

TX-21-79868-POS

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A 0.4220 ACRE LOT LYING WHOLLY WITHIN SURVEY NO. 75, JUAN JOSE GUERRA, ORIGINAL GRANTEE, ABSTRACT 216, UVALDE COUNTY, TEXAS, ALL OF THE SAME LOT DESCRIBED IN WARRANTY DEED FROM TERRY L. SMITH ET UX TO JEFF D. SANDERS ET UX ON 5 MAY 1970 AND RECORDED IN VOLUME 178, PAGES 177-179, OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN:

Parcel ID Number: A0216-0202-00

BEING A 0.4220 ACRE LOT LYING WHOLLY WITHIN SURVEY NO. 75, JUAN JOSE GUERRA, ORIGINAL GRANTEE, ABSTRACT 216, UVALDE COUNTY, TEXAS, ALL OF THE SAME LOT DESCRIBED IN WARRANTY DEED FROM TERRY L. SMITH ET UX TO JEFF D. SANDERS ET UX ON 5 MAY 1970 AND RECORDED IN VOLUME 178, PAGES 177-179, OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (THE BEARINGS SHOWN ARE GEODETIC BASED ON NORTH MERIDIAN OBSERVED AT LOCATION OF 1/2-INCH GALVANIZED IRON PIPE IN CONCRETE WALK AT GETTY AND ANGLIN STREETS LYING WEST 11256.36 FEET AND SOUTH 157.41 FEET FROM THIS POINT OF BEGINNING, WHICH IS AT 1927 DATUM TEXAS SOUTH CENTRAL ZONE GRID COORDINATES; 1759453.29; 504286.82):

BEGINNING AT THE 1-INCH IRON PIPE FOUND UP 12 INCHES BY FENCE POST FOUND MARKING ORIGINAL E BOUNDARY OF CITED LOT AND THE W BOUNDARY OF THAT CERTAIN ADJACENT AND ADJOINING 1.53883 ACRES DESCRIBED IN WARRANTY DEED FROM B-L INVESTMENTS, INC., TO CURTIS J. MUECKE ET UX ON 24 MARCH 1992 AND RECORDED IN VOLUME 314, PAGES 723-727, OF SAID DEED RECORDS:

THENCE ALONG AND ADJOINING THE W BOUNDARY OF SAID ADJACENT AND ADJOINING 1.53883 ACRES AS FOLLOWS: S 8° 14' 16" W 127.42 FEET TO THE ORIGINAL 1-INCH IRON PIPE FOUND UP 1 INCH AT BASE OF 6-INCH CEDAR 2-WAY FENCE CORNER POST; AND N 85° 31' 31" W 58.17 FEET TO ITS ORIGINAL 1-INCH IRON PIPE FOUND UP 1 INCH AT BASE OF 6-INCH CEDAR 3-WAY FENCE CORNER POST MARKING ITS WESTMOST CORNER, FROM WHICH THE 5/8-INCH STEEL STAKE FOUND UP 2 INCHES BY 10-INCH TREATED-PINE 3-WAY FENCE CORNER POST MARKING THE NE AND NORTHMOST CORNER OF THAT CERTAIN 1.000 ACRE DESCRIBED IN WARRANTY DEED FROM R.S. SENTER AT UX TO JAMES E. MORTENSEN ON 14 MARCH 1972 AND RECORDED IN VOLUME 184, PAGES 934-938, OF SAID DEED RECORDS BEARS S 24° 14' 48" E GENERALLY WITH FENCE 84.47 FEET;

THENCE ALONG AND ADJOINING THE E BOUNDARY OF THAT CERTAIN ADJACENT AND ADJOINING 2 ACRES DESCRIBED IN SPECIAL WARRANTY DEED FROM INDIAN CREEK SHEEP & GOAT COMPANY TO JEAN CONNELL ON 30 JANUARY 1989 AND RECORDED IN VOLUME 291, PAGES 458-460, OF SAID DEED RECORDS, AS FOLLOWS: N 84° 02' 26" W 25.53 FEET TO CENTER OF ITS 6-INCH CEDAR 2-WAY FENCE CORNER POST MARKING THE SW CORNER OF THIS DESCRIBED LOT;

AND N 12° 35' 09" W, PASSING THROUGH CARPORT 2.3 FEET RIGHT OF ITS 3-INCH STEEL PIPE CORNER SUPPORT, AT 88.99 FEET PASSING 100D PLASTIC-CAPPED IRON SPIKE FOUND FLUSH MARKING THIS LINE, AT 175.94 FEET PASSING ANOTHER, AND CONTINUING A TOTAL OF 177.75 FEET TO THE ARC OF CURVE IN W RIGHT-OF-WAY OF TEXAS FARM-TO-MARKET ROAD 1023 (GARNER FIELD ROAD), ITS NE CORNER AND THE NW AND WESTMOST CORNER OF THIS DESCRIBED LOT;

THENCE ALONG AND ADJOINING SAID S R.O.W. AS FOLLOWS: ALONG THE ARC OF ITS CURVE TO THE RIGHT, HAVING A RADIUS OF 1382.40 FEET AND TURNING 5° 29' 25" AT 112.28 FEET PASSING 100D PLASTIC-CAPPED IRON SPIKE MARKING THIS ARC, AND CONTINUING A TOTAL OF 132.47 FEET (CHORD BEARS S 78° 02' 53" E 132.42 FEET) TO ITS POINT OF TANGENT; AND S 75° 18' 10" E 14.70 FEET TO THE NE AND EASTMOST CORNER OF THIS DESCRIBED LOT AND NW CORNER OF SAID ADJACENT 1.53883 ACRES;

THENCE 8° 14' 16" W, AGAIN ALONG W BOUNDARY OF SAID ADJACENT 1.53883 ACRES, 23.65 FEET TO THE POINT OF BEGINNING, CONSTITUTING 0.4220 ACRE OF LAND WITHIN THE DESCRIBED BOUNDARY, WITH AERIALY ENCUMBERING OVERHEAD ELECTRIC POWER LINE ALONG HIGHWAY RIGHT-OF-WAY, AND HAVING NO OTHER VISIBLE EASEMENTS, ENCROACHMENTS OR EXCEPTIONS.