

# EXHIBIT "A"

0.280 Acres & 0.169 Acres  
John Stewart Survey, A-14  
Hays County, Texas

Job No. 070258-01-001  
FN2430(sf)  
Page 1 of 3

## RIGHT-OF-WAY PARCEL DESCRIPTION

### PART 1

DESCRIPTION OF 0.280 ACRES OF LAND OUT OF THE JOHN STEWART SURVEY, A-14, SITUATED IN HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 101 ACRE ALBERT F. BUSSE, JR. TRACT OF RECORD IN WARRANTY DEED VOLUME 214, PAGE 285 AND QUIT CLAIM DEED VOLUME 265, PAGE 827, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.280 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated angle point in the southwesterly right-of-way line of Cotton Gin Road (right-of-way varies), being the northerly corner of that certain 1.00 acre Albert Busse, Jr. tract of record in Security Document Volume 4045, Page 291, Official Public Records of Hays County, Texas, same being an easterly corner of said 101 acre Busse tract, for the easterly corner of the herein described tract from which the Point of Beginning of below described Tract 2 bears S 45°50'00" E, a distance of 130.79 feet;

**THENCE** leaving the southwesterly right-of-way line of Cotton Gin Road, with the common line of said 1.00 acre Busse tract and said 101 acre Busse tract, S 50°09'29" W, a distance of 13.08 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the southerly corner of the herein described tract;

**THENCE** leaving said common line and continuing over and across said 101 acre Busse tract, along the following three (3) courses and distances:

1. N 45°30'10" W, a distance of 1017.12 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a corner of the herein described tract;
2. S 44°29'51" W, a distance of 16.83 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a corner of the herein described tract;
3. N 45°30'09" W, a distance of 53.68 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set in the southerly right-of-way line of Dairy Road, same being the northerly line of said 101 acre Busse tract, for the westerly corner of the herein described tract;

**THENCE** with the northerly line of said 101 acre Busse tract, N 55°32'24" E, a distance of 24.66 feet to a calculated angle point at the intersection of said southerly right-of-way line of Dairy Road and said southwesterly right-of-way line of Cotton Gin Road, being the northerly corner of said 101 acre Busse tract, for the northerly corner of the herein described tract;

**THENCE** leaving southerly right-of-way line of Dairy Road and continuing with said southwesterly right-of-way line of Cotton Gin Road, same being the northeasterly line of said 101 acre Busse tract, for the following eleven (11) courses and distances:

1. S 48°11'55" E, a distance of 70.94 feet to a calculated angle point for a corner of the herein described tract;
2. S 46°03'09" E, a distance of 30.16 feet to a calculated angle point for a corner of the herein described tract;
3. S 46°03'53" E, a distance of 129.83 feet to a calculated angle point for a corner of the herein described tract;
4. S 43°44'28" E, a distance of 52.85 feet to a calculated angle point for a corner of the herein described tract;

5. S 46°05'29" E, a distance of 86.42 feet to a calculated angle point for a corner of the herein described tract;
6. S 44°20'34" E, a distance of 94.48 feet to a calculated angle point for a corner of the herein described tract;
7. S 45°06'59" E, a distance of 106.25 feet to a calculated angle point for a corner of the herein described tract;
8. S 45°53'54" E, a distance of 155.72 feet to a calculated angle point for a corner of the herein described tract;
9. S 46°00'17" E, a distance of 144.19 feet to a calculated angle point for a corner of the herein described tract;
10. S 44°43'28" E, a distance of 56.53 feet to a calculated angle point for a corner of the herein described tract;
11. S 47°15'32" E, a distance of 43.85 feet to a calculated angle point for a corner of the herein described tract;

**THENCE** continuing with said southwesterly right-of-way line of Cotton Gin Road, same being the northeasterly line of said 101 acre Busse tract, S 46°12'38" E, a distance of 96.32 feet to the **POINT OF BEGINNING**, containing 0.280 acres of land, more or less.

