundary line of the said 4,025 acre tract, and the North boundary line of the said JAMES HENLEY SURVEY, A-530, to a ½" steel reinforcing rod set for the Southeast corner of this tract being the **Point of Beginning**;

Thence N 86° 56' 51" E 868.78 feet, with the South boundary line of the said 73.266 acre tract, the South boundary line of the said R. BAKER SURVEY, A-1195, the North boundary line of the said 4,025 acre tract, and the North boundary line of the said JAMES HENLEY SURVEY, A-530, to a 1 ¼" steel pipe found for the Southeast corner of this tract, the Southeast corner of the said 73.266 acre tract, and the Northeast corner of the said JAMES HENLEY SURVEY, A-530 in a West boundary line of a 410 acre tract described as TRACT K2Aa in a Deed, dated November 8, 1935, from Trinity County Lumber Company to the United States of America recorded in Volume 173, Page 31 of the Deed Records of Houston County, Texas, and a West boundary line of the WILLIAM D. HARRISON SURVEY, A-479;

Thence two (2) lines with the most eastern East boundary line of this tract, the most southern East boundary line of the said 73.266 acre tract, the East boundary line of the said R. BAKER SURVEY, A-1195, a West boundary line of the said 410 acre tract, the West boundary line of a 16.40 acre tract described in a Warranty Deed, dated February 2, 2010, from Max A. Threadgill to Sherrie Jean Pickard recorded as Instrument #1000432 in the Official Public Records of Houston County, Texas, and a West boundary line of the said WILLIAM HARRISON SURVEY, A-479 as follows, to-wit:

- 1) N 2° 17' 49" W 728.96 feet, to a 1 ¼" steel pipe found for an angle corner of this tract, an angle corner for the said 73.266 acre tract, an angle corner of the said R. BAKER SURVEY, A-1195, a Northwest corner of the said 410 acre tract, the Southwest corner of the said 16.40 acre tract, and an angle corner of the said WILLIAM HARRISON SURVEY,

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- A-479 from which a 36" pine tree found for witness bears S 50° 47' 51" E 24.04 feet, and a 36" pine found for witness bears S 69° 06' 14" E 69.62 feet;
- 2) N 2° 27' 49" W 980.90 feet, to a ½" steel reinforcing rod found for the most eastern Northeast corner of this tract, the most eastern Northeast corner of the said 73.266 acre tract, and the Southeast corner of a 1.0 acre tract described in a Warranty Deed with Vendor's Lien, dated May 21, 1981, from Thomas Starling, a single man to Donald F. Davis and wife, Billie J. Davis recorded in Volume 689, Page 106 of the Deed Records of Houston County, Texas;

Thence S 87° 32' 11" W 104.30 feet, with the most eastern North boundary line of this tract, the most eastern North boundary line of the said 73.266 acre tract, and the most eastern South boundary line of the said 1.0 acre tract, to a ½" steel reinforcing rod set for an ell corner of this tract, an ell corner of the said 73.266 acre tract, and the most eastern Southwest corner of the said 1.0 acre tract;

Thence N 2° 27' 49" W 137.30 feet, with the second most eastern East boundary line of this tract, the second most eastern East boundary line of this tract, and the most southern West boundary line of the said 1.0 acre tract, to a ½" steel reinforcing rod set for the second most eastern Northeast corner of this tract, the second most eastern Northeast corner of the said 73.266 acre tract, and an ell corner of the said 1.0 acre tract;

Thence S 87° 32' 11" W 104.30 feet, with the second most eastern North boundary line of this tract, the second most eastern North boundary line of the said 73.266 acre tract, and the most western South boundary line of the said 1.0 acre tract, to a ½" steel reinforcing rod set for an ell corner of this tract, an ell corner of the said 73.266 acre tract, and the most western Southwest corner of the said 1.0 acre tract;

