

# Exhibit "A"

## BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State  
PO Box 284 Junction, Texas 76849  
Phone: (830) 928-4070 • Email: benge.bls@gmail.com  
www.bushonglandsurveying.com

### **DESCRIPTION OF 101.89 ACRES OF LAND OUT OF SURVEY NO. 320, J.A. CUNNINGHAM, BANDERA COUNTY, TEXAS.**

Being 101.89 acres of land, a part of Survey No. 320, J.A. Cunningham, Abstract No. 75, lying and being situated in Bandera County, Texas. Subject tract being all of the lands described as 94.08 acres in a deed from Betty M. Garrison to Gina Lea Sawyer dated October 25, 2021 and recorded in Document 00248198 of the Official Public Records of Bandera County, Texas, and all of the lands described as 7.81 acres in Exhibit A-1 of a deed from Paul Lavon Garrison, Jr., to Paul Lavon Garrison, Jr. and Betty M. Garrison, dated December 15, 2008 and recorded in Volume 845, Page 229 of the Official Public Records of Bandera County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake found at a 3-way fence corner post marking the most westerly northwest corner of a certain 67.19 acre tract (Doc. 00248196) and southwest corner of said 94.08 acre tract;

THENCE S 88° 54' E (basis of bearings – GPS True North) along or near fence with the common line between said 67.19 acre tract and said 94.08 acre tract, also being the common line between subject tract and a certain 53.98 acre tract (this day surveyed) a distance of 1334.46 feet to a found 5/8" iron stake marking the most northerly northeast corner of said 67.19 acre tract, west corner of a certain 74.80 acre tract (Doc. 00248197), and a southeast corner of said 94.08 acre tract;

THENCE with the common line between said 94.08 acre tract and said 74.80 acre tract, also being the common line between subject tract and said 53.98 acre tract as follows:

N 47° 10' E, 769.43 feet; found 5/8" iron stake

N 89° 39' E, a distance of 1107.57 feet to a found 5/8" iron stake marking the most easterly southeast corner of said 94.08 acre tract and a reentrant corner of said 74.80 acre tract;

THENCE east of an existing caliche road, common line between said 74.80 acre tract and said 94.08 acre tract, also being the common line between subject tract and a certain 39.58 acre tract (this day surveyed), and east of an existing 30' wide road easement (Vol. 800, Pg. 734) as follows:

N 24° 19' E, 212.11 feet; found 5/8" iron stake

N 14° 08' E, 106.48 feet; found 5/8" iron stake

N 8° 39' W, 89.47 feet; found 5/8" iron stake

N 26° 24' W, 370.47 feet; found 5/8" iron stake

N 17° 41' W, a distance of 164.59 feet to a found 5/8" iron stake marking most westerly southwest corner of a certain 98.38 acre tract (Doc. 00248199), most northerly northwest corner of said 74.80 acre tract, most westerly southwest corner of a certain 52.25 acre tract (this day surveyed), and most northerly northwest corner of said 39.58 acre tract;

THENCE with the approximate center of an existing caliche road, west line of said 98.38 acre tract, east line of said 94.08 acre tract, west line of said 55.25 acre tract, and along said 30' wide road easement, as follows:

N 3° 10' W, 141.16 feet; found ½" cotton spindle

N 12° 12' E, 390.72 feet; found 5/8" iron stake

N 25° 09' W, a distance of 90.89 feet to a point on low water crossing marking the lower northwest corner of said 52.25 tract and south corner of a certain 41.51 acre tract (this day surveyed);

THENCE with the approximate center of an existing caliche road, west line of said 98.38 acre tract, east line of said 94.08 acre tract, also being the common line between subject tract and said 41.51 acre tract, and along said existing 30' wide road easement, as follows:

N 25° 09' W, 49.69 feet; found 5/8" iron stake

N 55° 32' W, 614.02 feet; found ½" cotton spindle

N 30° 54' W, 486.74 feet; found ½" cotton spindle

N 35° 41' W, a distance of 282.46 feet to a found ½" iron stake marking the northeast corner of said 7.81 acre tract and north corner of said 94.08 acre tract;

THENCE N 28° 38' W with the approximate center of an existing caliche road, west line of said 98.38 acre tract, and northeast line of said 7.81 acre tract, also being the common line between subject tract

and said 41.51 acre tract, and along said existing 30' wide road easement, a distance of 53.58 feet to a found 1/2" cotton spindle marking the north corner of said 7.81 acre tract, north corner of subject tract, east corner of a certain 44.55 acre tract (Doc. 00248196), and east corner of a certain 44.54 acre tract (this day surveyed);

THENCE with the common line between said 44.55 acre tract and said 7.81 acre tract also being the common line between subject tract and said 44.54 acre tract, as follows:

S 26° 53' W, 108.86 feet; found 5/8" iron stake

S 39° 27' W, 101.87 feet; found 1/2" iron stake

S 65° 02' W, 139.42 feet; found 1/2" iron stake

S 82° 30' W, 129.38 feet; found 1/2" iron stake

S 74° 53' W, 199.81 feet; found railroad spike

S 0° 40' W, 485.66 feet; found 1/2" iron stake marking the southwest corner of said 7.81 acre tract and a northwest corner of said 94.08 acre tract;


THENCE S 17° 50' E with the common line between said 44.55 acre tract and said 94.08 acre tract, also being the common line between subject tract and said 44.54 acre tract a distance of 1091.37 feet to a 5/8" iron stake found in fence marking the southeast corner of said 44.55 acre tract, a reentrant corner of said 94.08 acre tract, southeast corner of said 44.54 acre tract, and a reentrant corner of subject tract;

THENCE S 79° 18' W along or near fence with the common line between said 44.55 acre tract and said 94.08 acre tract, also being the common line between subject tract and said 44.54 acre tract a distance of 1169.88 feet to a found 1/2" iron stake near a 3-way fence corner post marking the southwest corner of said 44.55 acre tract and most westerly northwest corner of said 94.08 acre tract;

THENCE S 29° 24' W along or near fence with the lower west line of said 94.08 acre tract and east line of a certain 200.25 acre tract (Vol. 728, Pg. 267) a distance of 1175.70 feet to the place of BEGINNING.

Surveyed on the ground September - October, 2022. Job No. 3874 (Garrison.trv)

I, Benge L. Bushong certify that this survey was made on the ground, under my supervision, on the date shown.

  
Benge L. Bushong  
R.P.L.S. No. 5690  
Firm# 10055200