## **PART 2**

DESCRIPTION OF 0.169 ACRES OF LAND OUT OF THE JOHN STEWART SURVEY, A-14, SITUATED IN HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 101 ACRE ALBERT F. BUSSE, JR. TRACT OF RECORD IN WARRANTY DEED VOLUME 214, PAGE 285 AND QUIT CLAIM DEED VOLUME 265, PAGE 827, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.169 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Beginning** at a calculated angle point in the southwesterly right-of-way line of Cotton Gin Road (right-of-way varies), being the easterly corner of that certain 1.00 acre Albert Busse, Jr. tract of record in Security Document Volume 4045, Page 291, Official Public Records of Hays County, Texas, same being an easterly corner of said 101 acre Busse tract, for the northerly corner of the herein described tract from which the Point of Beginning of above described Tract 1 bears N 45°50'00" W, a distance of 130.79 feet;

**THENCE** with said southwesterly right-of-way line of Cotton Gin Road, S 45°36'48" E, a distance of 619.23 feet to a calculated angle point at the northerly corner of that certain 1.00 acre Hays County, Texas tract of record in Deed Volume P, Page 386, Deed Records of Hays County Texas, same being the easterly corner of said 101 acre Busse tract, for the easterly corner of the herein described tract;

**THENCE** leaving said southwesterly right-of-way line and continuing with the common line of said 1.00 Hays County, Texas tract and said 101 acre Busse tract, S 46°20'50" W, a distance of 10.60 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set at the southerly corner of the herein described tract;

**THENCE** leaving said common line and continuing over and across said 101 acre Busse tract, N 45°51'01" W, a distance of 619.56 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set in the common line of said 1.00 acre Busse tract and said 101 acre Busse tract, for the westerly corner of the herein described tract;

**THENCE** with said common line, N 47°22'59" E, a distance of 13.17 feet to the **POINT OF BEGINNING**, containing 0.169 acres of land, more or less.

**BEARING BASIS:** Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN2430 Parcel 30 – 101AC Busse Jr\_2020-11-10.doc

THE STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS         §

That I, Terry L. Rowe, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by surveys made on the ground during the months of September thru November 2017, May thru August 2018, and January 2019, under the direction and supervision of John D. Barnard, Registered Professional Land Surveyor No. 5749.

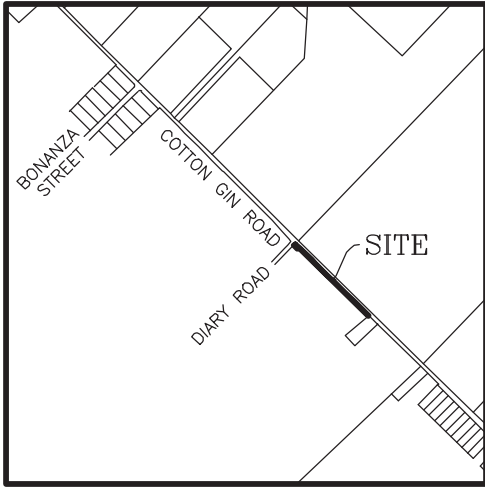
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this   04   day of December 2020 A.D.

Bowman Consulting Group, Ltd.  
Austin, Texas 78746

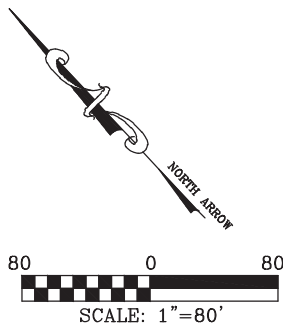


Terry L. Rowe  
Registered Professional Land Surveyor  
No. 5493 – State of Texas





