

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

A 0.433 ACRE TRACT OF LAND SITUATED IN THE JOHN F. WEBBER SURVEY NO. 11, ABSTRACT NO. 26, TRAVIS COUNTY, TEXAS, BEING A PORTION OUT OF A CALLED 1.485 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 17, 1992, CONVEYED FROM THOMAS TURNER AND WIFE, BETHSHEBA TURNER TO ALFRED J. MORENO AND WIFE, DONNA J. MORENO AS RECORDED IN VOLUME 11605, PAGE 911 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 0.432 ACRE TRACT OF LAND AS RECORDED IN A DEED TO DAVID DIRE, IN INSTRUMENT NO. 2014045789 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod along the southwest line of Farm-to-Market No. 969 (an 80-foot Right-of-Way) (a.k.a. Old Webberville Road) marking the east corner of the aforesaid 0.432 acre tract for the east corner of the herein described tract, from which a found TxDot concrete monument being along the southwest right-of-way of said F.M. 969 bears S 21°05'07" E, a distance of 388.62 feet;

THENCE, S 63°41'54" W (S 64°19'30" W), departing the southwest right-of-way line of said F.M. 969, over and across the aforesaid 1.485 acre tract and with the southeast line of said 0.432 acre tract, a distance of 115.85 (115.88) feet to a set iron rod marking an angle point along the southeast line of said 0.432 acre tract for an angle point of the herein described tract;

THENCE, S 64°59'43" W (S 65°37'19" W), continuing along the southeast line of said 0.432 acre tract, generally with an existing wire fence, a distance of 54.65 (54.67) feet to a fence corner post marking the south corner of said 0.432 acre tract for the south corner of the herein described tract;

THENCE, N 20°29'57" W (N 19°41'51" W), along the southwest line of said 0.432 acre tract, a distance of 118.67 (118.67) feet to a set iron rod marking the west corner of said 0.432 acre tract and being along the northwest line of said 1.485 acre tract and the southeast line of a called 1.718 acre tract of land conveyed to Lawrence Banda as recorded in Instrument No. 201237255 of the Official Public Records, Travis County, Texas for the west corner of the herein described tract;

THENCE, N 69°20'25" E (N 70°00'45" E), with the common line between said 1.485 acre tract and the aforesaid 1.718 acre tract, a distance of 168.69 (168.69) feet to a set iron rod marking the common corner of said 1.485 acre tract and said 1.718 acre tract and being along the southwest right-of-way line of said F.M. 969 for the north corner of the herein described tract;

THENCE, S 21°05'07" E (S 20°17'01" E), along the southwest right-of-way line of said F.M. 969, with the northeast lines of said 0.432 acre tract and said 1.485 acre tract, a distance of 103.14 (103.00) feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.433 acre tract, more or less.

STATE OF TEXAS §

March 4, 2016

COUNTY OF BASTROP §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Rachel Lynn Hansen,
Registered Professional Land Surveyor
Registration No. 6358

