

## EXHIBIT A

### 15-FOOT WIDE ACCESS EASEMENT CENTERLINE DESCRIPTION

Being a centerline description of land situated approximately eight miles east-northeast of the City of Hallettsville in the John Morris League (Abstract No. 303) in Lavaca County, Texas, said 15-foot wide easement adjoins and/or crosses the following parent tracts:

- 1) that 2.00 acre tract and 2.273 acre road easement tract described as Tracts One and Two, respectively in a Gift Deed from Joe F. Zaruba and wife, Dorothy Zaruba to Barbara J. Steffek and husband, Donald R. Steffek, executed May 10, 1988, recorded in Volume 402, Page 624 of the Lavaca County Deed Records, said 2.273 acre road easement tract composed of a called 7.5 yard (22.5-foot strip) and a called 15-foot strip, said 7.5 yard (22.5-foot) strip described in a Warranty Deed from Charley Westfahl and wife, Ida Westfahl to Josef Zaruba, dated July 5, 1910, recorded in Volume 57, Page 142 of said Lavaca County Deed Records, said 15-foot strip described in a Warranty Deed from Anton Trlica and Emilie Evelyn Trlica to Anthony Zaruba, dated November 9, 1960, recorded in Volume 211, Page 417 of said Lavaca County Deed Records
- 2) that 111.83 acre tract described in a Gift Deed from Dorothy M. Zaruba to Beverly Jo Zaruba Stock, et al, dated April 26, 2007, recorded in Volume 412, Page 536 of the Lavaca County Official Records, said 111.83 acre tract composed of the following individual tracts
  - a) 30.80 acre First Tract less and except 2.00 acres and 1.00 acre
  - b) 29.27 acre Second Tract
  - c) 24.39 acre Third Tract
  - d) 4.88 acre Fourth Tract
  - e) 24.39 acre Fifth Tract
  - f) 1.10 acre Sixth Tract
- 3) that 112.2 acre tract described in a Warranty Deed with Vendor's Lien from Annie Mae Technik to Donald R. Steffek and wife, Barbara J. Steffek, dated April 28, 2006, recorded in Volume 379, Page 220 of said Lavaca County Official Records, said 112.2 acre tract composed of the following individual tracts
  - a) 24.39 acre First Tract (Parcel One)
  - b) 4.88 acre Second Tract (Parcel One)
  - c) 24.39 acre Parcel Two
  - d) 29.27 acre Parcel Three
  - e) 29.27 acre Parcel Four

All deed references herein are to said Lavaca County Official Records unless otherwise noted. The centerline description of said 15-foot wide (7.50 feet each side of centerline) access easement is as follows:

**COMMENCING** at fence corner post found for the occupied northwest corner of said 2.273 acre Tract Two, same being in the southerly margin of a public road (Lavaca County Road No. 142) and the northwest corner of said called 7.5 yard (22.5-foot) strip, same also being the northeast corner of the Allen L. Steffek 48.72 acre tract (Volume 20, Page 526), thence as follows:

North 68° 41' 33" East (called North 68° 58' 52" East) with said southerly margin of Lavaca County Road No. 142 and with the North line of said 2.273 acre Tract Two, a distance of 21.53 feet to the **CENTERLINE BEGINNING POINT** of said 15.00-foot wide access easement;

**THENCE** with the centerline of an existing gravel drive, leaving said Lavaca County Road No. 142, and crossing said 2.273 acre Tract Two with the following eight (8) courses:

- 1) South 19° 34' 11" East, a distance of 98.38 feet
- 2) South 20° 51' 02" East, a distance of 187.11 feet
- 3) South 21° 19' 47" East, a distance of 301.61 feet
- 4) South 21° 50' 49" East, a distance of 602.44 feet
- 5) South 21° 28' 44" East, a distance of 601.29 feet
- 6) South 21° 19' 09" East, a distance of 255.48 feet
- 7) South 20° 07' 05" East, a distance of 101.81 feet
- 8) South 21° 44' 51" East, a distance of 162.80 feet to a point in the South line of said 2.273 acre Tract Two, same being in the North line of said 29.27 acre Second Tract;