VICINITY MAP  
NOT TO SCALE

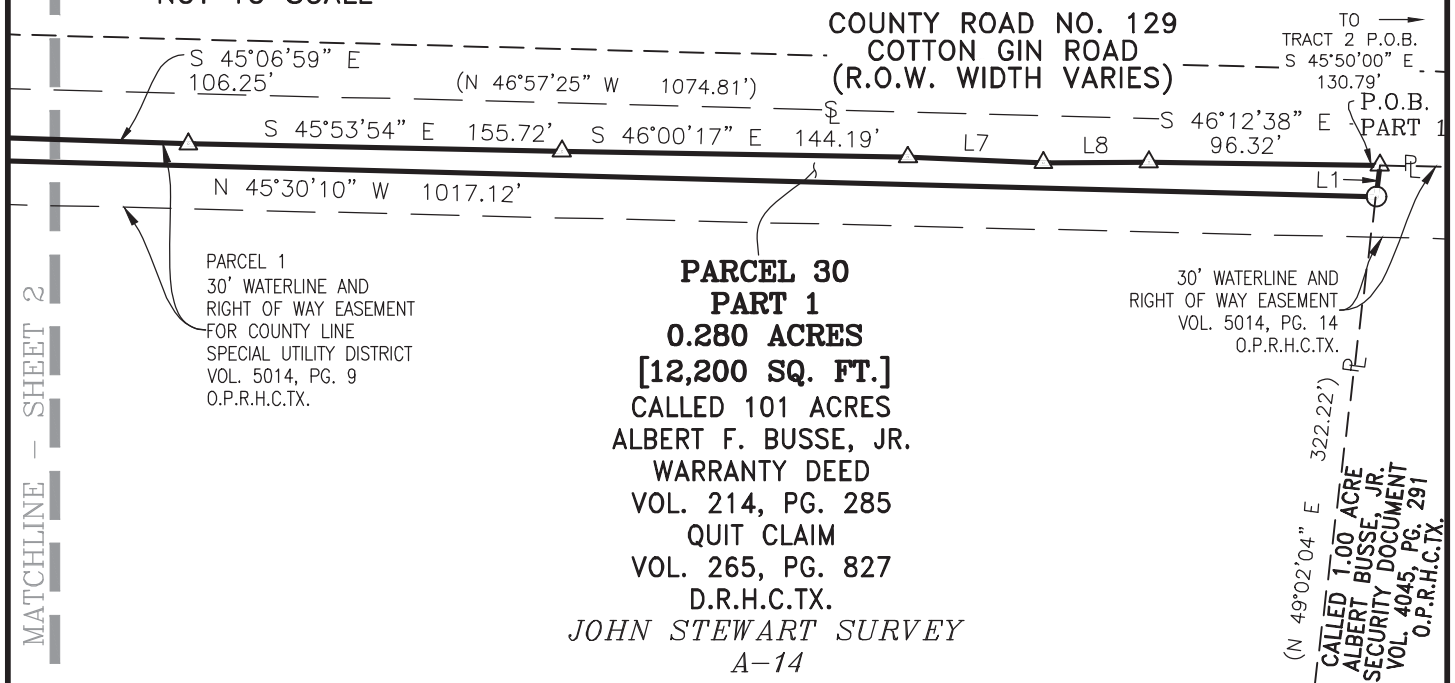


SEPTEMBER THRU NOVEMBER 2017  
MAY THRU AUGUST 2018  
AND JANUARY 2019  
HAYS COUNTY, TEXAS

**LEGEND**

- P — PROPOSED PARCEL LINE
- L — PROPERTY LINE
- S — SURVEY LINE
- — — EXISTING EASEMENT LINE
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

MATCHLINE - SHEET 2



**NOTES:**

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999902.

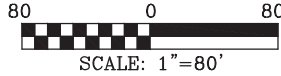
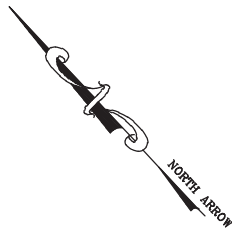
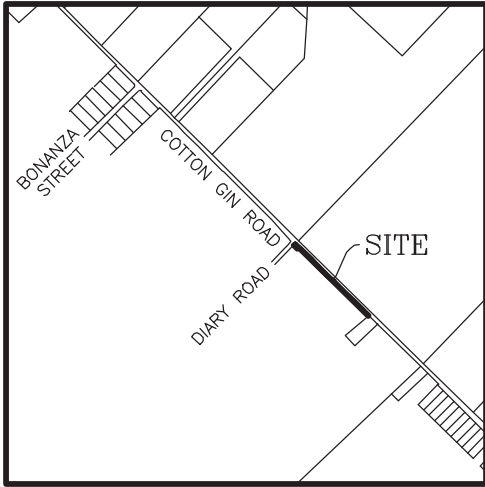
| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 50°09'29" W | 13.08'   |
| L2         | S 44°29'51" W | 16.83'   |
| L3         | N 45°30'09" W | 53.68'   |
| L4         | N 55°32'24" E | 24.66'   |
| L5         | S 46°03'09" E | 30.16'   |
| L6         | S 43°44'28" E | 52.85'   |
| L7         | S 44°43'28" E | 56.53'   |
| L8         | S 47°15'32" E | 43.85'   |

