

EXHIBIT "A"

Being all of a certain tract or parcel of land out of F. A. Sawyer Survey No. 109, Abstract No. 306, in Kerr County, Texas; part of 106.23 acres conveyed as Tract I to Donald L. Swanson, et al, from Jack L. Terry, et al, by a Warranty Deed with Third Party Vendor's Lien executed the 13th day of April, 2004 and recorded in Volume 1348 at Page 206 of the Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at an ½" iron stake found at a three-way fence cornerpost for the southeast corner of the herein described tract and said 106.23 acres, the northeast corner of Lot No. 8 of Silver Hills, a subdivision of record in Volume 3 at Page 43 of the Plat Records of Kerr County, Texas, in the west right-of-way line of Pass Creek Road, a private road as established by Paso Creek Ranch subdivision plat, of record in Volume 7 at Page 152 of the Plat Records of Kerr County, Texas; which point bears, approximately, 7206 ft. S.45°W. and 3453 ft. S.45°E. from the north corner of said Survey No. 109;

THENCE, along a fence with the common line between said 106.23 acres and said Lot No. 8: S.89°45'43"W. 644.46 ft. (S.89°45'W. 683.64 ft.) to a gate hinge post marked with a set ½" iron stake; and S.89°26'21"W. 981.99 ft. (S.89°26'W. 941.65 ft.) to ½" iron stake found at a three-way cornerpost for the southwest corner of the herein described tract and said 106.23 acres, the southeast corner of 10.773 acres conveyed to James E. Johnson from Charles H. Bierschwale, et ux, by a Warranty Deed executed the 12th day of January, 1976 and recorded in Volume 184 at Page 658 of the Deed Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 106.23 acres and said 10.773 acres, N.17°49'01"E. (N.17°42'E.) 606.05 ft. to a ½" iron stake found at a three-way cornerpost at the easterly common corner of said 10.773 acres and 30.00 acres conveyed to James E. Johnson from C. H. Bierschwale, et ux, by a Warranty Deed executed the 12th day of July, 1977 and recorded in Volume 198 at Page 588 of the Deed Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 106.23 acres and said 30.00 acres, N.17°39'58"E. (N.17°42'E.) 1579.06 ft. to a ½" iron stake found at a three-way cornerpost at the easterly common corner of said 30.00 acres and 40.23 acres conveyed to Charles H. Bierschwale, Jr., from Nellie M. Bierschwale by a Special Gift Deed executed the 2nd day of January, 1993 and recorded in Volume 672 at Page 737 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 106.23 acres and said 40.23 acres: N.17°42'16"E. (N.17°42'E.) 448.51 ft. to a ½" iron stake found at a three-way cornerpost at a reentrant corner of said 40.23 acres: S.73°06'05"E. 420.97 ft. (S.73°07'E. 421.83 ft.) to a ½" iron stake found at a cornerpost at a reentrant corner of the herein described tract and said 106.23 acres, the easterly southeast corner of said 40.23 acres; and N.09°51'37"E. (N.09°49'E.) 724.54 ft. to the north corner of the herein described tract;

THENCE, along a fence, upon, over and across said 106.23 acres: N.75°27'46"E. 180.11 ft. to an anglepost; and S.78°30'08"E. 320.41 ft. to a three-way cornerpost for the east corner of the herein described tract in the southeast line of said 106.23 acres, the northwest line of said Paso Creek Ranch;

THENCE, along a fence with the common line between said 106.23 acres and said Paso Creek Ranch: S.03°18'26"W. (S.03°07'W.) 139.78 ft. to a ½" iron stake found at an anglepost; and S.03°33'00"W. 2935.46 ft. (S.03°33'W. 2936.26 ft.) to the PLACE OF BEGINNING containing 81.44 acres of land, more or less, within these metes and bounds.

Return To:

✓ Don Swanson

214 SB Rees Rd

Kennville TX 78028

☒ INDEXED

☒ COMPARED

FILED AND RECORDED
At 10:47 o'clock AM
STATE OF TEXAS
COUNTY OF KERR



AUG 05 2009

I hereby certify that this instrument was filed in the file numbered
sequence on the date and time stamped herein by me and was duly
recorded in the Official Public Records of Kerr County Texas.

Justin P. [Signature]
Deputy