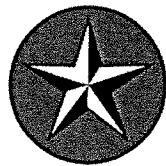


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EXHIBIT " A "

# SEARCHERS

## LAND SURVEYING, LLC

MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966

P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211

www.searchersls.com

**LEGAL DESCRIPTION:** Being 200.00 acres of land, approximately 89.71 acres out of the C. Welgehausen Survey No. 388, Abstract No. 1278, approximately 44.46 acres out of the Emil Welgehausen Survey No. 700, Abstract No. 1809, and approximately 65.83 acres out of the Central and M. R.R. Co. Survey No. 487, Abstract No. 998 in Gillespie County, Texas and being a portion of that certain 496.56 acre tract described in Instrument No. 20190502 of the Official Public Records of Gillespie County, Texas; Said 200.000 acre tract being more particularly described as follows:

**BEGINNING** at a 2.5 inch pipe fence corner post found in the south line of the P. Bugler Survey No. 489, Abstract No. 49 and the south line of that certain 320 acre tract recorded in Instrument No. 20125222 of said Official Public Records and described in Volume 3, Page 249 of the Deed Records of Gillespie County, Texas, for the northeast corner of the Jacob Land Survey No. 388, Abstract No. 1234, the northwest corner of said Abstract No. 1278, the northeast corner of that certain 102.7 acre tract described in Instrument No. 20124857 of said Official Public Records, the northwest corner of said 496.56 acre tract, and the northwest corner hereof, and from which a 1/2 inch iron rod found bears North 76°39'43" East a distance of 0.98 feet;

**THENCE** North 89°41'18" East a distance of 2910.46 feet along the south line of said Abstract No. 49, the south line of the Henry Clipperd Survey No. 486, Abstract No. 114, the north line of said Abstract No. 1278, the north line of said Abstract 1809, the north line of said Abstract No. 998, the south line of said 320 acre tract, the south line of that certain 20 acre tract, Tract 2, described in Volume 581, Page 896 of said Official Public Records, the south line of that certain 300 acre tract, Tract 1, described in said Volume

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581, Page 896, and the north line of said 496.56 acre tract to a cotton spindle found for the northwest corner of that certain 448.88 acre tract described in Instrument No. 20180894 of said Official Public Records, the northeast corner of said 496.56 acre tract, and the northeast corner hereof;

THENCE along the centerline of Welgehausen Road, the west line of said 448.88 acre tract, and the east line of said 496.56 acre tract, the following 14 courses:

1. South 34°40'51" East a distance of 198.51 feet to a cotton spindle found;
2. Along a non-tangent curve to the right having an arc length of 235.38 feet, a radius of 375.00 feet, a chord that bears South 16°43'03" East a distance of 231.53 feet to a cotton spindle found;
3. South 01°16'37" West a distance of 366.19 feet to a cotton spindle found;
4. Along a non-tangent curve to the right having an arc length of 344.79 feet, a radius of 500.00 feet, and a chord that bears South 21°02'25" West a distance of 338.00 feet to a cotton spindle found;
5. South 40°46'16" West a distance of 116.34 feet to a cotton spindle found;
6. South 44°19'50" West a distance of 331.08 feet to a cotton spindle found;
7. Along a non-tangent curve to the left having an arc length of 108.65 feet, a radius of 145.00 feet, and a chord that bears South 22°48'47" West a distance of 106.13 feet to a cotton spindle found;
8. South 01°23'40" West a distance of 179.28 feet to a cotton spindle found;
9. Along non-tangent curve to the left having an arc length of 140.46 feet, a radius of 85.00 feet, and a chord that bears South 46°00'10" East a distance of 125.01 feet to a cotton spindle found;
10. North 86°41'43" East a distance of 118.90 feet to a cotton spindle;
11. Along non-tangent curve to the right having an arc length of 227.19 feet, a radius of 275.00 feet, and a chord that bears South 69°38'54" East a distance of 220.79 feet to a cotton spindle found;
12. Along a compound non-tangent curve to the right having an arc length of 291.39 feet, a radius of 487.29 feet, and a chord that bears South 28°50'03" East a distance of 287.07 feet to a cotton spindle found;
13. South 11°50'09" East a distance of 201.20 feet to a cotton spindle found;

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14. South 14°35'59" East a distance of 204.86 feet to a mag nail with washer marked "SEARCHERS RPLS 6275" set for the southeast corner hereof, and from which a cotton spindle found in the centerline of said Welgehausen Road for a corner of said 496.56 acre tract bears South 14°35'59" East a distance of 632.51 feet;

THENCE crossing said 496.56 acre tract, the following 3 courses:

1. South 89°37'16" West a distance of 814.43 feet to a 1/2 inch iron rod set;
2. South 42°09'12" West a distance of 900.29 feet to a 1/2 inch iron rod set;
3. North 90°00'00" West a distance of 1782.18 feet to a 1/2 inch iron rod set in the east line of said 102.7 acre tract and the west line of said 496.56 acre tract, for the southwest corner hereof, and from which a 6 inch cedar fence corner post found for a corner of said 496.56 acre tract bears South 00°59'07" East a distance of 198.08 feet;

THENCE North 00°59'07" West a distance of 3129.41 feet along the east line of said 102.7 acre tract and the west line of said 496.56 acre tract to the POINT OF BEGINNING containing 200.000 acres of land, more or less.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Mary Lynn Rusche*

Mary Lynn Rusche, County Clerk

Gillespie County Texas

May 09, 2019 03:39:18 PM

FEE: \$44.00

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