

B Gore 12/22/2017
Engineering Department
Kerr County, TX

FIRM Panel: 48265C0450F
Effective Date: 3/3/2011

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It represents only approximate relative locations.

200 100 0 200 Feet

EXHIBIT A

FIELD NOTES DESCRIPTION OF A CERTAIN 8.06 ACRE TRACT OF LAND LOCATED ON RIVER ROAD IN HUNT, KERR COUNTY, TEXAS

BEING ALL OF A CERTAIN 8.06 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND OUT OF THE CYRUS DAVIS SURVEY NO. 678, ABSTRACT NO. 134, IN KERR COUNTY, TEXAS; COMPRISING: 1) 3 TRACTS TOTALING 7.038 ACRES DESCRIBED IN DEED FROM ROBERT L. BRADLEY ET UX TO NANCY CAPPS BRADLEY AS TRUSTEE, DATED THE 31ST DAY OF DECEMBER, 1995, AND RECORDED IN VOLUME 828, PAGE 115, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS, AND 2) 1.01 ACRES DESCRIBED IN SPECIAL WARRANTY DEED FROM ROBERT L. BRADLEY ET UX TO NANCY CAPPS BRADLEY, AS TRUSTEE, EXECUTED THE 28TH DAY OF OCTOBER, 1994, AND RECORDED IN VOLUME 772, PAGE 583, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60 penny nail set in a found $\frac{1}{2}$ " iron pipe at the north edge of the asphalt of River Road W., a public road, for the northerly northeast corner hereof, which point bears approximately 403 ft. east and 130 ft. south from the Southeast corner of the H.P. Garrison Survey No. 630;

THENCE along the northeast line hereof: 1) S 41° 51' 50" W crossing River Road W., 19.24 ft. to a $\frac{1}{2}$ " iron stake set on the southwest side of said road; and 2) S 60° 47' 13" E 53.36 ft. to a set $\frac{1}{2}$ " iron stake for the most easterly corner hereof, from which a 5" cedar post bears 2.5 ft. S 16° 58' E;

THENCE along the southeast line hereof, generally along the remains of an old fence: 1) S 32° 43' 36" W 570.53 ft. to an old 6" cedar fence post, from which a found $\frac{1}{2}$ " iron stake bears 1.1 ft. S 03° 47' E; and 2) S 21° 51' 36" W 44.12 ft. to a found $\frac{1}{2}$ " iron pipe, for the easterly southeast corner hereof, the northeast corner of that 2.13 acre tract conveyed to Frank Lee Bruno by deed recorded in Volume 1790, Page 275, Official Public Records of Kerr County, Texas, a westerly corner of that 3.97 acre tract conveyed to Lattimore Family Ltd. by deed recorded in Volume 672, Page 26, Real Property Records of Kerr County, Texas;

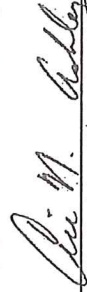
THENCE with the common line of said 2.13 acre tract, leaving said fence: 1) N 62° 59' 59" W at 100 ft. passing a found $\frac{1}{2}$ " iron stake, continuing for a total distance of 261.24 ft. to a found $\frac{1}{2}$ " iron pipe, the northwest corner of said 2.13 acre tract; and 2) S 10° 39' 40" W at 417.63 ft. passing a $\frac{1}{2}$ " iron stake found on high river bank, continuing for a total distance of 480.21 ft. to a point on the north bank of the North Fork of the Guadalupe River, for the southerly southeast corner hereof, at or near the southwest corner of said 2.13 acre tract;

THENCE with the meanders of said north river bank: 1) N 80° 14' 40" W 42.30 ft.; 2) S 78° 36' 54" W 39.75 ft.; 3) N 75° 58' 29" W 60.85 ft.; 4) N 29° 55' 50" W 12.43 ft.; and 5) N 60° 23' 27" W 51.99 ft. to the southwest corner hereof, at or near the southeast corner of that 2.84 acre tract conveyed to DFL Investments Ltd. by deed recorded in Volume 1551, Page 758, Official Public Records of Kerr County, Texas;