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 29.27 acre Second Tract with the following three (3) courses:

- 1) South 21° 42' 54" East, a distance of 118.71 feet
- 2) South 24° 58' 12" East, a distance of 100.76 feet
- 3) South 30° 53' 23" East, a distance of 50.30 feet to a point in the South line of said 29.27 acre Second Tract, same being in the North line of said 24.39 acre Third Tract;

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 24.39 acre Third Tract with the following six (6) courses:

- 1) South 32° 19' 33" East, a distance of 50.93 feet
- 2) South 35° 43' 50" East, a distance of 50.14 feet
- 3) South 39° 32' 53" East, a distance of 51.81 feet
- 4) South 40° 35' 49" East, a distance of 101.88 feet
- 5) South 33° 51' 16" East, a distance of 51.20 feet
- 6) South 28° 00' 04" East, a distance of 18.63 feet to a point in the South line of said 24.39 acre Third Tract, same being in the North line of said 24.39 acre Fifth Tract;

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 24.39 acre Fifth Tract with the following three (3) courses:

- 1) South 26° 03' 30" East, a distance of 83.56 feet
- 2) South 21° 36' 03" East, a distance of 101.82 feet
- 3) South 23° 10' 51" East, a distance of 103.56 feet to a point in the South line of said 24.39 acre Fifth Tract, same being in the North line of said 4.88 acre Second Tract (Parcel One);

**THENCE** South 12° 35' 22" East continuing with the centerline of said existing gravel drive and crossing said 4.88 acre Second Tract (Parcel One), a distance of 58.63 feet to a point in the South line of said 4.88 acre Second Tract (Parcel One), same being in the North line of said 24.39 acre First Tract (Parcel One);

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 24.39 acre First Tract (Parcel One) with the following seven (7) courses:

- 1) South 09° 01' 13" East, a distance of 44.81 feet
- 2) South 29° 50' 41" East, a distance of 50.49 feet
- 3) South 47° 13' 49" East, a distance of 51.40 feet
- 4) South 52° 59' 24" East, a distance of 51.36 feet
- 5) South 38° 43' 07" East, a distance of 50.59 feet
- 6) South 24° 50' 52" East, a distance of 50.79 feet;
- 7) South 04° 37' 39" East, a distance of 51.49 feet to a point in the South line of said 24.39 acre First Tract (Parcel One), same being in the North line of said 24.39 acre Parcel Two;

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 24.39 acre Parcel Two with the following five (5) courses:

- 1) South 00° 58' 17" West, a distance of 152.50 feet
- 2) South 08° 18' 05" West, a distance of 51.49 feet
- 3) South 23° 44' 47" West, a distance of 50.28 feet
- 4) South 26° 15' 32" West, a distance of 51.20 feet
- 5) South 21° 59' 16" West, a distance of 18.89 feet to a point in the South line of said 24.39 acre Parcel Two, same being in the North line of said 29.27 acre Parcel Three;

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 29.27 acre Parcel Three with the following six (6) courses:

- 1) South 21° 59' 16" West, a distance of 32.69 feet
- 2) South 19° 18' 04" West, a distance of 81.85 feet
- 3) South 17° 20' 10" West, a distance of 152.31 feet
- 4) South 11° 44' 45" West, a distance of 50.59 feet
- 5) South 13° 57' 55" West, a distance of 50.13 feet;
- 6) South 25° 56' 57" West, a distance of 45.41 feet to a point in the South line of said 29.27 acre Parcel Three, same being in the North line of said 29.27 acre Parcel Four;

**THENCE** continuing with the centerline of said existing gravel drive and crossing said 29.27 acre Parcel Four with the following eleven (11) courses:

- 1) South 25° 56' 57" West, a distance of 5.91 feet
- 2) South 33° 24' 21" West, a distance of 50.43 feet
- 3) South 37° 54' 51" West, a distance of 51.63 feet
- 4) South 45° 28' 39" West, a distance of 102.80 feet
- 5) South 51° 24' 17" West, a distance of 150.87 feet;
- 6) South 54° 55' 02" West, a distance of 102.44 feet;
- 7) South 54° 04' 43" West, a distance of 51.91 feet;
- 8) South 59° 42' 52" West, a distance of 51.68 feet;
- 9) South 63° 29' 28" West, a distance of 51.63 feet;
- 10) South 46° 04' 20" West, a distance of 50.22 feet;
- 11) South 30° 56' 20" West, a distance of 22.05 feet to the **CENTERLINE ENDING POINT** of said 15-foot wide access easement, same being in the South line of said 29.27 acre Parcel Four and in the North line of the Abdon S. Cejka called 235 acre tract (Volume 216, Page 402 of said Lavaca County Deed Records), same also being South 85° 23' 48" West 2,469.70 feet from a 1/4" iron pipe found for the northeast corner of said Cejka 235 acre tract.

All bearings shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Central Zone No. 4204. The distances shown represent surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013.

I hereby certify the foregoing centerline 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 Matusek*

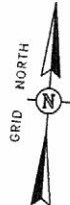
Patrick Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed November 5, 2021





0' 250' 500'

GRAPHIC SCALE IN FEET



SHEET 2 OF 2

**MEP MAVERICK**  
ENGINEERING, INC.  
FIRM #100491-02  
318 EAST MORRIS STREET  
YOKUM, TX 77985  
PHONE (361) 293-2725  
FAX (361) 293-2176

BEVERLY JO ZARUBA STOCK, ET AL  
29.27 ACRES  
(SECOND TRACT, VOL. 412, PG. 536, O.R.)

**MATCHLINE SHEET 1**  
**MATCHLINE SHEET 2**

BEVERLY JO ZARUBA STOCK, ET AL  
24.39 ACRES  
(THIRD TRACT, VOL. 412, PG. 536, O.R.)

DONALD R. STEFFEK AND WIFE,  
BARBARA J. STEFFEK  
4.88 ACRES  
(SECOND TRACT (PARCEL ONE),  
VOL. 379, PG. 220, O.R.)

BEVERLY JO ZARUBA STOCK, ET AL  
24.39 ACRES  
(FIFTH TRACT, VOL. 412, PG. 536, O.R.)

DONALD R. STEFFEK AND WIFE,  
BARBARA J. STEFFEK  
24.39 ACRES  
(FIRST TRACT (PARCEL ONE),  
VOL. 379, PG. 220, O.R.)

DONALD R. STEFFEK AND WIFE,  
BARBARA J. STEFFEK  
24.39 ACRES  
(PARCEL TWO, VOL. 379, PG. 220, O.R.)

DONALD R. STEFFEK AND WIFE,  
BARBARA J. STEFFEK  
29.27 ACRES  
(PARCEL THREE, VOL. 379, PG. 220, O.R.)

**CENTERLINE OF  
15-FOOT WIDE  
ACCESS EASEMENT**

DONALD R. STEFFEK AND WIFE,  
BARBARA J. STEFFEK  
29.27 ACRES  
(PARCEL FOUR, VOL. 379, PG. 220, O.R.)

**CENTERLINE ENDING POINT  
OF ACCESS EASEMENT**  
S85°23'48"W 2,469.70'  
(NOT TO SCALE)

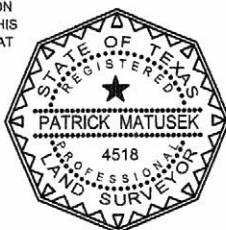
## GENERAL NOTES

1. ○ = NOTHING FOUND OR SET
2. —X—X— = EXISTING FENCE
3. —R— = PROPERTY LINE
4. O.R. = LAVACA COUNTY OFFICIAL RECORDS  
D.R. = LAVACA COUNTY DEED RECORDS
5. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE  
COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL  
ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
6. 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 Matussek*

