

Exhibit "A"

Cecil V. Wellborn, et. ux.
to
Earl H. Wellborn

2397

DEED

VOL. 419 PAGE 845

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF KERR §

That we, CECIL V. WELLBORN, and wife, SELMA K. WELLBORN, of the County of Kerr and State of Texas, for and in consideration of the sum of Ten & No/100 (\$10.00) Dollars, and other good and valuable consideration to us in hand paid by EARL H. WELLBORN, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said EARL H. WELLBORN, as his separate property and estate, and for his sole use and benefit, all of our right, title and interest in and to the following described real property, and being an undivided one-half (1/2) interest in and to the following described property, to-wit:

TRACT NO. I: Being 78.70 acres of land, more or less, out of Survey No. 46, Elisha Williams, Abstract No. 351, situated in Kerr County, Texas; and 14.49 acres of land, more or less, out of Survey No. 596, Abstract No. 357, situated in Kerr County, Texas, and being more particularly described by metes and bounds as follows, to-wit; and being 93.19 acres of land, more or less:

BEGINNING at a 1/2" iron stake set in the East line of said 213.33 acres tract at its intersection with the southeast right-of-way line of Texas State F. M. Highway No. 480, to mark the Northeast corner of the herein described tract;

THENCE with a fence line along the East line of said 213.33 acres tract which forms the most Easterly line of the herein described tract; S. 00° 05' E. 764.62 feet to a fence angle post and S. 00° 27' E. 2200.33 feet to a fence corner post set in the South line of said Survey No. 46, which marks the most Easterly Southeast corner of said 213.33 acre tract and the herein described tract;

THENCE with a fence line along the South line of said Survey No. 46 which forms the South line of said 213.33 acres tract and a South line of the herein described tract; S. 89° 45' W. 524.96 feet to a fence corner post to mark a re-entrant corner of the herein described tract;

THENCE with a fence line which forms an East line of the herein described tract; S. 3° 49' W. 450.24 feet to a fence corner post in the South line of said Survey No. 596, to mark a Southeast corner of the herein described tract;

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THENCE with a fence line along the South line of said Survey No. 596, which forms the most Southerly South line of the herein described tract; N. 89° 50' W. 712.97 feet to a fence angle post, S. 89° 27' W. 361.76 feet to a fence post, S. 89° 04' W. 255.07 feet to a fence corner post which marks the Southwest corner of said 51.3 acre tract and the herein described tract;

THENCE with the West boundary of said 51.3 acre tract which forms the West boundary of the herein described tract; N. 20° 30' W. 172.60 feet to a 1/2" iron stake, N. 16° 03' W. 76.31 feet to a 1/2" iron stake, and N. 01° 09' E. 220.00 feet to a fence corner post which marks the Northwest corner of said 51.3 acre tract, the Southwest corner of said 213.33 acre tract and the Southwest corner of said Survey No. 46;

THENCE with a fence line along the West line of said Survey No. 46 which forms the West line of said 213.33 acre tract and the West line of the herein described tract; N. 00° 03' E. 600.66 feet to a fence angle post and N. 00° 19' W. 316.56 feet to a fence corner post set in the Southeast right-of-way line of said F. M. Highway No. 480 to mark the Northwest corner of the herein described tract;

THENCE along said right-of-way line which forms the Northwest boundary of the herein described tract; N. 59° 56' E. 748.55 feet to a concrete right-of-way marker, along a circular curve to the left having a central angle of 32° 22' 26" for an arc length of 843.24 feet to a concrete right-of-way marker, N. 27° 36' E. 494.49 feet to a concrete right-of-way marker, along a circular curve to the right having a central angle of 17° 21' 14" for an arc length of 675.99 feet to a concrete right-of-way marker, and N. 48° 32' E. 133.46 feet to the point of BEGINNING, containing 14.49 acres out of Survey No. 596 and 78.70 acres out of Survey No. 46 for a total of 93.19 acres of land, more or less, within these metes and bounds. SAVE AND SUBJECT to a twenty foot (20') wide access easement along the west and most southerly boundary of the herein described tract.

