

830-964 3414 Row Cash

## S & C Surveyors

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### EXHIBIT "A"

DOC# 9706003626

### FIELD NOTES FOR

20.00 Acres of Land out of a 253.86 Acre Tract out of the Michael W. Potter Survey No. 4, Abstract No. 452, as recorded in Volume 243, Page 761 of the Deed Records of Comal County, Texas and said 20.00 Acres being further described as follows:

**BEGINNING:** At a found  $\frac{1}{2}$ " iron pin in the east line of said 253.86 Acre Tract for the Northeast Corner of this Tract, said point being S 00° 49' 00" E a distance of 462.10 feet from the Northeast Corner of said 253.86 Acre Tract and approximately S 13° 58" E 8,034 feet from the Northwest Corner of the Michael W. Potter League Survey No. 4;

**THENCE:** S 00° 41' 46" E a distance of 220.38 feet to a set  $\frac{1}{2}$ " iron pin for a Corner of this Tract;

**THENCE:** S 00° 47' 28" E a distance of 894.93 feet to a found  $\frac{1}{2}$ " iron pin for the Southeast Corner of this Tract;

**THENCE:** S 77° 58' 55" W passing a found  $\frac{1}{2}$ " iron pin at 301.26 feet and continuing a total distance of 331.17 feet to a point in the approximate centerline of Potters Creek;

**THENCE:** With the approximate centerline of Potters Creek N 41° 34' 00" W a distance of 142.20 feet to a set  $\frac{1}{2}$ " iron pin, N 72° 15' 00" W a distance of 233.40 feet to a set  $\frac{1}{2}$ " iron pin, N 42° 16' 00" W a distance of 136.50 feet to a set  $\frac{1}{2}$ " iron pin, N 01° 01' 00" W a distance of 130.70 feet to a set  $\frac{1}{2}$ " iron pin, N 11° 57' 00" W a distance of 257.60 feet to a set  $\frac{1}{2}$ " iron pin, N 17° 10' 00" W a distance of 96.50 feet to a set  $\frac{1}{2}$ " iron pin, N 68° 00' 00" W a distance of 166.20 feet to a set  $\frac{1}{2}$ " iron pin and N 49° 42' 00" W a distance of 71.60 feet to a set  $\frac{1}{2}$ " iron pin in the centerline of a 60 Foot Road and Utility Easement as recorded in Volume 311, Pages 342-349 of the Deed Records of Comal County, Texas;

**THENCE:** With the centerline of said Easement N 55° 31' 30" E a distance of 236.34 feet to a set  $\frac{1}{2}$ " iron pin and N 13° 25' 30" E a distance of 210.78 feet to a set  $\frac{1}{2}$ " iron pin at the north end of said Easement for the Northwest Corner of this Tract;

~~the centerline of a 60 Foot Road and Utility  
Easement as recorded in Volume 311, Pages 342-349  
of the Deed Records of Comal County, Texas;~~

**THENCE:**

*same Paragraph  
as marked Page 1.*

With the centerline of said Easement N 55° 31' 30"  
E a distance of 236.34 feet to a set  $\frac{1}{2}$ " iron pin  
and N 13° 25' 30" E a distance of 210.78 feet to a  
set  $\frac{1}{2}$ " iron pin at the north end of said Easement  
for the Northwest Corner of this Tract;

**THENCE:**

S 88° 45' 00" E a distance of 764.30 feet to the  
POINT OF BEGINNING and containing 20.00 Acres.

Job No. 971010  
February 13, 1997

*This was  
Printed on 16" paper  
and would NOT SCAN  
without adding a 2nd sheet.*

TRACT 2:

DOC# 9706003626

Parcel A:--Together with and subject to the following described roadway and utility easement and right-of-way upon and across that certain 253.86 acre tract of land out of the Michael W. Potter League Survey No. 4 in Comal County, Texas, which was conveyed to James H. Ashley, Trustee, by deed dated September 24, 1976 and recorded in Volume 243 at Page 761 of the Deed Records of Comal County, Texas, said roadway and utility easement being 60 feet in width and lying 30 feet either side of a line described as follows:

BEGINNING at a point on the north right-of-way line of F.M. Highway No. 306, said point being located North 66 deg. 11' East, 336.9 feet, North 61 deg. 54' East, 200.6 feet, North 66 deg. 11' East, 618.9 feet, North 73 deg. 22' East, 498.6 feet, and North 87 deg. 46' East, 147.1 feet from the southwest corner of the above referenced 253.86 acre tract of land;

