

**EXHIBIT A**

Prepared For: Allen L. Bach & Peggy Ruth Bach  
Project No.: 18405 Date: 5/30/2018

BEING A 7.909 ACRE TRACT OF LAND, OUT OF THE DENNIS WALSH SURVEY NO. 298, ABSTRACT NO. 981, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF A CALLED 10.346 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO TYRONE CLAIBORNE AND JEANIE CLAIBORNE, RECORDED IN DOCUMENT NO. 200910978 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 7.909 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

**BEGINNING** at a 5/8" iron pin found at the most easterly corner of Lot 2 of The Orchard, a subdivision as shown on plat recorded on Cabinet 3, Slide 132B of the Plat Records of Burnet County, Texas, along the westerly right-of-way line of F.M. Highway No. 1980, at a northerly corner of the remnant of said 10.346 acre tract, and being a northeasterly corner hereof;

**THENCE** South 29°31'17" East, along the westerly right-of-way line of said F.M. Highway No. 1980, the easterly line of said 10.346 acre tract, and hereof, a distance of 50.16' to a 1/2" iron pin found with 4452 property cap, at the most northerly corner of Lot 3 of said The Orchard, and being the most easterly corner hereof;

**THENCE** South 67°08'12" West, generally along a fence line, along the northwesterly line of said Lot 3, a southeasterly line of said 10.346 acre tract, and hereof, passing a found 1/2" iron pin with 4452 property cap at the most westerly corner of said Lot 3, and the most northerly corner of a called 5.35 acre tract of land as described in document to David Fisher, et ux, recorded in instrument No. 201711652 of the Official Public Records of Burnet County, Texas at a distance of 268.03', for a total distance of 387.17' to a 1/2" iron pin found with 5938 property cap, and a southeasterly interior corner hereof;

**THENCE** generally along a fence line, the northwesterly lines of said 5.535 acre tract, the southeasterly lines of said 10.346 acre tract, and hereof, the following courses and distances;

- 1) South 19°10'11" East, a distance of 75.55' to a 2.5" metal fence corner post;
- 2) South 67°07'31" West, passing a 2.5" metal fence corner post at the end of said fence at the most westerly corner of said 5.535 acre tract, and the most northerly corner of the remnant tract of a called 12.27 acre tract of land as described in document to KJT, Inc., recorded in Volume 1221, Page 519 of the Official Public Records of Burnet County, Texas, Inc, at a distance of 588.06', for a total distance of 593.98' to a 1/2" iron pin found, along the northeasterly line of a tract of land as described in document to Stan Collier, recorded in Volume 646, Page 382 of the Official Public Records of Burnet County, Texas, and being the most southerly corner hereof;

**THENCE** North 53°41'57" West, along the northeasterly line of said Collier tract, the southwesterly line of said 10.346 acre tract, and hereof, passing a found 1/2" iron pin with 4452 property cap at a distance of 87.66', for a total a distance of 531.27' to a 1/2" iron pin, along the southeasterly line of a called 2.000 acre tract of land as described in Document to Dale M. Robertson, et ux, recorded in Document No. 200707949 of the Official Public Records of Burnet County, Texas, and being the most westerly corner hereof;

**THENCE** North 58°42'42" East, generally along a fence line, along the southeasterly line of said 2.00 acre tract, and the southeasterly line of a called 13.500 acre tract of land as described in document to Dale M. Robertson, Beverly Robertson, Benjamin T. Robertson & David Martin, Recorded in Document No. 200707930 of the Official Public Records of Burnet County, Texas, a distance of 625.92' to a 1/2" iron pin found with 5938 property cap near a fence corner post, and being the most northerly corner hereof;

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THENCE generally along a fence line, over and across said 10.346 acre tract, and the northerly lines hereof the following courses and distances;

- 1) South  $49^{\circ}40'42''$  East, a distance of 471.46' to a 1/2" iron pin found with 5938 property cap near the base of a metal fence corner post;
- 2) North  $67^{\circ}43'22''$  East, a distance of 152.73' to a 1/2" iron pin found with 4452 property cap, at the southwesterly corner of Lot 2 of said The Orchard, and being a northerly angle point hereof;

THENCE North  $67^{\circ}11'11''$  East, generally along a fence line, along the southerly line of said Lot 2, the northerly line of said 10.346 acre tract, and hereof, a distance of 267.96' to the POINT OF BEGINNING, containing of 7.909 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision. Basis of Bearings are to North American Datum of 1983, Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described easement.

Kyle P. Cuplin

Dated: 5/30/2018

