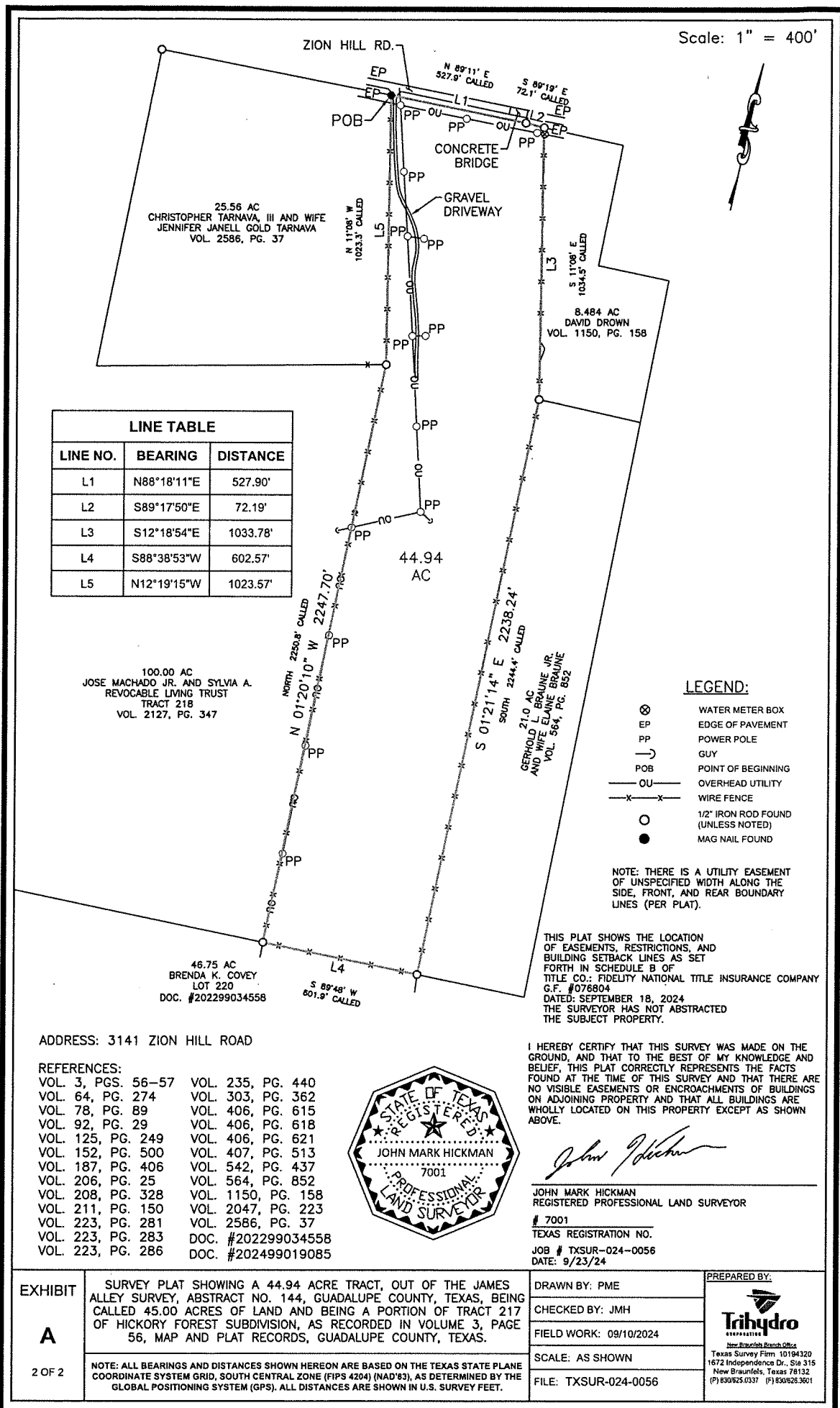


Scale: 1" = 400'



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TBPELS Firm Registration #10194320

EXHIBIT "A"