THENCE the following twenty-three (23) calls:

North 01 deg. 00' West, 175.41 feet,

North 59 deg. 48' 30" East, 334.23 feet,

North 03 deg. 29' 30" West, 94.24 feet,

North 08 deg. 03' 30" East, 349.78 feet,

North 10 deg. 27' 30" West, 214.00 feet,

North 57 deg. 16' West, 237.44 feet,

North 44 deg. 16' 30" West, 142.03 feet,

North 17 deg. 15' West, 113.19 feet,



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THENCE South 88 deg. 45' East, at 15.35 feet an iron pin on the east line of said road easement, a total distance of 764.33 feet to the PLACE OF BEGINNING.

Any reference in the foregoing legal description is not a guarantee that the area or boundary description is accurate. Any reference herein to area or quantity is for information and/or descriptive purposes only and does not override Item #2 of Schedule B hereof.

TRACT 2:

Parcel A:--Together with and subject to the following described roadway and utility easement and right-of-way upon and across that certain 253.86 acre tract of land out of the Michael W. Potter League Survey No. 4 in Comal County, Texas, which was conveyed to James H. Ashley, Trustee, by deed dated September 24, 1976 and recorded in Volume 243 at Page 761 of the Deed Records of Comal County, Texas, said roadway and utility easement being 60 feet in width and lying 30 feet either side of a line described as follows:

BEGINNING, at a point on the north right-of-way line of F.M. Highway No. 306, said point being located North 66 deg. 11' East, 336.9 feet, North 61 deg. 54' East, 200.6 feet, North 66 deg. 11' East, 618.9 feet, North 73 deg. 22' East, 498.6 feet, and North 87 deg. 46' East, 147.1 feet from the southwest corner of the above referenced 253.86 acre tract of land;

THENCE the following twenty-three (23) calls:

North 01 deg. 00' West, 175.41 feet,

North 59 deg. 48' 30" East, 334.23 feet,

North 03 deg. 29' 30" West, 94.24 feet,

North 08 deg. 03' 30" East, 349.78 feet,

North 10 deg. 27' 30" West, 214.00 feet,

North 57 deg. 16' West, 237.44 feet,

North 44 deg. 16' 30" West, 142.03 feet,

North 17 deg. 15' West, 113.19 feet,

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North 67 deg. 22' 30" West, 121.01 feet,

North 58 deg. 56' West, 257.90 feet,

North 29 deg. 30' West, 337.05 feet,

North 30 deg. 46' West, 229.76 feet,

North 61 deg. 11' 30" West, 117.79 feet,

North 34 deg. 02' West, 277.84 feet,

North 74 deg. 22' West, 216.05 feet,

North 25 deg. 17' 30" West, 118.38 feet,

North 46 deg. 27' East, 189.95 feet,

North 09 deg. 56' 30" West, 223.46 feet,

North 38 deg. 51' East, 129.6 feet,

North 14 deg. 54' East, 129.7 feet,

North 35 deg. 22' East, 175.5 feet,

North 55 deg. 31' 30" East, 377.2 feet, and

North 13 deg. 25' 30" East, 210.87 feet to a point located South 72 deg. 27' East, 1251.5 feet from the northwest corner of the James H. Ashley, Trustee, 253.86 acre tract of land.

TRACT 2:

Parcel B:--Together with and subject to the following described roadway and utility easement and right-of-way upon and across said 253.86 acre tract:

Field notes for a survey of a 60 foot wide road and utility easement, being a part of that certain 253.86 acre tract of land out of the Michael W. Potter League Survey No. 4, in Comal County, Texas, which was conveyed to James H. Ashley, Trustee, by deed dated September 24, 1976 and recorded in Volume 243 at Page 761 of the Deed Records of Comal County, Texas, said road and utility easement being more



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particularly described as follows:

BEGINNING at a point on the west line of an existing 60 foot wide easement, said point being located North 66 deg. 11' East, 336.9 feet, North 61 deg. 54' East, 200.6 feet, North 66 deg. 11' East, 618.9 feet, North 73 deg. 22' East, 498.6 feet, North 87 deg. 46' East, 147.1 feet, North 01 deg. 00' West, 175.41 feet, North 59 deg. 48' 30" East, 334.23 feet, North 30 deg. 29' 30" West, 94.24 feet, North 08 deg. 03' 30" East, 349.78 feet, North 10 deg. 27' 30" West, 214.0 feet, North 57 deg. 16' West, 237.44 feet, North 44 deg. 16' 30" West, 142.03 feet, North 17 deg. 15' West, 113.19 feet, North 67 deg. 22' 30" West, 121.01 feet, North 58 deg. 56' West, 257.9 feet, North 29 deg. 30' West, 74.65 feet, and South 66 deg. 30' West, 30.17 feet from the southwest corner of the above referenced James H. Ashley, Trustee, 253.86 acre tract of land;