THENCE with the southeast line of said 2.84 acre tract: 1) N 10° 38' 20" E at 26.86 ft. passing a $\frac{1}{2}$ " iron stake found on the northwest side of a 5 ft. Cypress tree, continuing for a total distance of 332.56 ft. to a found $\frac{1}{2}$ " iron stake; 2) N 36° 59' 16" E 218.73 ft. to a found $\frac{1}{2}$ " iron pipe; and 3) N 10° 41' 43" E at 46.86 ft. passing a fence, continuing for a total distance of 126.47 ft. to a $\frac{1}{2}$ " iron stake found in fence line, the northeast corner of said 2.84 acre tract, in the southeast line of Lot 4, of River Road Ranch, a subdivision of record in Volume 7, Page 309, Plat Records of Kerr County, Texas;

THENCE with the southeast line of said Lot 1: 1) N 36° 59' 24" E generally along a fence 221.30 ft. to a found $\frac{1}{2}$ " iron stake; and 2) leaving said fence N 36° 59' 53" E at 268.16 ft. passing a $\frac{1}{2}$ " iron stake found at the east corner of said Lot 1, on the southwest side of River Road W., leaving the common line with said Lot 1, and crossing River Road W., for a total distance of 313.35 ft. to a found $\frac{1}{2}$ " iron stake, for the north corner hereof;

THENCE along the northeast line hereof S 54° 04' 57" E 326.63 ft. to the PLACE OF BEGINNING containing 8.06 acres of land, more or less, within these metes and bounds. A plat of this survey has been prepared. Dated this the 2nd day of December, 2010.



Eric N. Ashley Registered Professional Land Surveyor No. 4617
(JOHNSON, LARRY SACHUNT.FND 168 NO. 6204F)