44.94 ACRE TRACT

BEING, a 44.94 acre tract of land out of the James Alley Survey, Abstract No. 144, Guadalupe County, Texas, being called 45.00 acres of land as described in Document No. 202499019085 of the Official Public Records, Guadalupe County, Texas (O.P.R.G.C.TX.), same being a portion of Tract 217 of Hickory Forest Subdivision, recorded in Volume 3, Page 56 Deed Records, Guadalupe County, Texas (D.R.G.C.TX.), and being more particularly described as follows:

BEGINNING at a mag nail found on the south right-of-way line of Zion Hill Road marking the northeast corner of a called 25.56 acre tract described in deed to Christopher Tamava, III and wife Jennifer Janell Gold Tamava recorded in Volume 2586, Page 37 D.R.G.C.TX., same being the northwest corner of said 45.00 acre tract;

THENCE, North 88°18'11" East, a distance of 527.90 feet along said south right-of-way line of Zion Hill Road and the north line of said 45.00 acre tract to a 1/2-inch iron rod found on said south right-of-way line of Zion Hill Road marking an angle point on the north line of said 45.00 acre tract;

THENCE, South 89°17'50" East, a distance of 72.19 feet continuing along said south right-of-way line of Zion Hill Road and the north line of said 45.00 acre tract to a 1/2-inch iron rod found marking the northeast corner of said 45.00 acre tract, same being the northwest corner of a called 8.484 acre tract, being a portion of said Tract 217 described in deed to David Drown recorded in Volume 1150, Page 158, D.R.G.C.TX.;

THENCE, South 12°18'54" East, a distance of 1033.78 feet departing said south right-of-way line of Zion Hill Road along the common line of said 45.00 acre tract and said 8.484 acre tract to a 1/2-inch iron rod found marking an angle point on the east line of said 45.00 acre tract, same being the southwest corner of said 8.484 acre tract, and the northwest corner of a called 21.0 acre tract being a portion of said Tract 217 described in deed to Gerhold L. Braune, Jr. and wife Elaine Braune recorded in Volume 564, Page 852, D.R.G.C.TX.;

THENCE, South 01°21'14" East, a distance of 2238.24 feet along the common line of said 45.00 acre tract and said 21.0 acre tract to a 1/2-inch iron rod found on the north line of Tract 220 of said Hickory Forest Subdivision, marking the southeast corner of said 45.00 acre tract;

THENCE, South 88°38'53" West, a distance of 602.57 feet along the common line of said Tract 220 and said 45.00 acre tract to a 1/2-inch iron rod found on the north line of said Tract 220 marking the southeast corner of Tract 218 of said Hickory Forest Subdivision, same being the southwest corner of said 45.00 acre tract;

THENCE, North 01°20'10" West, a distance of 2247.70 feet along the common line of said Tract 218 and said 45.00 acre tract to a 1/2-inch iron rod found marking a northeast corner of said Tract 218, same being the southeast corner of said 25.56 acre tract, and an angle point on the west line of said 45.00 acre tract;

THENCE, North 12°19'15" West, a distance of 1023.57 feet along the common line of said 45.00 acre tract and said 25.56 acre tract to the **POINT OF BEGINNING**, and containing 49.94 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.



John Mark Hickman, RPLS 7001

Job No.: TXSUR-024-0056

Date: 09/11/2024



EXHIBIT A 1 OF 2	SURVEY PLAT SHOWING A 44.94 ACRE TRACT, OUT OF THE JAMES ALLEY SURVEY, ABSTRACT NO. 144, GUADALUPE COUNTY, TEXAS, BEING CALLED 45.00 ACRES OF LAND AND BEING A PORTION OF TRACT 217 OF HICKORY FOREST SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 56, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS. NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.	DRAWN BY: PME	PREPARED BY:  New Braunfels Branch Office Texas Survey Firm 10194320 1672 Independence Dr., Ste 315 New Braunfels, Texas 78132 (P) 830/625.0337 (F) 830/626.3601
		CHECKED BY: JMH	
		DATE: 09/11/2024	
		SCALE: NONE	
		FILE: TXSUR-024-0056	