Thence N 2° 15' 44" W 140.00 feet, with the third most western East boundary line of this tract, with the third most western East boundary line of this tract, and the most northern West boundary line of the said 1.0 acre tract, passing on line at 114.39 feet a ½" steel reinforcing rod set for reference, to a point for the third most eastern Northeast corner of this tract, the third most eastern Northeast corner of the said 73.266 acre tract, and the Northwest corner of the said 1.0 acre tract in the North boundary line of the said 73.266 acre tract, in the North boundary line of the said R. BAKER SURVEY, A-1195, in the South boundary line of a 93.404 acre tract described in a Warranty Deed, dated August 11, 2017, from Max A. Threadgill and his wife, Barbara J. Threadgill to The Max A. Threadgill and Barbara J. Threadgill Revocable Living Trust recorded as Instrument #1702709 in the Official Public Records of Houston County, Texas, in the South boundary line of the P. J. BRAY SURVEY, A-214, and in County Road #527 (not known if dedicated);

Thence S 86° 38' 24" W 299.04 feet, with the third most eastern North boundary line of this tract, the third most eastern North boundary line of the said 73.266 acre tract, the North boundary line of the said R. BAKER SURVEY, A-1195, the South boundary line of the said 93.404 acre tract, and the South boundary line of the said P. J. BRAY SURVEY, A-214, to a point for the most eastern Northwest corner of this tract, the most eastern Northwest corner of the said 73.266 acre tract, and the Northeast corner of a 2.0 acre tract described in a Warranty Deed, dated December 18, 2007, from Jennifer Keristina Davis to Billy Don Davis recorded as Instrument #0800029 in the Official Public Records of Houston County, Texas;

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Thence S 2° 16' 19" E 295.39 feet, with the most eastern West boundary line of this tract, the most eastern West boundary line of the said 73.266 acre tract, and the East boundary line of the said 2.0 acre tract, passing on line at 20.69 feet a ½" steel pipe found for reference, to a 1" steel pipe found for an ell corner of this tract, an ell corner of the said 73.266 acre tract, and the Southeast corner of this said 2.0 acre tract;

Thence S 87° 38' 58" W 297.19 feet, with the second most western North boundary line of this tract, the second most western North boundary line of the said 73.266 acre tract, and the South boundary line of the said 2.0 acre tract, to a ½" steel pipe found for an ell corner of this tract, an ell corner of the said 73.266 acre tract, and the Southwest corner of the said 2.0 acre tract;

Thence N 2° 23' 15" W 294.35 feet, with the most western East boundary line of this tract, the most western East boundary line of the said 73.266 acre tract, and the West boundary line of the said 2.0 acre tract, passing on line at 274.35 feet a ½" steel pipe found for reference, to a point for the most western Northeast corner of this tract, the most western Northeast corner of the said 73.266 acre tract, and the Northwest corner of the said 2.0 acre tract in the most western North boundary line of the said 73.266 acre tract, the North boundary line of the said R. BAKER SURVEY, A-1195, the South boundary line of the said 93.404 acre tract, the South boundary line of the said P. J. BRAY SURVEY, A-214, and in the said County Road #527;

Thence S 87° 26' 58" W 61.76 feet, with the most western North boundary line of this tract, the most western North boundary line of the said 73.266 acre tract, the North boundary line of the said R. BAKER SURVEY, A-1195, the South boundary line of the said 93.404 acre tract, and the South boundary line of the said P. J. BRAY SURVEY, A-214, to a point for the most western Northwest corner of this tract;

Thence S 2° 20' 35" W 1990.86 feet, with the most western West boundary line of this tract across the said 73.266 acre tract, passing on line at 25.00 feet a ½" steel reinforcing rod set for reference, to the **point and place of Beginning**, containing 36.63 acres, 0.21 acres of which lays within the said County Road #527.

Note:

- 1) All bearings are referenced to the Texas State Plane Coordinate System, Central Zone #4203, NAD 83, theta angle = 2° 20' 37" East.
- 2) Prepared from a survey performed on the ground by me, or under my supervision, on this day without the benefit of a title commitment.

BILL RASBEARY & ASSOCIATES, LLC
FIRM #10194100



Bill E. Rasbeary
Bill E. Rasbeary
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Date: January 19, 2023