

STATE OF TEXAS

COUNTY OF COLORADO

Land Description
107.84 Acres

BEING a tract or parcel containing 107.84 acres of land situated in the W.W. Thompson Survey, Abstract No. 43, Colorado County, Texas and being the remaining part or portion of that same land described as 109.90 acres in Deed dated July 9, 1945 from Adolf Engels, et ux to Lester Lipperdt, et ux, recorded in Volume 126, Page 93, Colorado County Deed Records. Said 107.84 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a ½" iron rod set where the East line of the original 109.90 acre tract and the West line of County Road 244 intersects the Southerly right of way line of F.M. Highway 2144 and being the Northeast corner of the herein described tract;

THENCE along the West line of County Road 244 and the East line of the original Lipperdt tract, which partially follows an existing fence, South, at 1376.73 feet passing a capped ½" iron rod set at a fence angle point where said county road turns to the right, continuing for a total distance of 1447.78 feet to a ½" iron rod set within the margins of said county road for an Easterly exterior corner of the original tract and the herein described tract, also being on the North line of the Emil Dahse 87 acre tract as described in Volume 65, Page 387, Deed Records;

THENCE along the common boundary between the Lipperdt and Dahse tracts, S 89° 46' 02" W a distance of 75.00 feet to a ½" iron rod set for an interior corner of the Lipperdt tract and being the Northwest corner of the Dahse 87 acre tract;

THENCE continuing along the East line of the Lipperdt tract, which is also along the West line of the Dahse 87 acre tract, being partially within the margins of County Road 244, South a distance of 588.15 feet to a ½" iron rod set in County Road 244 for an angle corner of the herein described tract;

THENCE along a line which is partially along the fenced Northwest right of way line of County Road 244, S 35° 16' 32" W a distance of 566.92 feet to a ½" iron rod set in the center of a branch of Cottonwood Creek for the Southeast corner of the herein described tract, said branch centerline along being the Northern boundary of the George and Cathy Berger 92.33 acre tract (Vol. 574, Pg. 768, O.R.) and 70 acre tract (Vol. 476, Pg. 765, O.R.);

THENCE down the center of a branch of Cottonwood Creek with its meanders, also being the Northern boundary of the Berger tracts and the partial Northern boundary of the Bill & Jean Goldsmith 75.81 acre tract as described in Volume 210, Page 498, Deed Records, the following calls:

- S 82°07'25" W a distance of 60.16 feet, and
- S 66°35'43" W a distance of 23.05 feet, and
- N 51°31'20" W a distance of 20.73 feet, and
- S 87°37'52" W a distance of 23.64 feet, and
- S 72°53'49" W a distance of 16.08 feet, and
- N 29°54'07" W a distance of 66.82 feet, and
- N 74°35'40" W a distance of 63.06 feet, and
- N 58°50'36" W a distance of 27.29 feet, and
- S 57°37'07" W a distance of 62.22 feet, and
- N 88°07'30" W a distance of 30.60 feet, and
- S 28°49'16" W a distance of 36.36 feet, and
- N 80°12'21" W a distance of 50.37 feet, and
- N 79°55'33" W a distance of 41.73 feet, and
- S 86°24'33" W a distance of 49.25 feet, and
- S 46°01'51" W a distance of 23.51 feet, and
- S 01°54'14" E a distance of 38.30 feet, and
- S 28°49'06" E a distance of 48.77 feet, and
- S 29°29'41" W a distance of 76.44 feet, and
- S 72°46'27" W a distance of 47.70 feet, and
- N 67°01'48" W a distance of 92.94 feet, and
- S 50°10'40" W a distance of 74.07 feet, and
- S 88°48'38" W a distance of 66.61 feet, and
- N 52°45'47" W a distance of 37.13 feet, and
- S 66°35'06" W a distance of 21.15 feet, and
- S 09°26'01" W a distance of 57.59 feet, and
- S 33°57'17" W a distance of 36.25 feet, and

