



0 ————— 0.2 Mi
0 ————— 1000 Ft

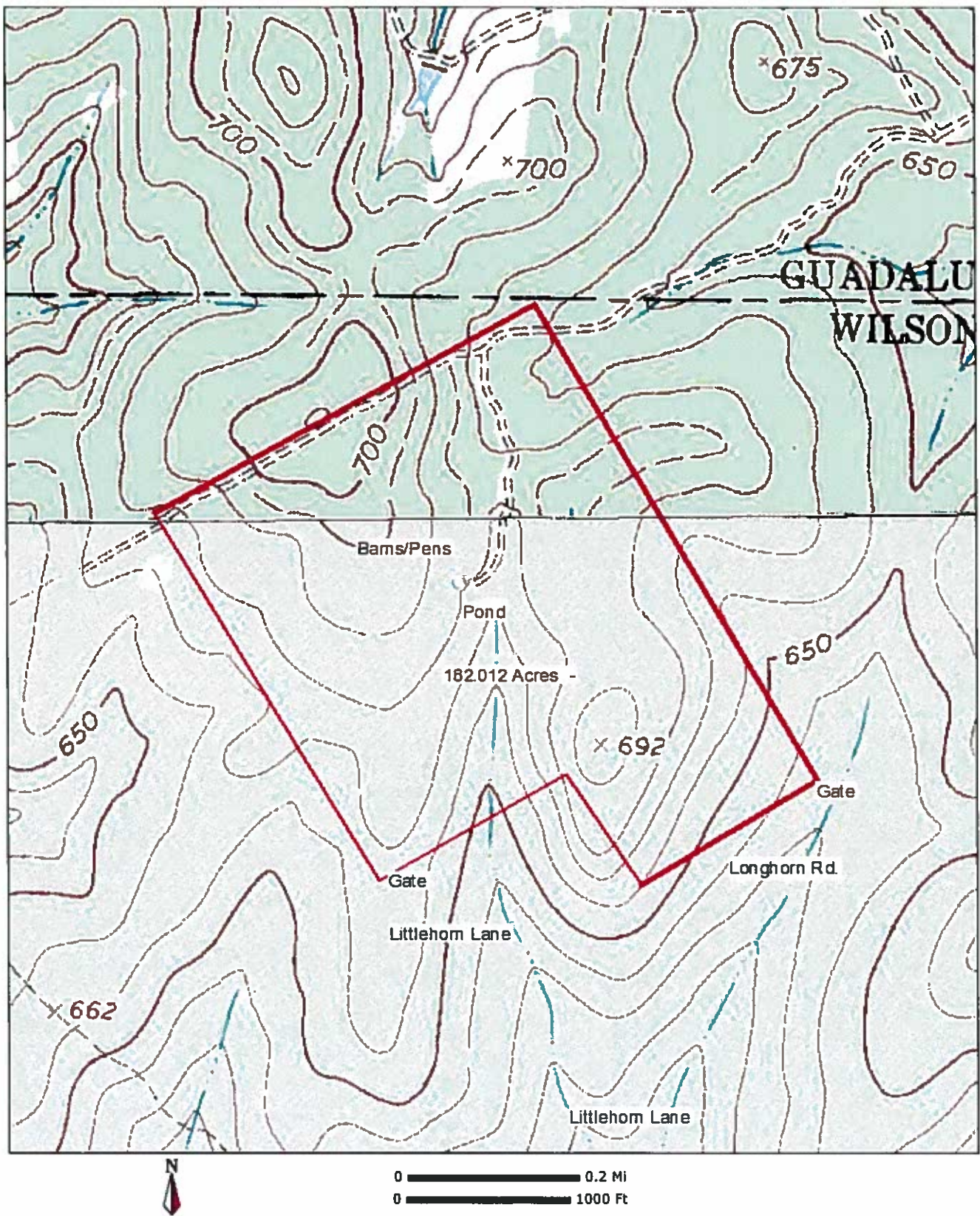


EXHIBIT A

998/47

STATE OF TEXAS
COUNTY OF WILSON

March 25, 1999

BEING 158.20 acres of land within the H. & T. C. R.R. Co. Survey No. 35, A-169, Wilson County, Texas; being the land described in a conveyance from Morris R. Gilbreath to Edgar R. Anderson, et al, of record in Volume 248, Page 281, Deed Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron pin for the west corner of Lot 23 of the Hubbard Ranch, Longhorn Ranch Properties as shown on plat of record in Volume 2, Page 8, Wilson County Plat Records; the south corner of this tract on the northeast line of a 30 foot easement.

THENCE N 31-34-50 W, with the southeast line of this tract, generally along fence, 1221.22 feet to a post for an angle point.

THENCE N 32-22-24 W, continuing with said line and generally along fence, 1413.48 feet to a corner post for the west corner of this tract and the south corner of the Howell Crane & Rigging, Inc. land described in Volume 927, Page 582, Wilson County Official Public Records.

THENCE N 60-00-00 E, (record bearing-Volume 248, Page 281) with the common line of the Howell Crane & Rigging, Inc. land, 2635.90 feet to a found iron pin for the north corner of this tract and west corner of the J. A. Jones Sr., et ux, land described in Volume 894, Page 774, Wilson County Official Public Records.