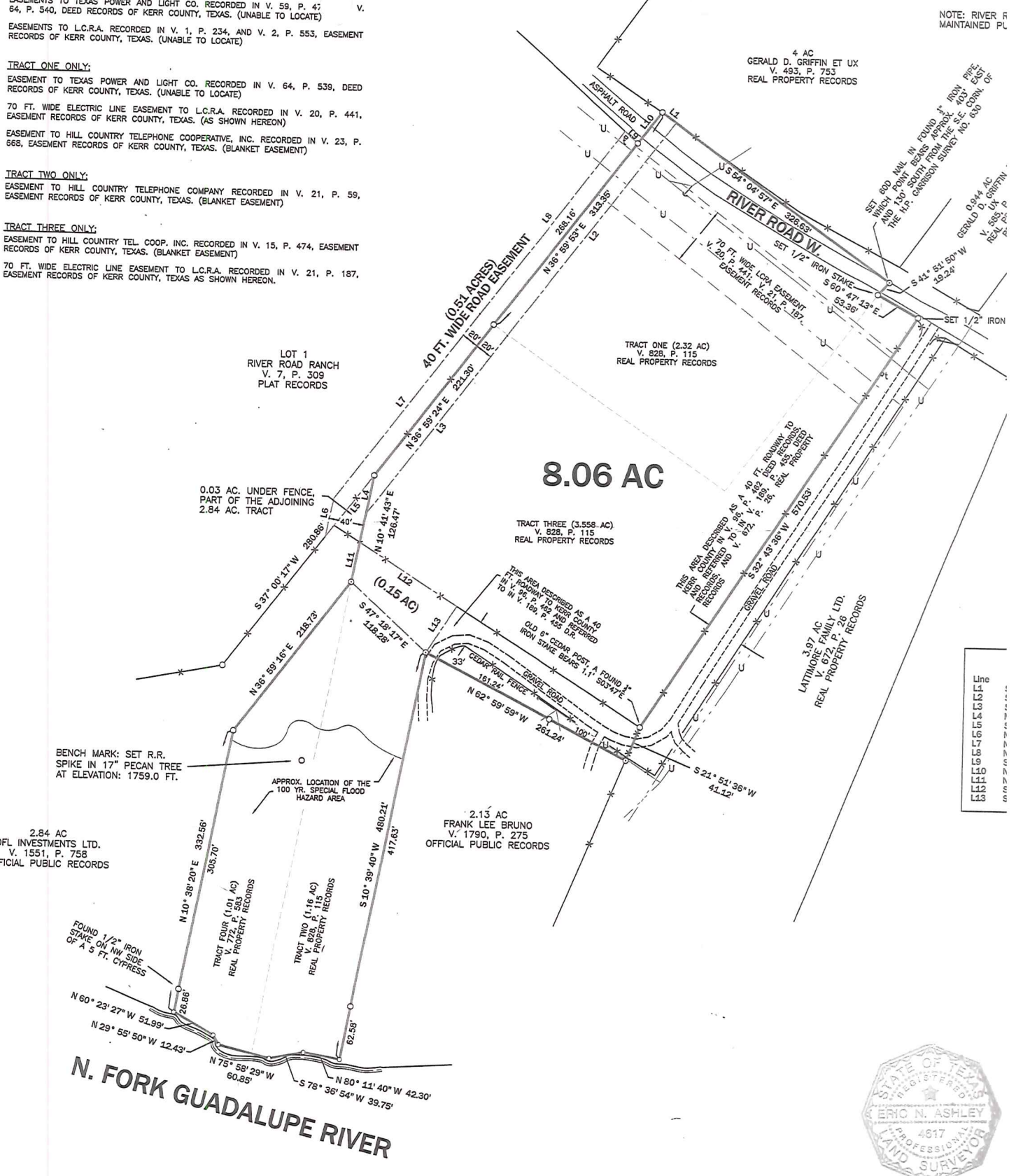


EASEMENTS TO TEXAS POWER AND LIGHT CO. RECORDED IN V. 59, P. 47
64, P. 540, DEED RECORDS OF KERR COUNTY, TEXAS. (UNABLE TO LOCATE)
EASEMENTS TO L.C.R.A. RECORDED IN V. 1, P. 234, AND V. 2, P. 553, EASEMENT
RECORDS OF KERR COUNTY, TEXAS. (UNABLE TO LOCATE)

TRACT ONE ONLY:
EASEMENT TO TEXAS POWER AND LIGHT CO. RECORDED IN V. 64, P. 539, DEED
RECORDS OF KERR COUNTY, TEXAS. (UNABLE TO LOCATE)
70 FT. WIDE ELECTRIC LINE EASEMENT TO L.C.R.A. RECORDED IN V. 20, P. 441,
EASEMENT RECORDS OF KERR COUNTY, TEXAS. (AS SHOWN HEREON)
EASEMENT TO HILL COUNTRY TELEPHONE COOPERATIVE, INC. RECORDED IN V. 23, P.
668, EASEMENT RECORDS OF KERR COUNTY, TEXAS. (BLANKET EASEMENT)

TRACT TWO ONLY:
EASEMENT TO HILL COUNTRY TELEPHONE COMPANY RECORDED IN V. 21, P. 59,
EASEMENT RECORDS OF KERR COUNTY, TEXAS. (BLANKET EASEMENT)

TRACT THREE ONLY:
EASEMENT TO HILL COUNTRY TEL. COOP. INC. RECORDED IN V. 15, P. 474, EASEMENT
RECORDS OF KERR COUNTY, TEXAS. (BLANKET EASEMENT)
70 FT. WIDE ELECTRIC LINE EASEMENT TO L.C.R.A. RECORDED IN V. 21, P. 187,
EASEMENT RECORDS OF KERR COUNTY, TEXAS AS SHOWN HEREON.



- Line
- L1
- L2
- L3
- L4
- L5
- L6
- L7
- L8
- L9
- L10
- L11
- L12
- L13



THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION. THE VISIBLE OR APPARENT EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN HEREON. THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 48265C0650 E.

DATED THIS THE 2ND DAY OF DECEMBER, 2011 TO SHOW ROAD EASEMENT AND (REV. JULY 7, 2011 TO SHOW CURRENT F.E.M.A. PANEL)

Eric N. Ashley
ERIC N. ASHLEY
REGISTERED PROFESSIONAL LAND SURVEYOR

N. ASHLEY
SURVEYOR
7 "A" ST.
E, TEXAS 78028