**Bowman  
CONSULTING**

1120 S. Capital of Texas Hwy. Phone: (512) 327-1180  
Building 3, Suite 220 TBPE Firm No. F-14309  
Austin, Texas 78746 www.bowmanconsulting.com

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**PARCEL 30  
PART 1  
EXHIBIT  
0.280 ACRES  
[12,200 SQ. FT.]**

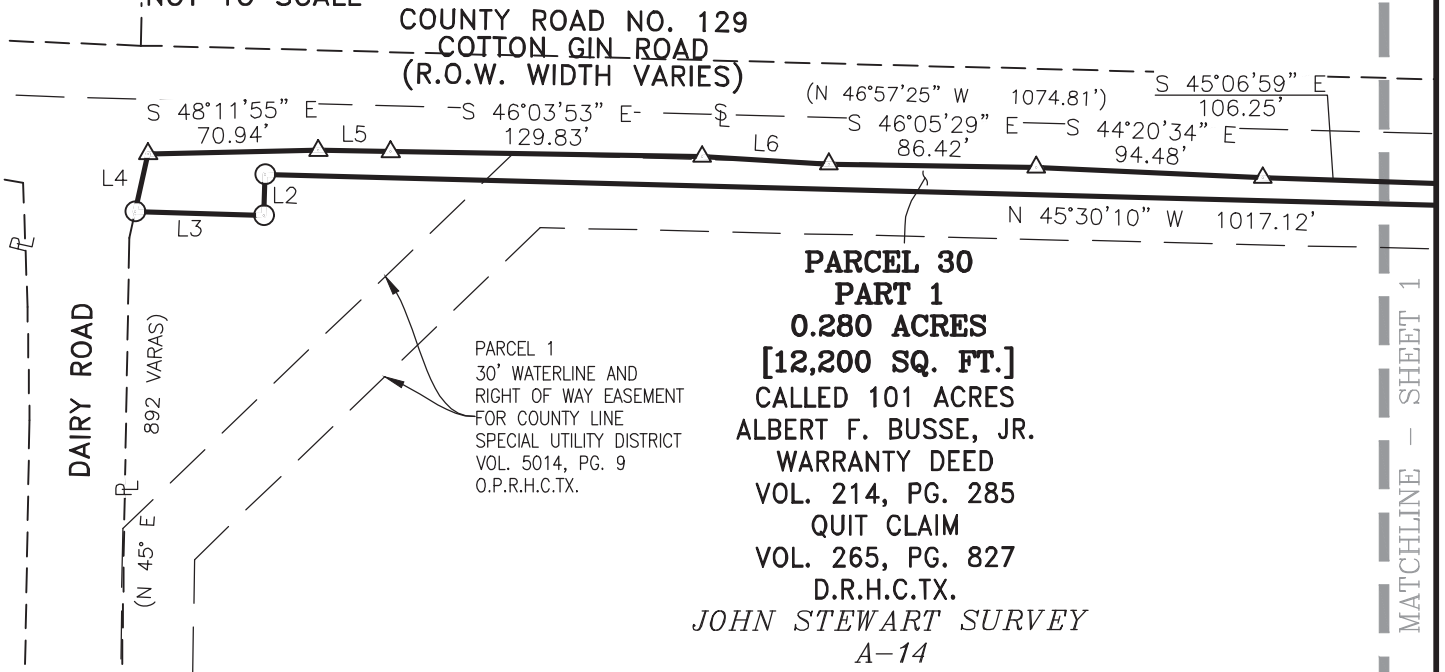


SEPTEMBER THRU NOVEMBER 2017  
MAY THRU AUGUST 2018  
AND JANUARY 2019  
HAYS COUNTY, TEXAS

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VICINITY MAP  
NOT TO SCALE



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3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999902.

