

Page 1 of 1  
Job #20171732  
11.042 ac.

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the James Berry Survey A-31 and being also all of a tract of land called 11.04 acres and conveyed to Norman D. Adams et ux by deed recorded in Instrument #2014-003085 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at capped iron pin found stamped "Ash 5687" used for basis of bearing in the SE line of F.M. #671 and in the West corner of the above mentioned 11.04 acre tract and in the apparent North corner of a tract of land called 24.47 acres and conveyed to Lyle Ruckman et ux by Instrument #2015-003556 of the said Official Records for the West corner this tract.

**THENCE N 48 degrees 22 minutes 03 seconds E** with the NW line of the said 11.04 acre tract and the SE line of F.M. #671 **302.25 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the North corner of the said 11.04 acre tract and the apparent West corner of a tract of land called 11.06 acres and conveyed to Norman Adams et ux by deed recorded in Instrument #2014-003082 of the said Official Records for the North corner this tract.

**THENCE S 39 degrees 45 minutes 04 seconds E** with the NE line of the said 11.04 acre tract and the apparent SW line of the above mentioned 11.06 acre tract **1627.44 feet** to a 1/2" iron pin found in the East corner of the above mentioned 11.04 acre tract and the apparent South corner of the said 11.06 acre tract and an apparent NW line of the above mentioned 24.47 acre tract for the East corner this tract.

**THENCE S 33 degrees 28 minutes 58 seconds W** with the SE line of the said 11.04 acre tract and the apparent NW line of the said 24.47 acre tract **287.52 feet** to a capped iron pin found stamped "Ash 5687" used for basis of bearing in the South corner of the said 11.04 acre tract and an apparent ell corner of the said 24.47 acre tract for the South corner this tract.

**THENCE N 40 degrees 39 minutes 13 seconds W** with the SW line of the said 11.04 acre tract and the apparent NE line of the said 24.47 acre tract **1700.67 feet** to the place of beginning containing **11.042 acres** of land more or less.

I hereby certify, that the foregoing field notes are a true and correct description of a survey made under my direct supervision on June 22, 2017. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



