

**EXHIBIT "A"**

BEING A 0.266 ACRE TRACT OF LAND COMPRISED OF ALL OF LOTS 19 AND 20, IN BLOCK 41, OF THE TOWN OF WALLIS SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME X, PAGE 7, DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND A 0.073 ACRE TRACT OF LAND RECORDED IN VOLUME 57, PAGE 484, DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND LYING IN THE D. H. MILBURN & THOMAS DAVIS SURVEY, BLOCK 6, ABSTRACT 71, AUSTIN COUNTY, TEXAS, SAID 0.266 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod for the northeast corner of the herein described tract, being also the northeast corner of Lot 20, and lying at the intersection of the South line of a 20 feet wide alley with the West right-of-way (ROW) line of South 9th Street (S 9th St) (based on a 60 feet wide ROW);

**THENCE** S 27°21'30" W with the East boundary line of Lot 20 and the West ROW line of S 9th St, at 140 feet pass the southeast corner of Lot 20, and continuing for a total distance of 195.38 feet to a 1/2 inch iron rod for the southeast corner of the herein described tract, and lying at the intersection of the West ROW line of S 9th St with the North ROW line of Demel Street (Demel St) (based on a 40 feet wide ROW);

**THENCE** N 58°10'34" W with the North ROW line of Demel St a distance of 60.18 feet to a 1/2 inch iron rod for the southwest corner of the herein described tract, being also the southeast corner of a tract of land owned by the D. W. Vick Estate;

**THENCE** N 27°21'30" E with the East boundary line of said Estate tract, at 50.69 feet pass the South common corner of Lots 18 and 19, and continuing for a total distance of 190.69 feet to a 1/2 inch iron rod for the northwest corner of the herein described tract, being also the North common corner of Lots 18 and 19, and lying in the South line of said alley;

**THENCE** S 62°38'53" E with the North boundary line of Lot 19 and the South line of said alley, at 30.00 feet pass the North common corner of Lots 19 and 20, and continuing with the North boundary line of Lot 20 for a total distance of 60.00 feet to the **PLACE OF BEGINNING** and containing 0.266 acre of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, South Central Zone.

  
Wesley C. Hunter  
Registered Professional Land Surveyor  
No. 6268 – State of Texas



**EXPLORER SURVEYING**

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