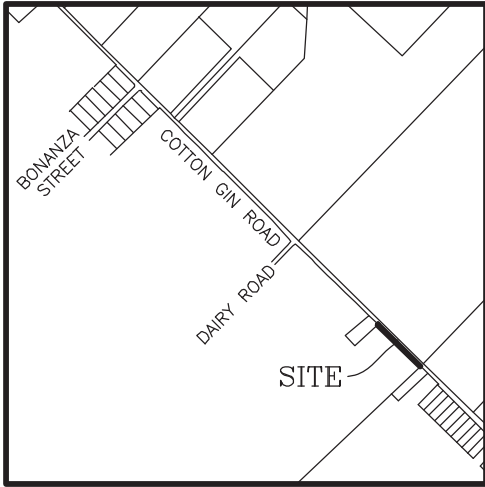
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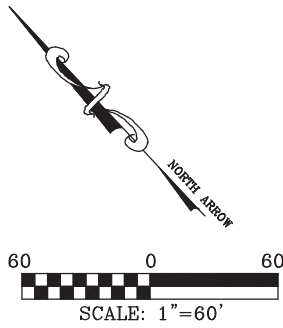
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[12,200 SQ. FT.]**



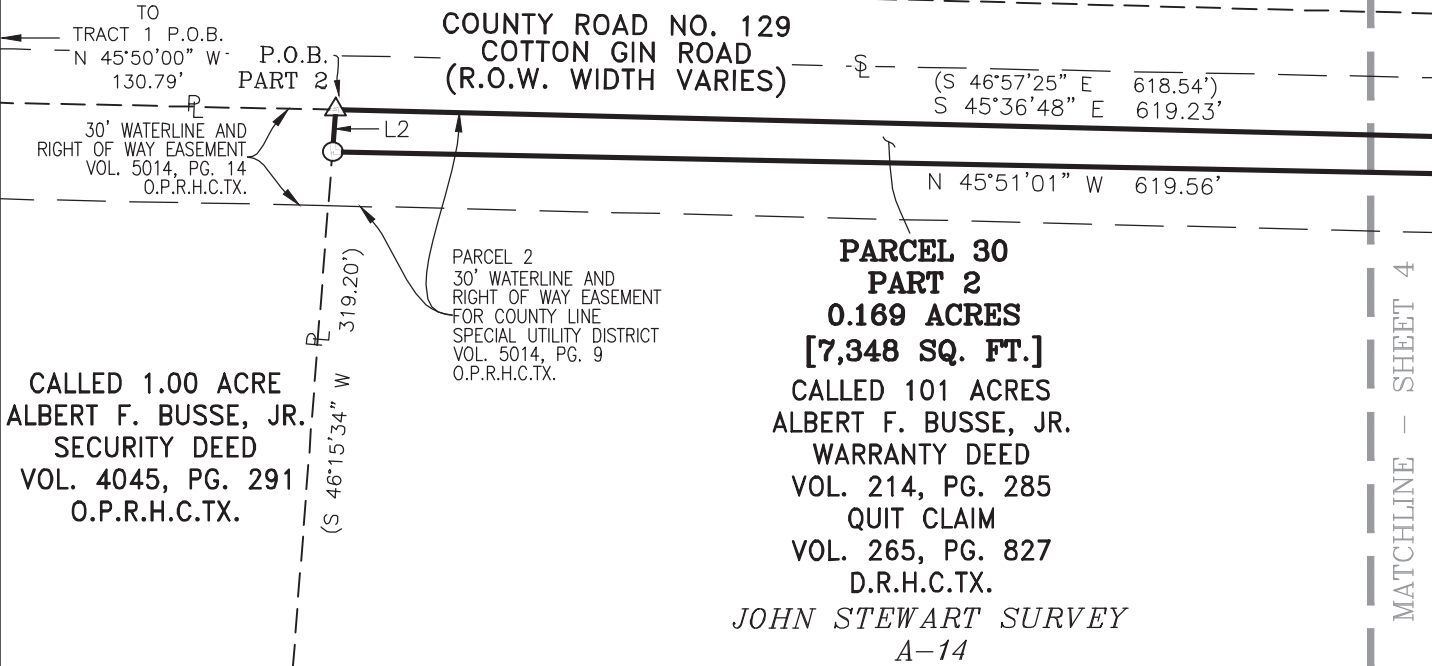
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SEPTEMBER THRU NOVEMBER 2017  
MAY THRU AUGUST 2018  
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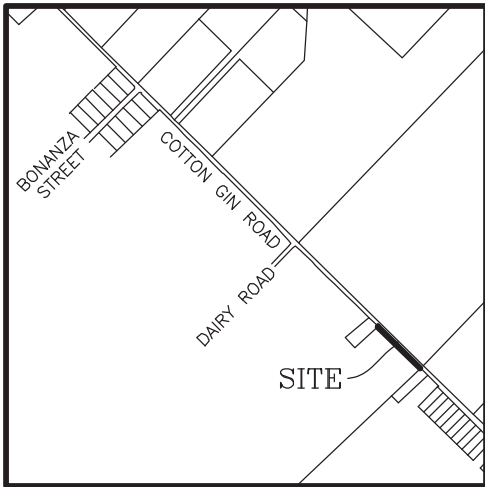
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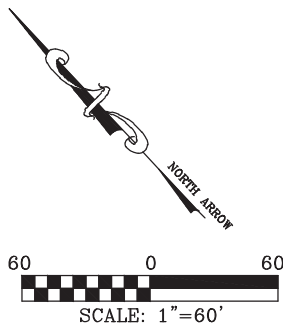
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PARCEL 30  
PART 2  
EXHIBIT  
0.169 ACRES  
[7,348 SQ. FT.]