THENCE South 29 deg. 30' East, with the west line of said existing easement, 60.33 feet;

THENCE South 66 deg. 30' West, 851.41 feet;

THENCE along the arc of a circular curve to the left (having a radius of 50 feet and a chord which bears South 66 deg. 30' West, for 80.0 feet) a distance of 92.73 feet;

THENCE South 66 deg. 30' West, 23.0 feet;

THENCE North 00 deg. 04' West, 32.7 feet;

THENCE along the arc of a circular curve to the right (having a radius of 50 feet and a chord which bears North 48 deg. 03' 54" East, for 94.87 feet) a distance of 124.9 feet;

THENCE North 66 deg. 30' East, 845.1 feet to the PLACE OF BEGINNING and containing an area or 1.346 acres of land, more or less.

## TRACT 2:

Parcel C--Together with and subject to the following described roadway and utility easement and right-of-way upon and across said 253.86 acre tract:

Field notes for a 60 foot wide road and utility easement, being a part of that certain 253.86 acre tract of land out of the Michael W. Potter League Survey No. 4, in Comal County, Texas, which was conveyed to

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James H. Ashley, Trustee, by deed dated September 24, 1976 and recorded in Volume 243 at Page 761 of the Deed Records of Comal County, said road and utility easement being more particularly described as follows:

BEGINNING at a point on the east line of an existing 60 foot wide easement, said point being located North 66 deg. 11' East, 336.9 feet, North 61 deg. 54' East, 200.6 feet, North 66 deg. 11' East, 618.9 feet, North 73 deg. 22' East, 498.6 feet, North 87 deg. 46' East, 147.1 feet, North 01 deg. 00' West, 175.41 feet, North 59 deg. 48' 30" East, 334.23 feet, North 03 deg. 29' 30" West, 94.24 feet, North 08 deg. 03' 30" East, 349.78 feet, North 10 deg. 27' 30" West, 214.0 feet, North 57 deg. 16' West, 237.44 feet, North 44 deg. 16' 30" West, 142.03 feet, North 17 deg. 15' West, 113.19 feet, North 67 deg. 22' 30" West, 121.01 feet, North 58 deg. 56' West, 257.9 feet, North 29 deg. 30' West, 337.05 feet, North 30 deg. 46' West, 229.76 feet, North 61 deg. 11' 30" West, 117.79 feet, North 34 deg. 02' West, 222.46 feet, and North 70 deg. 28' East, 30.99 feet from the southwest corner of the above referenced James H. Ashley, Trustee, 253.86 acre tract of land;

THENCE North 34 deg. 02' West, with the east line of said existing easement, 61.97 feet;

THENCE North 70 deg. 28' East, 682.17 feet to a point in the middle of Potters Creek;

THENCE South 72 deg. 15' East, down the middle of Potters Creek, 99.05 feet;

THENCE South 70 deg. 28' West, 745.46 feet to the PLACE OF BEGINNING and containing an area of 0.983 of an acre of land, more or less.

STATE OF TEXAS  
 COUNTY OF COMAL  
 I hereby certify that this document was  
 FILED and RECORDED in the Official  
 Public Records of Comal County, Texas on the  
 date and time stamped thereon.



*Joy Streater*  
 COUNTY CLERK  
 COMAL COUNTY, TEXAS

Doc# 9706003626  
 # Pages: 8  
 Date : 02-20-1997  
 Time : 03:04:49 P.M.  
 Filed & Recorded in  
 Official Records  
 of COMAL County, TX.  
 JOY STREATER  
 COUNTY CLERK  
 Rec. \$ 23.00

DOC# 9706003626

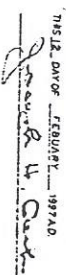


1

THIS PROPERTY IS NOT SITUATED  
WITHIN A SPECIAL FLOOD HAZARD  
AREA AS DETERMINED BY A  
FEDERAL GOVT.  
EFFECTIVE DATE: 2-27-84



POINT OF  
BEGINNING



**JOB NO. 97-1010**