THENCE S 30-29-47 E, with the common line of the Jones land and of this tract, 2676.18 feet to a found iron pin for the east corner of this tract on a northwest line of the aforementioned Hubbard Ranch, Longhorn Ranch Properties Subdivision.

THENCE S 60-59-51 W, with the common line of this tract and said subdivision, 1313.19 feet to a found iron pin.

THENCE S 60-55-24 W, continuing with said common line, 1254.04 feet to the POINT OF BEGINNING containing 158.20 acres of land, more or less.



0HE3057

- 115' - IRON ROD FOUND
 115' - 1/2" IRON ROD SET
 CP - CORNER POST
 120'4"55' DIST. - FIELD
 120'4"55' DIST. - RECORD
 X - BARBED WIRE FENCE
 120' - POWER/UTILITY POLE
 WATER WELL/WATER METER
 (AS NOTED)
 5' SEDIMENT TANK
 0' - CHAIN LINK FENCE

SURVEY PLAT OF 158.20 ACRES OF LAND OUT OF THE H. & T. R.R. CO. SURVEY, ABSTRACT NO. 1169, WILSON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO EDGAR R. ANDERSON AND JAMES W. ANDERSON IN A DEED BEING OF RECORD IN VOLUME 248, PAGE 281 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.

**POLLOK & SONS
SURVEYING
FLORESVILLE, TEXAS
(830) 393-4770**

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 16TH DAY OF MARCH 1999 A.D.

