

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State
106 North 8th Street • Junction, Texas 76849
Office: 325/446-3418 • Cell: 830/928-4070
www.bushonglandsurveying.com

Exhibit " A "

DESCRIPTION OF 1366.01 ACRES OF LAND OUT OF VARIOUS ORIGINAL SURVEYS IN EDWARDS COUNTY, TEXAS.

Being all that certain tract or parcel of land, lying and being situated in the County of Edwards, State of Texas, comprising a total of 1366.01 acres of land out of the following Original Surveys:

<u>Survey</u>	<u>Grantee</u>	<u>Block</u>	<u>Abst. No.</u>	<u>Acres±</u>
1	B.S.&F.	4	25	332.16
W. Pt. 1	M.L. Blackwell	ZA	2929	7.97
S. Pt. 2	B.S.&F.	4	2136	166.95
E. Pt. 2 ½	R.C. Walker		3334	300.70
E. Pt. 6	C.C.S.D.&R.G.N.G. Ry. Co.		2415	152.96
7	C.C.S.D.&R.G.N.G. Ry. Co.		502	177.91
8	C.C.S.D.&R.G.N.G. Ry. Co.		2413	<u>227.36</u>
Total				1366.01

The said 1366.01 acre tract being comprised of a part of the lands described as 3737.5 acres in a deed from Hal Peterson and Charlie V. Peterson to L.W. Hyde, et ux, dated March 16, 1944 and recorded in Volume 34, Page 586 of the Deed Records of Edwards County, Texas, and all of the lands described as Tract B of 183.2 acres in an Exchange Land Agreement between L.W. Hyde, at al and Gilmer A. Morriss, et ux, recorded in Volume 39, Page 174 of the Deed Records of Edwards County, Texas. The said 1366.01 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a pipe 2-way fence corner post taken as the southwest corner of said E. Pt. Survey No. 6, southeast corner of the W. Pt. Survey No. 6, Abstract No. 3619, northwest corner of Survey No. 5, Abstract No. 501, and a reentrant corner of a certain 2860.5 acre tract (Vol. 56, Pg. 245 DR);

THENCE (basis of bearings - GPS readings) along high fence with the common line between said W. Pt. Survey No. 6 and said E. Pt. Survey No. 6, and an east line of said 2860.5 acre tract as follows:

N 2° 45' W, 2772.35 feet; pipe fence angle post
N 5° 20' W, 540.47 feet; pipe fence angle post
N 7° 06' E, 694.63 feet; pipe fence angle post
N 7° 43' W, at 722.22 feet pass the northwest corner of said W. Pt. Survey No. 6, northeast corner of said W. Pt. Survey No. 6, southwest corner of said E. Pt. Survey No. 2 ½, and southeast corner of the W. Pt. Survey No. 2 ½, Abstract No. 3618, and continue along fence with the common line between said W. Pt. Survey No. 2 ½ and E. Pt. Survey No. 2 ½, in all a distance of 1778.69 feet to a pipe fence angle post;
N 35° 17' W, 1257.71 feet; pipe fence angle post
N 11° 09' W, 405.69 feet; pipe fence angle post
N 35° 34' W, 908.69 feet; pipe fence angle post
N 4° 52' E, 2433.73 feet to a cedar 3-way fence corner post taken as the northwest corner of said E. Pt. Survey No. 2 ½, northeast corner of said W. Pt. Survey No. 2 ½, southeast corner of Survey No. 34, Block 2, south corner of said W. Pt. Survey No. 1, and west corner of said Survey No. 1;

THENCE N 5° 27' E along or near high fence, at 940.39 feet pass a pipe 3-way fence corner post and continue in all a distance of 968.47 feet to a point in the south right-of-way line of F.M. Highway No. 335;

THENCE with the south and east right-of-way line of said highway as follows:

N 33° 15' E, 477.39 feet to a point at the beginning of a curve to the right;
Along the arc of said curve to the right (long chord bears N 56° 13' E, 266.90 feet) having a central angle of 45° 56', a radius of 341.97 feet, and a distance along arc of 274.18 feet to a point at the end of said curve;

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N 79° 12' E, 1496.32 feet to a point at the beginning of a curve to the left;

Along the arc of said curve to the left (long chord bears N 22° 35' E, 704.53 feet) having a central angle of 113° 11', a radius of 421.97 feet, and a distance along arc of 833.63 feet to a point at the end of said curve;

N 34° 01' W, along or near an old low fence, 2092.78 feet to a point at the beginning of a curve to the right;

Along the arc of said curve to the right (long chord bears N 28° 45' W, 124.62 feet) having a central angle of 10° 34', a radius of 676.20 feet, and a distance along arc of 124.80 feet to a pipe fence angle post marking the north corner of subject tract and being in the south line of a certain 4363.5 acre tract (Vol. 57, Pg. 94 DR);

THENCE S 33° 58' E along a high fence with the south line of said 4363.5 acre tract (also being the south line of Diamond Ranch, an unrecorded subdivision), a distance of 2762.04 feet to a cedar 3-way fence corner post;

THENCE along said high fence and south line of said 4363.5 acre tract and south line of said Diamond Ranch, as follows:

S 50° 56' E, 1650.02 feet; pipe fence angle post

S 87° 22' E, 1137.24 feet; pipe fence angle post

N 87° 22' E, 150.72 feet; pipe fence angle post

N 42° 49' E, 221.62 feet; pipe fence angle post

N 81° 36' E, 209.02 feet; pipe fence angle post

S 86° 43' E, 2133.78 feet; pipe fence angle post

S 45° 07' E, 970.05 feet to a pipe 3-way fence corner post marking the northeast corner of subject tract;

THENCE with a high fence, over and across said Hyde lands, from pipe fence angle post to pipe fence angle post, as follows:

S 40° 02' W, 1565.62 feet;

S 14° 13' W, 522.31 feet; gate post

S 14° 05' E, 280.14 feet;

N 89° 03' W, 260.67 feet;

S 35° 49' W, 1016.18 feet;

S 21° 15' W, 1927.54 feet;

S 30° 34' W, 1192.12 feet;

S 31° 01' W, 1906.15 feet;

S 64° 02' W, 210.67 feet;

S 41° 53' W, 35.14 feet;

S 28° 34' W, 75.34 feet; post at the base of bluff, now with bluff

N 61° 43' W, 45.17 feet; post at the top of bluff, now with fence

S 17° 17' W, 20.67 feet;

S 40° 45' E, 505.15 feet;

S 70° 10' E, 716.27 feet;

S 26° 53' E, 676.65 feet;

S 26° 37' E, 995.57 feet;

S 2° 09' W, 292.75 feet to a pipe 3-way fence corner post in a north line of said 2860.5 acre tract;

THENCE along a high fence with a north line of said 2860.5 acre tract as follows:

S 83° 32' W, 44.79 feet; pipe fence angle post

S 50° 34' W, 458.70 feet; pipe fence angle post


S 89° 58' W, 3774.10 feet to the place of BEGINNING.

THE STATE OF TEXAS
COUNTY OF KIMBLE

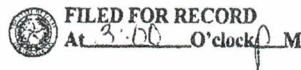
I, Benge L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my

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supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.



Benge L. Bushong
R.P.L.S. No. 5690
Firm# 10055200
February 8, 2018
Job #3250



MAR 2 2018

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

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