- N 42°18'52" W a distance of 24.83 feet, and
- N 84°02'35" W a distance of 13.64 feet, and
- S 47°16'55" W a distance of 55.71 feet, and
- N 69°46'02" W a distance of 39.59 feet, and
- S 86°26'12" W a distance of 48.88 feet, and
- N 83°49'16" W a distance of 40.84 feet, and
- S 39°51'33" W a distance of 116.78 feet, and
- S 67°38'30" W a distance of 125.35 feet, and
- S 76°47'02" W a distance of 59.84 feet, and
- N 51°59'36" W a distance of 26.28 feet, and
- S 58°46'42" W a distance of 13.65 feet, and
- S 01°41'03" W a distance of 47.97 feet, and
- S 28°26'37" W a distance of 44.71 feet, and
- N 75°07'35" W a distance of 30.80 feet, and
- S 81°50'08" W a distance of 55.07 feet to point for the Southwest corner of the herein described tract and being S 01° 45' 00" W a distance of 47.19 feet from a 1/2" iron rod set for reference on the North lower bank of said creek, said point also being the Southeast corner of the Otto Berger 112.637 acre tract as described in Volume 357, Page 561, Official Records;

THENCE leaving said creek, N 01°45'00" E a distance of 1797.22 feet to a 1/2" iron rod set at the base of a 40" live oak tree (tree called for in record deed) for a angle point of the original tract and the herein described tract;

THENCE along the Western boundary of the original Lipperdt tract and crossing Cottonwood Creek, N 43°00'00" W (Basis of Bearings – Record Deed Call) a distance of 291.80 feet to a 1/2" iron rod set at the base of an old fence corner for an angle point of the original tract and the herein described tract and being S 72° 43' 38" E a distance of 11.76 feet from a 1/2" iron rod found for an angle corner of the Otto Berger 112.637 acre tract;

THENCE along a line which is East of an existing fence, N 12°46'48" E a distance of 735.87 feet to a 1/2" iron rod found for the Southwest corner of a called 2.00 acre cemetery tract and being a reference corner of the Berger 112.637 acre tract, also being a Westerly exterior corner of the herein described tract;

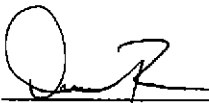
THENCE along the South and East line of said cemetery tract, as fenced, the following calls:

- S 85°18'45" E a distance of 218.58 feet to a 1/2" iron rod set at a fence corner for the Southeast corner of the cemetery tract and being an interior corner of the herein described tract, and
- N 02°12'23" W a distance of 331.46 feet to a 1/2" iron rod set on the South line of F.M. Highway 2144 for the Northeast corner of the cemetery tract and being the Northwest corner of the herein described tract;

THENCE along the South line of F.M. Highway 2144, the following calls:

- S 88°04'04" E a distance of 101.01 feet to a 1/2" iron rod set for angle point, and
- S 87°17'15" E a distance of 1403.88 feet to a 1/2" iron rod set for the beginning of a curve to the left, and
- In a Southeasterly direction along a curve to the left having a radius of 5780.14 feet, an arc length of 118.92 feet, a central angle of 01°10'44" and whose chord bears S 87°52'34" E a distance of 118.92 feet to the POINT OF BEGINNING, containing 107.84 acres of land of which 0.23 acres being within the right of way of County Road 244.