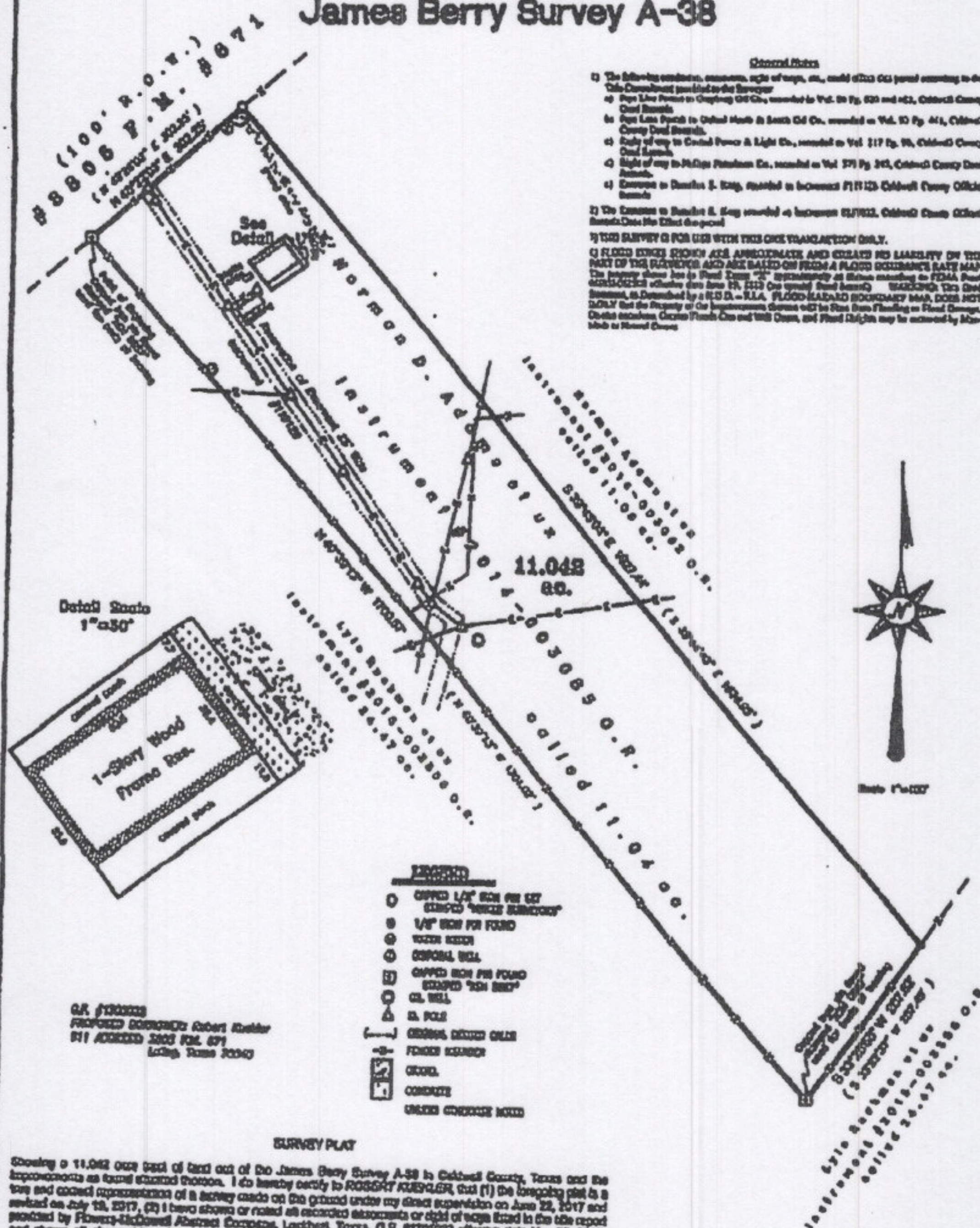
EXHIBIT "A"  
Page 1 of 1

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# Caldwell County, Texas James Berry Survey A-38



- General Notes**
- The following encumbrances, easements, rights of ways, etc., could affect this parcel according to the title commitment provided by the Surveyor:
    - a) Easement for Power to Operating Co. Co., recorded in Vol. 58 Pg. 520 and 521, Caldwell County Deed Records.
    - b) Easement for Power to United States in South Co. Co., recorded in Vol. 50 Pg. 411, Caldwell County Deed Records.
    - c) Right of way to Central Power & Light Co., recorded in Vol. 117 Pg. 95, Caldwell County Deed Records.
    - d) Right of way to Phillips Petroleum Co., recorded in Vol. 271 Pg. 243, Caldwell County Deed Records.
    - e) Easement to Darius S. King, recorded in Instrument #11123 Caldwell County Official Records.
  - The Easement to Darius S. King recorded as Instrument #11123, Caldwell County Official Records, does not affect this parcel.
  - THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
  - FLOOD RISK: FLOOD RISK IS APPROXIMATE AND EXACTS NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FEMA FLOOD INSURANCE RATE MAP. The nearest flood zone is Flood Zone "X" (moderate to high risk) according to FEMA Flood Insurance Rate Map. This survey was made on June 22, 2017. The surveyor does not warrant that the flood zone shown is correct. FLOODING IS DETERMINED BY A FLOOD INSURANCE RATE MAP, DOES NOT DETERMINE THE PROPERTY OF OR IMPROVEMENTS THEREON OR THE FLOOD DAMAGE OR FLOOD DAMAGE. Other encumbrances, easements, covenants and other things may be affected by flood zone.

O.R. #1702222  
PROPOSED CORRECTION Robert Kuehler  
B11 ADDED 2023 P.M. 571  
Lockhart, Texas 78040

Showing a 11.042 acre tract of land out of the James Berry Survey A-38 in Caldwell County, Texas and the improvements as shown thereon. I do hereby certify to ROBERT KUEHLER, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on June 22, 2017 and revised on July 12, 2017, (2) I have shown or noted all recorded encumbrances or right of ways listed in the title report provided by Flowers-McDonald Abstract Company, Lockhart, Texas, C.L.R. #1702222 effective date May 23, 2017, and shown all observable evidence of encumbrances on the ground. There are no encumbrances, easements, covenants or any other things in or on the boundary other than shown hereon. THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON. Only those plats containing the colored Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Robert Kuehler, R.P.S. #12450

**HINKLE**  
**SURVEYORS**

P.O. Box 1627 1100 S. Main Street Lockhart, TX 78044  
Ph: (512) 390-2000 Fax: (512) 390-7000 Email: hinkle@hinklesurveyors.com  
www.hinklesurveyors.com For Registration No. 00088-01

Robert Kuehler, R.P.S. #12450  
Surveyor's Seal  
Surveyed June 22, 2017  
Approved for use June 22, 2017

James Berry A-38  
Caldwell County, Texas  
Surveyed June 22, 2017  
Approved for use June 22, 2017