

Exhibit "A"



0' 60' 12'

LEGEND

- MAG NAIL W/ STAMPED DISC
- 1/2" IRON ROD FOUND
- CHAIN LINK CORNER POST
- ⊗ PUNCH MARK FOUND
- ⊗ GAS METER
- ⊗ WATER METER
- ⊗ AIR / WATER BOX
- ⊗ CABLE BOX
- AC UNIT
- ★ GUY ANCHOR
- ★ POWER POLE
- OE — OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

TRAVEL LEISURE TIME., INC.
TO
CARL A. MILENTZ
OCTOBER 8, 1980
RESIDUE OF CALLED 2.72 ACRES
VOLUME 417, PAGE 378
D.R.C.C.T.

STEVEN GLAESER, ET UX
TO
CHARLES R. GOBERT, ET UX
MAY 27, 2011
CALLED 0.7115 ACRE
VOLUME 671, PAGE 528
O.R.C.T.

P.O.B.
Texas South Central Zone
MAD 83/2011
State Plane Grid Coords
N(Y): 13,806,565.34 USft
E(X): 2,749,898.14 USft

STATE HIGHWAY NO. 7

1.47 ACRES
COLUMBUS VALLEY, INC.

TO
WILLIAM ROY CHRISTEN, ET UX
MAY 16, 2007
CALLED 1.471 ACRES
VOLUME 558, PAGE 589
O B C C T

CITY OF COLUMBUS—
CALLED 10' EASEMENT & R.O.
VOLUME 197, PAGE 354

SCHEDULE B EASEMENT NOTES

1. THAT CERTAIN EASEMENT TO THE CITY OF COLUMBUS AS PER VOLUME 87, PAGE 29, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
2. THAT CERTAIN EASEMENT TO CENTRAL POWER AND LIGHT CO. AS PER VOLUME 11, PAGE 528, B.M.R.C.C.T. HAS NO DEFINED RIGHT OF WAY AND IS NOT LOCATABLE ON SURVEY.
3. THAT CERTAIN EASEMENT TO CENTRAL POWER AND LIGHT CO. AS PER VOLUME 139, PAGE 537, D.R.C.C.T. HAS NO DEFINED RIGHT OF WAY AND IS NOT LOCATABLE ON SURVEY.
4. THAT CERTAIN EASEMENT TO HOMELAND INS. AS PER VOLUME 532, PAGE 311, D.R.C.C.T. DOES NOT AFFECT THE SUBJECT TRACT.
5. THAT CERTAIN DEED TO THE STATE OF TEXAS AS PER VOLUME 90, PAGE 37, D.R.C.C.T. IS WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 71.
6. THAT CERTAIN DEED TO THE STATE OF TEXAS AS PER VOLUME 209, PAGE 501, D.R.C.C.T. IS WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 71.
7. THAT CERTAIN EASEMENT AND LEASE TO THE STATE OF TEXAS AS PER VOLUME 210, PAGE 272, D.R.C.C.T. HAS NO DEFINED EASEMENT AND IS NOT LOCATABLE ON SURVEY.
8. THAT CERTAIN EASEMENT TO GLENN E. GREEBON, ET AL AS PER VOLUME 295, PAGE 118, D.R.C.C.T. IS THAT SAME 50' EASEMENT AS SHOWN ON SURVEY AS NEW WORLD DRIVE.
9. THAT CERTAIN EASEMENT TO CARL A. MILENTZ AS PER VOLUME 518, PAGE 411, D.R.C.C.T. IS THAT SAME 50' EASEMENT AS SHOWN ON SURVEY AS NEW WORLD DRIVE.
10. PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOP. AS PER VOLUME 532, PAGE 42, C.R.C.C.T. HAS A DEFINED EASEMENT AND IS SHOWN ON SURVEY.
11. PROPERTY IS NOT SUBJECT TO THAT CERTAIN 10' UTILITY EASEMENT AND RIGHT OF WAY PER VOLUME 197, PAGE 354, D.R.C.C.T. AND SAID EASEMENT IS SHOWN ON SURVEY.

