F. G. Huffman
Registered Professional Land Surveyor

P. O. Box 430792
Houston, Texas 77243 281 447 7802

Job No. 17-0104

Exhibit A
Metes and bounds

DESCRIPTION of a 57,137 Square Foot (1.312 Acre) tract of land out of Lot 39 of the Gebhardt Subdivision as recorded in Vol. 271, Page 259, Austin County Deed Records and being with the San Felipe de Austin Town Tract, Abstract No. 5, Austin County, Texas, and being that same tract described in Vol. 654, Page 360, Official Records of Austin County and more particularly described by metes and bounds as follows,

BEGINNING at a found 1/2" iron rod in the North line of said Lot 39 and being N 45° 00' 00" E, a distance of 30.00 feet from the most Westerly corner of said Lot 39,

THENCE, N 45° 00' 00" E, along the North line of Lot 39, a distance of 139.18 feet to a found 1/2" iron rod for the most Northerly corner of said Lot 39 and the tract herein described,

THENCE, S 45° 00' 00" E, along the common line of Lots 37, 38 and 39, a distance of 407.40 feet to a found 1/2" iron rod in the Northwest Right of Way of Schmidt Road for the most Easterly corner of said Lot 39 and the tract herein described,

THENCE, S 45°00' 00" W, along the Northwest Right of Way of Schmidt Road the the Southeast line of Lot 39, a distance of 141.31 feet to a 5/8" iron rod set for the most Southerly corner of the tract herein described,

THENCE, N 44° 42' 00" W, along the Southeast line of a 30' Access Easement as recorded in Vol. 290, Page 555, A.C.D.R., a distance of 407.41 feet to the POINT OF BEGINNING and containing 1.312 Acre.

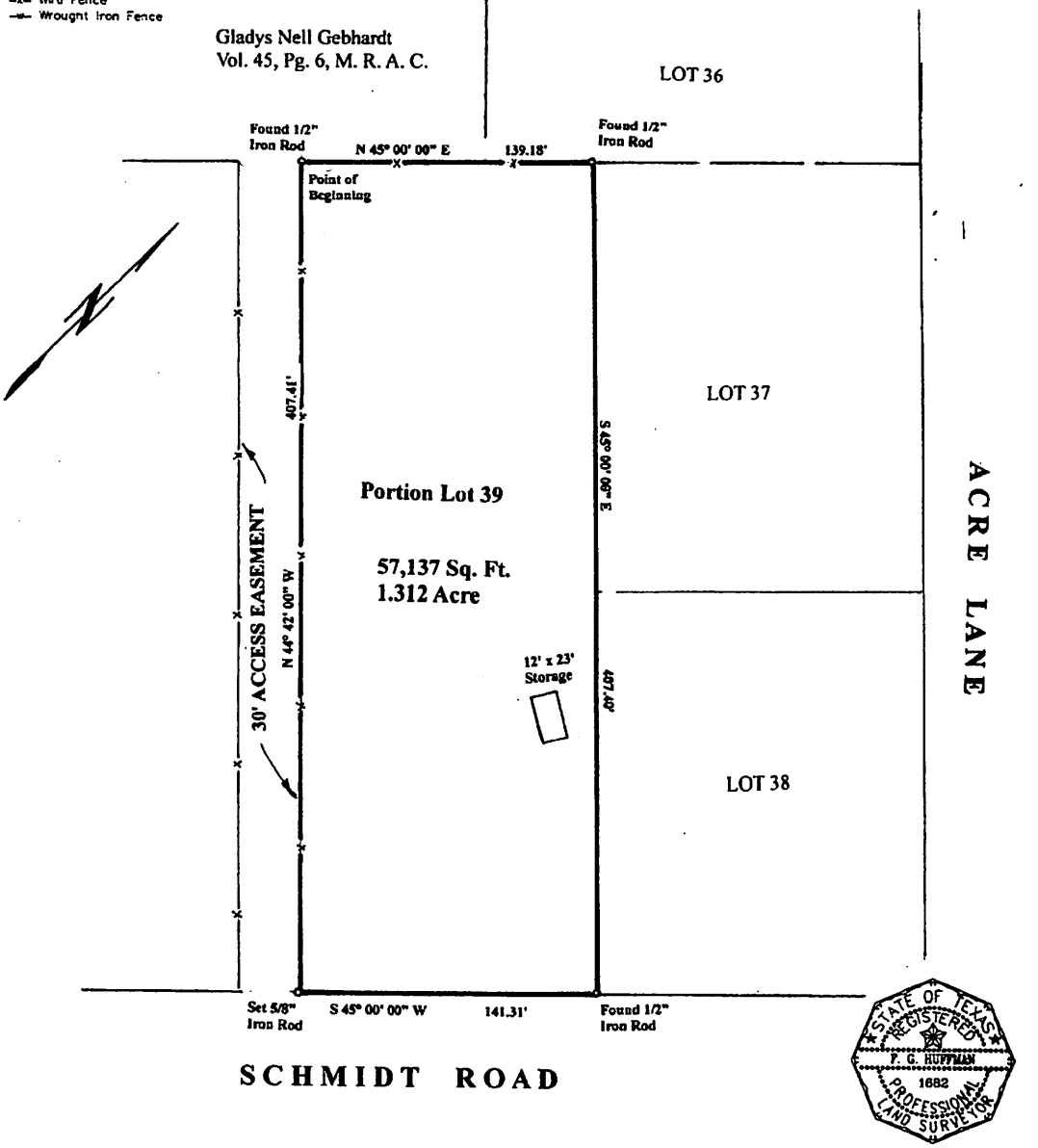
F. G. Huffman
RPLS No. 1682

LEGEND
UE Utility Easement
AE Aerial Easement
WLE Water Line Easement
BL Building Line
CP Covered Porch
ROW Right of Way
IP Iron Pipe
IR Iron Rod
SSE Sanitary Sewer Easement
-/- Board Fence
-x- Wire Fence
-w- Wrought Iron Fence

This property lies within Zone X as per the Flood Insurance Rate Map, AUSTIN County, Community No. 480704, Panel No. 0400 Suffix E Dated 9-3-10
NOTE: Zone X indicates outside 100 year flood plain. Zone AE indicates within 100 year flood plain.

REVISIONS

Bearing Reference Recorded Plat 654/355 A.C.D.R.



STATE OF TEXAS REGISTERED P. G. HUFFMAN 1682 PROFESSIONAL LAND SURVEYOR

Survey of 1.312 Acre out of Lot 39, Gebhardt Addition San Felipe de Austin Town Tract, A-5, Austin County, Texas

Scale 1" = 50'
Date 1-10-17
Job# 17-0104
Key Map ---
Drawn FGH
Checked By FGH

I, F.G. Huffman, a Registered Professional Surveyor in the State of Texas; hereby certify to: PURCHASER that this plat was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

F.G. Huffman
Reg. Professional Surveyor No. 1682

Troy Noska
Schmidt Road
Sealy, Texas 77474

G.F.# 44956

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