TRACT NO. II: Being 6.22 acres of land, more or less, out of Survey No. 46, Elisha Williams, Abstract No. 351, situated in Kerr County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron stake in the bed of Verde Creek which marks the most Easterly Northeast corner of said 213.33 acres tract and the Northeast corner of the herein described tract;

THENCE with the East boundary of said 213.33 acres tract which forms the East boundary of the herein described tract, S. 00° 17' W. 359.99 feet to a 1/2" iron stake set in the Northwest right-of-way line of Texas State F. M. Highway No. 480 to mark the Southeast corner of the herein described tract;

THENCE along said right-of-way line which forms the Southeast boundary of the herein described tract; S. 48° 00' W. 230.05 feet to a 1/2" iron stake, S. 41° 45' W. 63.86 feet to a 1/2" iron stake, S. 35° 40' W. 150.00 feet to a 1/2" iron stake, S. 30° 11' W. 27.00 feet to a concrete right-of-way marker, S. 36° 04' W. 349.32 feet to a concrete right-of-way marker, and S. 27° 37' W. 645.01 feet to a 1/2" iron stake set to mark the South corner of the herein described tract;

THENCE with the Southwest boundary of the herein described tract; N. 56° 44' W. passing at 46.17 feet a 30" diameter Cypress tree and continuing for a total distance of 76.30 feet to the center line of Verde Creek for the most Westerly corner of the herein described tract;

THENCE with the meanders of the center line of Verde Creek which forms a Northwest boundary of the herein described tract; N. 39° 43' E. 103.20 feet, N. 30° 03' E. 215.17 feet and N. 18° 46' E. 419.40 feet for a re-entrant corner of the herein described tract;

THENCE with a West boundary of the herein described tract; N. 01° 23' W. 95.10 feet to a fence end post on the Northwest low bank of Verde Creek for the Northwest corner of the herein described tract;

THENCE along said creek bank which forms the Northwest boundary of the herein described tract: N. 30° 21' E. 473.45 feet to a 1/2" iron stake; N. 13° 40' E. 180.17 feet to a 1/2" iron stake at the upstream base of a 6" diameter Pecan tree, N. 46° 29' E. 151.94 feet to a 1/2" iron stake in the bed of said creek, N. 56° 29' E. 158.58 feet to a 5/8" iron stake on the Northwest low bank of said Creek, and S. 74° 43' E. 56.30 feet to the point of BEGINNING, containing 6.22 acres of land, more or less, within these metes and bounds.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said EARL H. WELLBORN, as his separate property and estate, and for his sole use and benefit, his heirs, and assigns forever.

WITNESS OUR HANDS this 4th day of March, A. D. 1987.

FILED FOR RECORD
at 10:46 o'clock A.M.

MAR 23 1987

PATRICIA DYE
Clerk County Court, Kerr County, Texas
By Jimmie C. Hutton Deputy

Cecil V. Wellborn
Cecil V. Wellborn

Selma K. Wellborn
Selma K. Wellborn

THE STATE OF TEXAS §
THE COUNTY OF Dallas §

This instrument was acknowledged before me, this 4th day of March, 1987, by the said Cecil V. Wellborn and his wife, Selma K. Wellborn.

John W. King
Notary Public, State of Texas

Print name of notary John W. King

My commission expires 7-23-90

Address of Grantee:

Earl H. Wellborn, Rt. 3, Box 51
Center Point, Texas 78010



Cecil V. Wellborn, et. ux.

to

Earl H. Wellborn

FILED FOR RECORD

at 10:46 o'clock A.M.

MAR 23 1987 ✓

PATRICIA DYE
Clerk County Court, Kerr County, Texas
By *Summie C. Hunter* Deputy

DEED

RETURN TO:
Earl H. Wellborn ✓
Rt. 3, Box 51
Center Point, Tx.
78010

JOE BURKETT, JR.
ATTORNEY AT LAW
SCHREINER BANK BUILDING
P.O. BOX 671
KERRVILLE, TEXAS 78029-0671

Filed for record March 23, 1987 at 10:46 o'clock A.M.
Recorded March 30, 1987
PATRICIA DYE, Clerk By *Summie C. Hunter* Deputy