ANDREWMAN L. POLLOK R.P.L.S. NO.4031

JOB NO. ANDERSON 0399
DRAWING BY: CMG



H & T R.R. CO.
ABSTRACT NO. 169
J. A. JONES, SR., ET UX
VOL. 894, PG. 774
(2638.89)
76.18

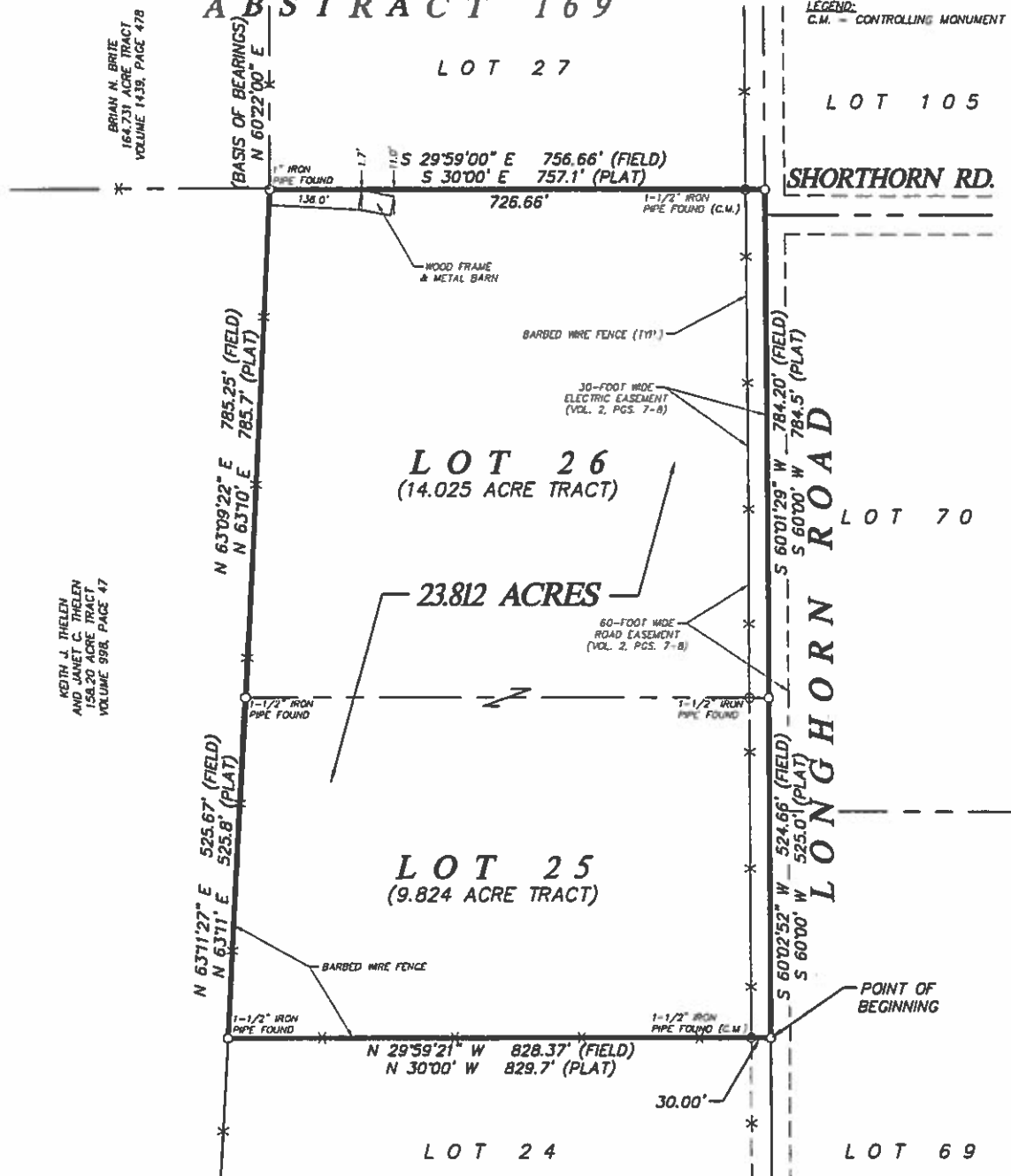
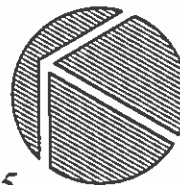
HOWELL GRANITE & MARBLE CO.
VOL. 927, PG. 532
MONTGOMERY A. SURVEY
ABSTRACT NO. 533

158.20 ACRES

(2838.8)
 N31°34'5
 00°W)
 1413.48'
 WIDE EASEMENT
 VOL. 998, PG. 47
 J. E. LESTER SURVEY
 NO. 38, ABSTRACT NO. 490

THE BASIS OF THE RECORD
BEARING IS THE DEED.