Notes:
(1) Survey plat to accompany this description



 Darrell D. Rau
 Registered Professional Land Surveyor
 Registration No. 4173

Date: December 10, 2011



EXHIBIT A
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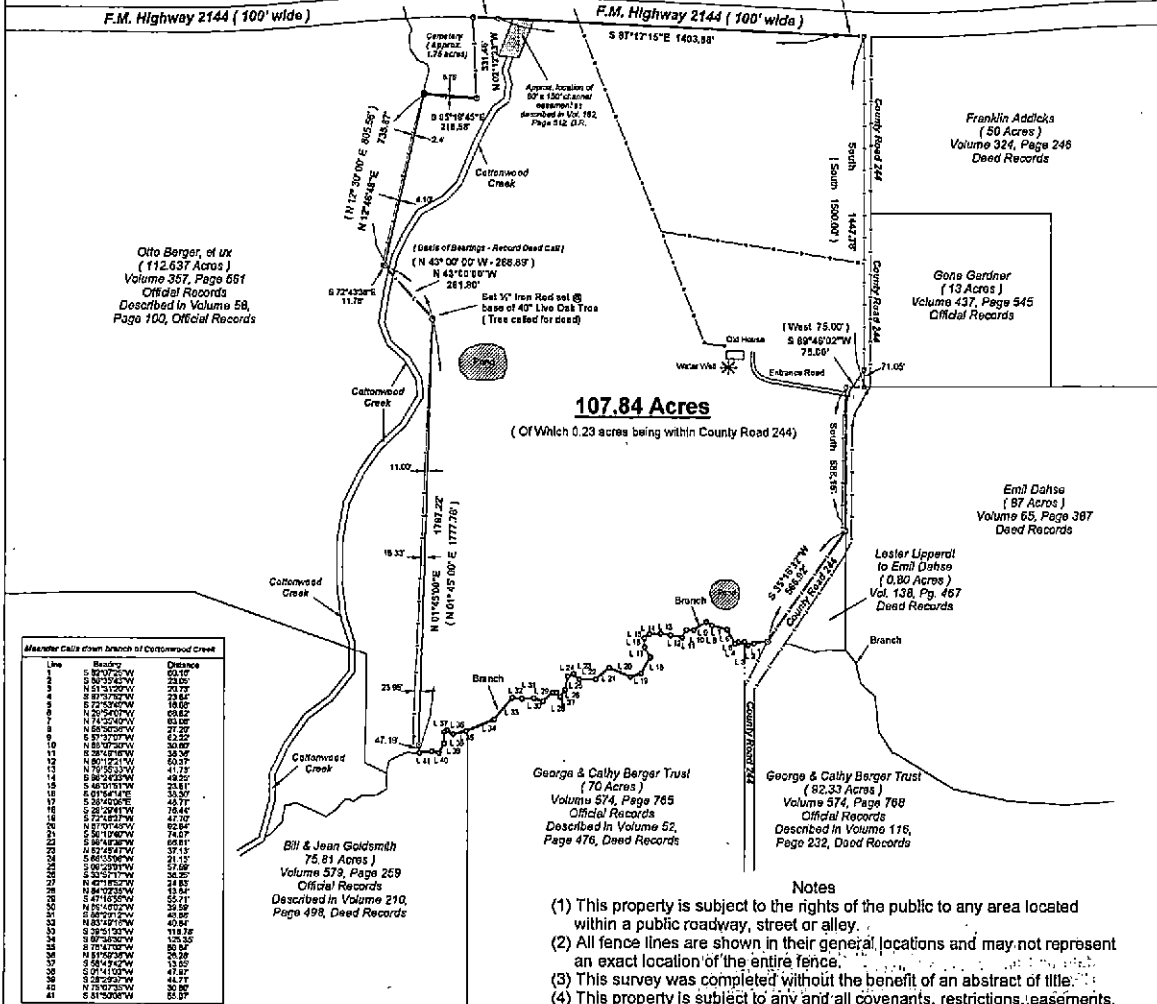
**COLORADO COUNTY, TEXAS
W. W. THOMPSON SURVEY
ABSTRACT NO. 43**



LEGEND	
○	1/4" Iron Rod find, with plastic cap stamped RPLS 4173
●	Point in center of branch
○	5" Iron rod found
—	Overhead Power Line
-x-x-	Wire Fence
()	Record Deed Calls

Scale 1" = 600'
December 16, 2011
File Name:
Lipperdt.Zak

Curve Data	
Delta Angle	01°10'44"
Radius	5763.14
Arc	116.82
Chord	116.03
Chord Bearing	S 87°32'34"E



Line	Bearing	Distance
1	S 82°32'25\"/>	

- Notes**
- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
 - (3) This survey was completed without the benefit of an abstract of title.
 - (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (5) This survey was prepared without the benefit of a title commitment.
 - (6) This property is subject to the changes in boundary caused by forces of erosion, avulsion and accretion of that branch of Cottonwood Creek which is the Southern boundary of the subject tract.
 - (7) Property description to accompany this plat.

Survey Plat of a 107.84 acre tract of land situated in the W.W. Thompson Survey, Abstract No. 43, Colorado County, Texas and being a part or portion of that same land described as 109.90 acres in Deed dated July 9, 1945 from Adolf Engels, et ux to Lester Lipperdt, et ux, recorded in Volume 126, Page 93, Colorado County Deed Records.

Rau Surveying
1276 Hwy. 71
P.O. Box 692 Columbus, Texas 76934
Phone: (978) 732-8454 Fax: (978) 732-8468

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell D. Rau
Darrell D. Rau, Registration No. 4173



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