

# EXHIBIT "A"

STATE OF TEXAS

JOHN MEEHAN

COUNTY OF FAYETTE

12.950 ACRES

&  
COUNTY OF COLORADO

All that certain tract or parcel of land containing 12.950 acres situated in the Jesse Veasey Survey, A-314, in Fayette County & Colorado County, Texas and being comprised of the following tracts:

That tract described as the residual of 49.36 acres in a deed from John Meehan to John Meehan, et ux, dated July 8, 2011 and recorded in Volume 1572, Page 756 of the Official Records of Fayette County;

That tract described as 0.522 acres in a deed from Michele Pier to John Meehan, dated September 1, 2020 and recorded in Volume 1956, Page 927 of the Official Records of Fayette County;

That tract described as 0.187 acres in a deed from Kathleen Baker to John Meehan, dated August 29, 2020 and recorded in Volume 1956, Page 934 of the Official Records of Fayette County;

That tract described as 0.033 acres in a deed from Melissa Andrews to John Meehan, dated August 27, 2020 and recorded in Volume 939, Page 3 of the Official Records of Colorado County;

said 12.950 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1" iron pipe found, in the Southeast line of a (called) 101.425 acre Monica Michalec tract (Vol. 1886, Pg. 37 F.C.O.R. (Deed) & Vol. 922, Pg. 267 F.C.D.R. (Desc.) for the Northwest corner of the (original) 49.36 acre John Meehan tract (Vol. 434, Pg. 438 F.C.D.R.), the Northeast corner of a (called) 19.49 acre Marvin Dominy "Tract 1" (Vol. 501, Pg. 490 F.C.D.R.), the Northwest corner of the herein described tract and the PLACE OF BEGINNING, said point having a coordinate value of N= 13,881,920.12 feet and E= 2,719,260.54 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011), from which a 1/2" iron rod found bears South 70 degrees 16 minutes 40 seconds West, 99.17 feet;

VOL 950 PAGE 026



JOHN MEEHAN  
12.950 ACRES  
PAGE 2

Thence North 70 degrees 16 minutes 40 seconds East, 650.92 feet along the common line between said Michalec tract and said (original) 49.36 acre Meehan tract to a 1/2" iron rod set for the Northwest corner of the residual of a (called) 9.131 acre Michele Pier "Tract" 4 (Vol. 1020, Pg. 58 F.C.O.R.) for the Northeast corner of the herein described tract;

Thence South 23 degrees 11 minutes 34 seconds East, departing said common line, 221.51 feet along the Southwest line of said 9.131 acre Pier "Tract 4" to a 1/2" iron rod found for the North corner of said 0.522 acre Meehan tract;

Thence departing said common line and along the Northeasterly lines of said 0.522 acre Meehan tract as follows:

South 64 degrees 29 minutes 55 seconds East, 125.95 feet to a 1/2" iron rod found;

South 21 degrees 32 minutes 06 seconds East, 29.15 feet to a 1/2" iron rod found within the residual of a (called) 9.131 acre Michele Pier "Tract 3" (Vol. 937, Pg. 51 F.C.D.R.);

South 04 degrees 40 minutes 07 seconds West, 77.38 feet to a 1/2" iron rod found;

South 23 degrees 11 minutes 34 seconds East, 262.40 feet to a 1/2" iron rod found in the common line between said Pier "Tract 3" and a (called) 9.131 acre Kathleen Baker "Tract 2" (Vol. 937, Pg. 46 F.C.D.R.) for the Southeast corner of said 0.522 acre Meehan tract and the Northeast corner of said 0.187 acre Meehan tract;

Thence South 15 degrees 41 minutes 09 seconds East, 353.08 feet along the Southeasterly line of said 0.187 acre Meehan tract, across said Baker tract to a 1/2" iron rod found for the Southwest corner of said Baker tract, the Northwest corner of a (called) 0.638 acre Melissa Andrews, et al, "Tract 5" (Vol. 937, Pg. 61, F.C.D.R.) and the South corner of said 0.187 acre Meehan tract;