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED ON OCTOBER 31, 2014 (EFFECTIVE: OCTOBER 17, 2014) BY FIRST AMERICAN
2. TITLE INSURANCE COMPANY, G.F. NO. 26936-GA174. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON OCTOBER 17 & 22,
2014 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS
FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953



SURVEY PLAT OF 1.47 ACRES
ELIZABETH TUMLINSON SURVEY, A-4-1
COLORADO COUNTY, TEXAS

DATE: 11/02/2014
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: TWH/AJM
PROJECT NO: 2014101093
COUNTY: COLORADO
SCALE: 1" = 60'
SHEET: 1 OF 1



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COLORADO COUNTY, TEXAS
ELIZABETH TUMLINSON SURVEY, ABSTRACT NO. 44

DESCRIPTION OF A 1.47 ACRE TACT OF LAND OUT OF THE ELIZABETH TUMLINSON LEAGUE, ABSTRACT NO. 44, COLORADO COUNTY, TEXAS AND BEING THAT SAME CALLED 1.471 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MAY 16, 2007 FROM COLUMBUS VALLEY, INC. TO WILLIAM ROY CHRISTEN, ET UX, RECORDED IN VOLUME 558, PAGE 589, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 1.47 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chain link corner post found (Grid Coordinates: N 13,806,565.34 USft E 2,749,898.14 USft) in the Westerly line of State Highway No. 71 for the Northeast corner of herein described tract, being the common Southeast corner of a called 0.7115 acre tract of land described in a deed dated May 27, 2011 from Steven Glaeser, et ux to Charles R. Gobert, et ux, recorded in Volume 671, Page 528, Colorado County Official Records;

THENCE South 21° 16' 15" East (called South 20° 02' 00" East) with the Westerly line of State Highway No. 71, being the common Easterly line of herein described tract a distance of 353.76 feet (called 353.60') to a 1/2 inch iron rod found for an angle point of herein described tract;

THENCE South 21° 23' 29" East (called South 20° 02' 00" East) with the Westerly line of State Highway No. 71, being the common Easterly line of herein described tract a distance of 182.07 feet (called 182.43') to a 1/2 inch iron rod found in the Northerly line of New World Drive (being a called 50' easement described in Volume 611, Page 259, Colorado County Official Records) for the Southeast corner of herein described tract;

THENCE with the Southerly line of herein described tract, the common Northerly line of said Old World Drive (being a called 50' easement described in Volume 295, Page 118, Volume 518, Page 411, Colorado County Deed Records, Volume 611, Page 259, Colorado County Official Records), the following:

- South 43° 10' 22" West (called South 44° 28' 06" West) a distance of 18.15 feet (called 17.96') to a punch mark found in concrete for an angle point;
- South 55° 46' 51" West (called South 57° 30' 21" West) a distance of 30.45 feet (called 30.00') to a punch mark found in concrete for an angle point;
- South 66° 22' 06" West (called South 67° 12' 00" West) a distance of 17.32 feet (called 17.50') to a 1/2 inch iron rod found for an angle point;
- South 45° 43' 09" West (called South 46° 49' 59" West) a distance of 21.29 feet (called 21.20') to a 1/2 inch iron rod for an angle point;
- South 38° 08' 33" West (called South 36° 55' 15" West) a distance of 9.91 feet (called 10.03') to a 1/2 inch iron rod for the Southwest corner of herein described tract, being the common Southeast corner of the residue tract of a called 2.72 acre tract described in a deed dated October 8, 1980 from Travel Leisure Time, Inc. to Carl A. Milentz, recorded in Volume 417, Page 378, Colorado County Deed Records;

THENCE with the Westerly line of herein described tract, the common Easterly line of said residue tract, the following:

- North 86° 17' 13" West (called North 84° 41' 21" West) a distance of 19.39 feet (called 19.63') to a punch mark found in concrete for an angle point;

- North 54° 49' 13" West (called North 53° 47' 36" West) a distance of 23.94 feet (called 23.96') to a mag nail w/stamped disc set for an angle point;
- North 40° 41' 33" West (called North 39° 40' 00" West) a distance of 39.78 feet (called 39.82') to a punch mark found in concrete for an angle point;
- North 32° 32' 32" West (called North 31° 22' 18" West) a distance of 109.69 feet (called 109.81') to a 1/2 inch iron rod found for an exterior corner of herein described tract;
- North 68° 51' 29" East (called North 70° 00' 17" East) a distance of 79.58 feet (called 79.70') to a 1/2 inch iron rod found for an interior corner of herein described tract
- North 30° 10' 22" West (called North 28° 59' 24" West) a distance of 388.97 feet (called 388.89') to a chain link corner post found for the called Southwest corner of said 0.7115 acre tract, being the common Northwest corner of the herein described tract;

THENCE North 65° 42' 41" East (called North 66° 56' 34" East) with the Southerly line of said 0.7115 acre tract, being the common Northerly line of herein described tract a distance of 137.37 feet (called 137.95') to the **POINT OF BEGINNING**, containing 1.47 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99987752.

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on October 17, 2014 and October 22, 2014.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2014101093
Word File: 2014101093_1.47_acre_m&b.docx
ACAD File: 2014101093.dwg



Date: 11/02/2014

A handwritten signature in blue ink, appearing to read "Matthew W. Loessin".