VICINITY MAP  
NOT TO SCALE



SEPTEMBER THRU NOVEMBER 2017  
MAY THRU AUGUST 2018  
AND JANUARY 2019  
HAYS COUNTY, TEXAS

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MATCHLINE - SHEET 3

(S 46°57'25" E 618.54')  
(S 45°36'47" E 618.74')

COUNTY ROAD NO. 129  
COTTON GIN ROAD  
(R.O.W. WIDTH VARIES)

N 45°51'01" W 619.07'

**PARCEL 30  
PART 2  
0.169 ACRES  
[7,348 SQ. FT.]**  
CALLED 101 ACRES  
ALBERT F. BUSSE, JR.  
WARRANTY DEED  
VOL. 214, PG. 285  
QUIT CLAIM  
VOL. 265, PG. 827  
D.R.H.C.TX.

JOHN STEWART SURVEY  
A-14

PARCEL 2  
30' WATERLINE AND  
RIGHT OF WAY EASEMENT  
FOR COUNTY LINE  
SPECIAL UTILITY DISTRICT  
VOL. 5014, PG. 9  
O.P.R.H.C.TX.

828-1/5 VARAS  
(S 45° W)

30' NON-EXCLUSIVE  
EASEMENT TRACT  
FOR COUNTY LINE  
SPECIAL UTILITY DISTRICT  
VOL. 5134, PG. 622  
O.P.R.H.C.TX.

10' EXCLUSIVE EASEMENT TRACT FOR  
COUNTY LINE SPECIAL UTILITY DISTRICT  
VOL. 5134, PG. 622 O.P.R.H.C.TX.

5' WIDE WATERLINE AND RIGHT  
OF WAY EASEMENT FOR COUNTY  
LINE SPECIAL UTILITY DISTRICT  
VOL. 5277, PG. 480 O.P.R.H.C.TX.

**CALLED 1.00 ACRE  
HAYS COUNTY, TEXAS  
DEED  
VOL. P, PG. 386  
D.R.H.C.TX.**

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