Thence South 23 degrees 11 minutes 34 seconds East, 200.31 feet along the Southwest line of said 0.638 acre Andrews, et al, tract to a 1/2" iron rod found for the Southwest corner of said 0.638 acre Andrews tract, an inside corner of a (called) 8.993 acre Melissa Andrews "Tract 1" (Vol. 937, Pg. 41 F.C.D.R.) and the North corner of said 0.033 acre Meehan tract;

Thence South 26 degrees 31 minutes 17 seconds East, 225.91 feet along the Northeast line of said 0.033 acre Meehan tract, across said Andrews "Tract 1" to a 1/2" iron rod found in the North right-of-way line of "F.M Highway 1291" (100' wide right-of-way-Vol. 176, Pg. 205 C.C.D.R.) for the Southeast corner of said 0.033 acre Meehan tract and the Southeast corner of the herein described tract;



JOHN MEEHAN  
12.950 ACRES  
PAGE 3

Thence South 87 degrees 54 minutes 15 seconds West, 32.86 feet along said Northeast right-of-way to a 1/2" iron rod found for the Southwest corner of said (original) 49.36 acre Meehan tract, the Southeast corner of a (called) 4.41 acre Joey Vasek tract (Vol. 1123, Pg. 336 F.C.O.R.) and the Southwest corner of the herein described tract;

Thence North 47 degrees 20 minutes 12 seconds West, departing said Northwest right-of-way, 366.98 feet along the common line between said Vasek tract and said (original) 49.36 acre Meehan tract to a 1/2" iron rod found;

Thence North 51 degrees 10 minutes 51 seconds West, 199.85 feet continuing along said common line to a concrete monument found for the North corner of said Vasek tract and the Southeast corner of a (called) 18.09 acre Marvin Dominy "Tract 2" (Vol. 501, Pg. 490 F.C.D.R.);

Thence along the common line between said (original) 49.36 acre Meehan tract and said Dominy "Tract 2" as follows:

North 49 degrees 51 minutes 10 seconds West, passing at 114.32 feet and 1.48 feet Northeast of a 1" iron pipe found and continuing for a total distance of 344.84 feet to a 1/2" iron rod found;

North 52 degrees 53 minutes 16 seconds West, 180.00 feet to a 1/2" iron rod found;

North 47 degrees 14 minutes 51 seconds West, 158.78 feet to a 3/4" iron pipe found;

North 38 degrees 49 minutes 09 seconds West, 249.80 feet to a concrete monument found for the North corner of said Dominy "Tract 2" and the Easterly corner of said Dominy "Tract 1";

Thence North 29 degrees 10 minutes 58 seconds West, along the common line between said (original) 49.36 Meehan tract and said Dominy "Tract 1", passing at 52.19 feet a 1" iron pipe found and continuing for a total distance of 118.72 feet to the PLACE OF BEGINNING and containing 12.950 acres.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degree 10 minutes 05 seconds. Combined factor = 0.99990152.

See certification next page

VOL 950 PAGE 028

3 4



139

FILED FOR RECORD  
COLORADO COUNTY, TX

2021 JAN 12 AM 11:56

KIMBERLY MENKE  
COUNTY CLERK D.K.

JOHN MEEHAN  
12.950 ACRES  
PAGE 4

STATE OF TEXAS

COUNTY OF FAYETTE  
&  
COUNTY OF COLORADO

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.  
Firm No. 10001700  
Consulting Engineering & Land Surveying

*Charles Tait*

Charles Tait, R.P.L.S.  
Registration No. 6732  
September 22, 2020  
BEFCO Job No. 19-7885



STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the date and time stamped hereon by me; and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Colorado County, Texas and stamped hereon by me on

JAN 15 2021



*Kimberly Menke*  
KIMBERLY MENKE  
COUNTY CLERK COLORADO COUNTY, TEXAS

VOL 950 PAGE 029