

**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

**A 2.785 ACRE TRACT LYING AND BEING SITUATED IN THE ORILLA RUSSELL SURVEY No. 2, ABSTRACT No. 485, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 2.81 ACRE TRACT DESCRIBED IN A DEED TO DENNIS HICKS, RECORDED IN DOCUMENT No. 202006048328, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 2.785 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found in the northwest boundary line of a called 50.262 acre tract described in a deed to Charles M. Michalec, Jr. and Karen I. Michalec, recorded in Volume 852, Page 249, Deed Records of Comal County, Texas, being the southeast line of Parakeet Lane (a 20' wide access easement), at the south corner of the Hicks 2.81 acre tract, being also the east corner of a called 2.000 acre tract described in a deed to Nathan L. Durbin, recorded in Document No. 201106027188, Official Public Records Comal County, Texas, with the property description recorded in Volume 211, Page 629, Deed Records of Comal County, Texas, for the south corner hereof;

**THENCE North 36° 23' 26" West** a distance of **216.55 feet** (North 35° 30' West, 216.9 feet, deed record) with the southwest boundary line of the Hicks 2.81 acre tract, being the northeast boundary line of the Durbin 2.000 acre tract, to a 1/2 inch iron rod found in the south line of LOT 36, OAK GROVE ESTATES, UNIT ONE, as shown on the plat recorded in Volume 5, Page 395, Map and Plat Records Comal County, Texas, at the west corner of the Hicks 2.81 acre tract, being also the north corner of the Durbin 2.000 acre tract, for the west corner hereof;

**THENCE** with the northwest boundary line of the Hicks 2.81 acre tract, being also the southeast line of the OAK GROVE ESTATES, UNIT ONE, the following two (2) courses and distances:

1. **North 43° 45' 52" East** a distance of **215.37 feet** (North 44° 34' 53" East, 216.10 feet, plat record) to a 1/2 inch iron rod found at the east corner of LOT 36, being the south corner of LOT 35, of said OAK GROVE ESTATES, UNIT ONE;
2. **North 43° 16' 18" East** a distance of **150.41 feet** (North 43° 41' 09" East, 150.00 feet, plat record) to a 1/2 inch iron rod found at the east corner of LOT 35, of said OAK GROVE ESTATES, UNIT ONE, being also the south corner of LOT 84, OAK GROVE ESTATES, UNIT FOUR, as shown on the plat recorded in Volume 10, Page 315, Map and Plat Records Comal County, Texas;

**THENCE** with the northwest boundary line of the Hicks 2.81 acre tract, being also the southeast line of the OAK GROVE ESTATES, UNIT FOUR, the following two (2) courses and distances:

1. **North 42° 30' 26" East** a distance of **65.24 feet** (North 43° 58' 32" East, 65.19 feet, plat record) to a 1/2 inch iron rod found;
2. **North 42° 50' 02" East**, passing at a distance of 148.29 feet a 1/2 inch iron rod found at the east corner of LOT 84, being the south corner of LOT 83 of said OAK GROVE ESTATES, UNIT FOUR, and continuing for a total distance of **152.36 feet** (North 43° 22' East, plat record) to a 60d nail found at the north corner of the Hicks 2.81 acre tract, being also the west corner of a called 2.81 acre tract described in a deed to Trent Alan DeWaters and Sheri Lee DeWaters, recorded in Document No. 201506013077, Official Public Records Comal County, Texas, for the north corner hereof;

**THENCE South 36° 09' 01" East** a distance of **209.05 feet** (South 35° 30' East, 209.0 feet, deed record) with the northeast boundary line of the Hicks 2.81 acre tract, being the southwest line of the DeWaters 2.81 acre tract, to a 1/2 inch iron rod set in the northwest boundary line of the Michalec 50.262 acre tract, being the southeast line of Parakeet Lane, at the east corner of the Hicks 2.81 acre tract, being also the south corner of the DeWaters 2.81 acre tract, for the east corner hereof;

**THENCE South 42° 30' 53" West** a distance of **583.90 feet** (South 44° 21' West, 583.9 feet, deed record) with the southeast boundary line of the Hicks 2.81 acre tract, being the northwest boundary line of the Michalec 50.262 acre tract, being the southeast line of Parakeet Lane, to the **POINT OF BEGINNING**, containing 2.785 of acres;

TOGETHER with a 20 foot wide access easement, being Parakeet Lane, as described in Document No. 202006048328, Official Public Records of Comal County, Texas.

Basis of Bearing: Texas South Central NAD 83

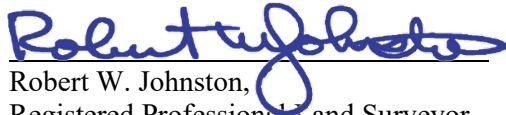
All 1/2 inch iron rods set are capped with "Amerisurveyors" cap.

STATE OF TEXAS §

January 17, 2023

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Robert W. Johnston,  
Registered Professional Land Surveyor  
Registration No. 5579