REFERENCE: VOL. 248, PG. 281 - DEED



JEFFREY B. BENYON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
FILE NAME: BLS14031_FINAL.DWG Job No. BLS14031

METES AND BOUNDS DESCRIPTION OF A 23.812 ACRE TRACT

Being a 23.812 acre tract consisting of Lot 25 and Lot 26, Hubbard Ranch, Section Two Longhorn Ranch Properties as recorded in Volume 2, Pages 7-8, Map and Plat Records of Wilson County, Texas situated in the H. & T. C. R. R. Co. Survey No. 33, Abstract 168, Wilson County, Texas; said 23.812 acre tract surveyed Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a point on the centerline of Longhorn Road (60-foot wide road easement – Vol. 2, Pgs. 7-8) and the northwest line of Lot 69, said Hubbard Ranch, Section Two Longhorn Ranch Properties at the east corner of Lot 24, said Hubbard Ranch, Section Two Longhorn Ranch Properties, for the south corner of said Lot 25 and the herein described tract;

THENCE North 29° 59' 21" West (plat call North 30° 00' West) with the common line of said Lot 24 and said Lot 25, at 30.00 feet a 1-1/2" iron pipe found (controlling monument) on the northwest line of said 60-foot wide road easement, a total distance of 828.37 feet (plat call 829.7 feet) generally along a barbed wire fence to a 1-1/2" iron pipe found on the southeast line of a 158.20 acre tract as described in a conveyance to Keith J. Thelen and Janet C. Thelen recorded in Volume 998, Page 47, Official Public Records of Wilson County, Texas at the north corner of said Lot 24, for the west corner of said Lot 25 and the herein described tract;

THENCE North 63° 11' 27" East 525.67 feet (plat call North 63° 11' East 525.8 feet) generally along a barbed wire fence with the common line of said Lot 25 and said 158.20 acre tract to a 1-1/2" iron pipe found at the west corner of said Lot 26 and the north corner of said Lot 25, for an angle point of the herein described tract;

THENCE North 63° 09' 22" East 785.25 feet (plat call North 63° 10' East 785.7 feet) generally along a barbed wire fence with the common line of said Lot 26 and said 158.20 acre tract to a 1" iron pipe found at the west corner of Lot 27, said Hubbard Ranch, Section Two Longhorn Ranch Properties, for the north corner of said Lot 26 and the herein described tract;

THENCE South 29° 59' 00" East (plat call South 30° 00' East) generally along a barbed wire fence with the common line of said Lot 26 and said Lot 27, at 726.66 feet a 1-1/2" iron pipe found (controlling monument) on said northwest line of a 60-foot wide road easement, a total distance of 756.66 feet (deed call 757.1 feet) to a point on said centerline of Longhorn Road and the northwest line of Lot 105, said Hubbard Ranch, Section Two Longhorn Ranch Properties at the south corner of said Lot 27, for the east corner of said Lot 26 and the herein described tract;

THENCE South 60° 01' 29" West 784.20 feet (plat call South 60° 00' West 784.5 feet) with said centerline of Longhorn Road and the common line of said Lot 26, said Lot 105, and Lot 70, said Hubbard Ranch, Section Two Longhorn Ranch Properties to a point at the east corner of said Lot 25 and the south corner of said Lot 26, for an angle point of the herein described tract;

THENCE South 60° 02' 52" West 524.66 feet (deed call South 60° 00' West 525.0 feet) with said centerline of Longhorn Road and the common line of said Lot 25, said Lot 70, and said Lot 69 to the POINT OF BEGINNING and containing 23.812 acres.

Surveyor's Notes:

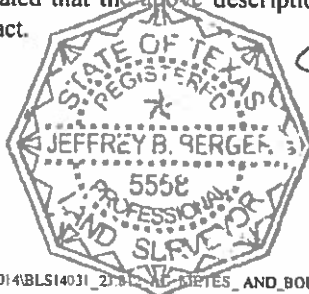
1. Bearings are based on the subdivision plat of Hubbard Ranch, Section Two Longhorn Ranch Properties as recorded in Volume 2, Pages 7-8, Map and Plat Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

February 24, 2014

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 23.812 acre tract.



Jeffrey B. Berger
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
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