PATRICK MATUREK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4518,  
STATE OF TEXAS  
SURVEYED NOVEMBER 5, 2021

COURSES AND DISTANCES  
ALONG CENTERLINE OF  
15-FOOT WIDE  
ACCESS EASEMENT

L15	S 40° 35' 49" E	101.88'
L16	S 33° 51' 16" E	51.20'
L17	S 28° 00' 04" E	18.63'
L18	S 26° 03' 30" E	83.56'
L19	S 21° 36' 03" E	101.82'
L20	S 23° 10' 51" E	103.56'
L21	S 12° 35' 22" E	58.63'
L22	S 09° 01' 13" E	44.81'
L23	S 29° 50' 41" E	50.49'
L24	S 47° 13' 49" E	51.40'
L25	S 52° 59' 24" E	51.36'
L26	S 38° 43' 07" E	50.59'
L27	S 24° 50' 52" E	50.79'
L28	S 04° 37' 39" E	51.49'
L29	S 00° 58' 17" W	152.50'
L30	S 08° 18' 05" W	51.49'
L31	S 23° 44' 47" W	50.28'
L32	S 26° 15' 32" W	51.20'
L33	S 21° 59' 16" W	18.89'
L34	S 21° 59' 16" W	32.69'
L35	S 19° 18' 04" W	81.85'
L36	S 17° 20' 10" W	152.31'
L37	S 11° 44' 45" W	50.59'
L38	S 13° 57' 55" W	50.13'
L39	S 25° 56' 57" W	45.41'
L40	S 25° 56' 57" W	5.91'
L41	S 33° 24' 21" W	50.43'
L42	S 37° 54' 51" W	51.63'
L43	S 45° 28' 39" W	102.80'
L44	S 51° 24' 17" W	150.87'
L45	S 54° 55' 02" W	102.44'
L46	S 54° 04' 43" W	51.91'
L47	S 59° 42' 52" W	51.68'
L48	S 63° 29' 28" W	51.63'
L49	S 46° 04' 20" W	50.22'
L50	S 30° 56' 20" W	22.05'

SURVEY PLAT OF THAT 15-FOOT WIDE ACCESS EASEMENT SITUATED  
APPROXIMATELY EIGHT MILES EAST-NORTHEAST OF THE CITY OF  
HALLETTVILLE IN THE JOHN MORRIS LEAGUE (ABSTRACT NO. 303) IN LAVACA  
COUNTY, TEXAS, SAID 15-FOOT WIDE EASEMENT ADJOINS AND/OR CROSSES  
THE FOLLOWING PARENT TRACTS:

- 1) THAT 2.00 ACRE TRACT AND 2.273 ACRE ROAD EASEMENT TRACT  
DESCRIBED AS TRACTS ONE AND TWO, RESPECTIVELY IN A GIFT DEED FROM  
JOE F. ZARUBA AND WIFE, DOROTHY ZARUBA TO BARBARA J. STEFFEK AND  
HUSBAND, DONALD R. STEFFEK, EXECUTED MAY 10, 1988, RECORDED IN  
VOLUME 402, PAGE 624 OF THE LAVACA COUNTY DEED RECORDS
- 2) THAT 111.83 ACRE TRACT DESCRIBED IN A GIFT DEED FROM DOROTHY M.  
ZARUBA TO BEVERLY JO ZARUBA STOCK, ET AL, DATED APRIL 26, 2007,  
RECORDED IN VOLUME 412, PAGE 536 OF THE LAVACA COUNTY OFFICIAL  
RECORDS
- 3) THAT 112.2 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S  
LIEN FROM ANNIE MAE TECHNIK TO DONALD R. STEFFEK AND WIFE, BARBARA  
J. STEFFEK, DATED APRIL 28, 2006, RECORDED IN VOLUME 379, PAGE 220 OF  
SAID LAVACA COUNTY OFFICIAL RECORDS