

# EXHIBIT A

## BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State  
106 North 8<sup>th</sup> Street • Junction, Texas 76849  
Phone: (830) 928-4070 • Email: benge.blis@gmail.com  
www.bushonglandsurveying.com

### DESCRIPTION OF 9.48 ACRES OUT OF SURVEY NO. 410, B.B.B.&C. RY. CO., KERR COUNTY, TEXAS.

Being 9.48 acres of land, a part of Survey No. 410, B.B.B.&C. Ry. Co., Abstract No. 49, lying and being situated in Kerr County, Texas. The said 9.48 acre tract being comprised of the lands described as Tract One of 2.00 acres, Tract Two of 3.00 acres, and Tract Three of 4.51 acres in a deed from Mary Geraldine Henderson to John Allen Henderson dated May 8, 2008 and recorded in Volume 1676, Page 529 of the Official Public Records of Kerr County, Texas. The said 9.48 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ¼" iron pipe found at the base of a fence corner post in the southwest right-of-way line of Texas State Highway No. 27 marking the east corner of a certain 5.83 acre tract (Inst. 20-00287 OPR) and taken as the north corner of said 2.00 acre tract, from which a found 5/8" iron stake marking the north corner of said 5.83 acre tract bears N 64° 13' W, 329.96 feet;

THENCE S 64° 24' E (basis of bearings – GPS readings) with the southwest right-of-way line of said highway and northeast line of said 2.00 acre tract a distance of 272.36 feet to a pipe 2-way fence corner post taken as the east corner of said 2.00 acre tract and marking the north corner of a certain 85 acre tract (Inst. 18-06130 OPR);

THENCE S 30° 59' W with the southeast line of said 2.00 acre tract and said 3.00 acre tract, and southeast line of Hoot Owl Hollow (called to be a 40' strip and an apparent county road in Vol. 1676, Pg. 529), along or near fence, a distance of 685.23 feet to a found ½" iron stake marking the south corner of said 3.00 acre tract and east corner of said 4.51 acre tract;

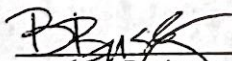
THENCE S 29° 28' W with the southeast line of said 4.51 acre tract and southeast line of said Hoot Owl Hollow, along or near fence, a distance of 430.26 feet to a point marking the south corner of said 4.51 acre tract and east corner of a certain 1.50 acre tract (Vol. 698, Pg. 629 DR), from which a railroad tie fence post bears S 73° 34' W, 3.98 feet and a pipe 3-way fence corner of post taken as the south corner of said 1.50 acre tract and east corner of a certain 61.32 acre tract (Inst. No. 12-00533) bears S 29° 28' W, 135.33 feet;

THENCE N 69° 47' W crossing said Hoot Owl Hollow with the common line between said 4.51 acre tract and said 1.50 acre tract, along or near fence, a distance of 472.53 feet to a point marking the west corner of said 4.51 acre tract, from which a creosote 3-way fence corner post bears N 47° 31' E, 2.36 feet, a ½" iron stake marked "Voelkel" found marking the south corner of a certain 4.01 acre tract (Vol. 1749, Pg. 73 OPR) bears S 39° 45' W, 141.62 feet;

THENCE N 39° 45' E along or near fence with the northwest lines of said 2.00 acre tract, 3.00 acre tract, and 4.51 acre tract, southeast line of said 4.01 acre tract, and southeast line of said 5.83 acre tract a distance of 1191.88 feet to the place of BEGINNING.

Surveyed the ground April 20, 2020. Job No. 3518

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

