

## EXHIBIT A

PAGE 1 of 4

**METES AND BOUNDS DESCRIPTION  
OF A 0.3378 ACRE TRACT OF LAND  
OUT OF THE CITY OF CALDWELL  
BURLESON COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Burleson County, Texas, out of the City of Caldwell, also being Lot 8 and part of Lot 9, Block 21, of the Woodson Lumber Company Wholesale Subdivision, as recorded in Volume 189, Page 242-243, of the Burleson County Deed Records, and now more particularly described as follows:

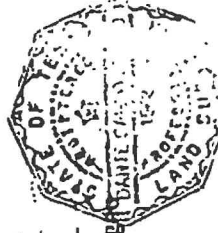
**BEGINNING** at a 5/8" iron rod found for the most easterly corner of this tract, also being the most westerly corner of the Guaranty Federal tract, as recorded in Volume 446, Page 98, of the Burleson County Deed Records, also being the most northerly corner of the City of Caldwell Library tract, also being the most southerly corner of the William Warren tract, called Lot 7, Block 21;

**THENCE** South 44 degrees 43 minutes 10 seconds West, a distance of 179.18 feet along the common line between this tract and said City of Caldwell Library tract to a 5/8" iron rod set for the most southerly corner of this tract, also being the most westerly corner of the said Library tract, also being a point in the northeast right-of-way of Cimry Street;

**THENCE** North 45 degrees 00 minutes 00 seconds West, a distance of 82.00 feet along the common line between the tract and said right-of-way to a 5/8" iron rod set for the most westerly corner of this tract, also being the most southerly corner of the Ronald Dusek tract, called Lot 9, Block 21;

**THENCE** North 44 degrees 43 minutes 10 seconds East, a distance of 179.67 feet along the common line between this tract and said Lot 9 to a 5/8" iron rod set for the most northerly corner of this tract, also being the most easterly corner of Lot 9, also being a point in the southwest line of said Lot 7;

**THENCE** South 44 degrees 39 minutes 33 seconds East, a distance of 82.00 feet along the common line between this tract and said Lot 7 to the **PLACE OF BEGINNING**; containing 14713.00 square feet or 0.3378 acres.



Dante Carlomagno  
3-4-99  
99037a.doc

EXHIBIT A

PAGE 2 of 4

METES AND BOUNDS DESCRIPTION  
OF A 0.0230 ACRE  
PARKING EASEMENT  
OUT OF THE CITY OF CALDWELL,  
BURLESON COUNTY, TEXAS

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR PARKING PURPOSES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that tract or parcel of land lying and being situated in Burleson County, Texas, out of the City of Caldwell, also being along the most easterly line of Lot 9, Block 21, of the Woodson Lumber Company Wholesale Subdivision, as recorded in Volume 189, Page 247-248, of the Burleson County Deed Records, and now more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the most easterly corner of Lot 8, also being the most westerly corner of the Guaranty Federal tract, as recorded in Volume 446, Page 98, of the B.C.D.R., also being the most northerly corner of the City of Caldwell Library tract, also being the most southerly corner of the William Warren tract, called Lot 7, Block 21;

THENCE North 44 degrees 39 minutes 33 seconds West, a distance of 82.00 feet along the common line between Lot 8 and said Lot 7 to a 5/8" iron rod set for the most northerly corner of this tract, also being the most easterly corner of Lot 9;

THENCE South 44 degrees 43 minutes 10 seconds West, a distance of 129.67 feet along the common line between Lot 8 and Lot 9 to a 5/8" iron rod set for the **THE PLACE OF BEGINNING**, also being the most easterly corner of this tract, also being a point in the most westerly line of Lot 8, also being a point in the most easterly line of Lot 9;

THENCE South 44 degrees 43 minutes 10 seconds West, a distance of 50.00 feet along the common line between Lot 8 and Lot 9 to a 5/8" iron rod set for the most southerly corner of this tract, also being the most westerly corner of Lot 8, also being the most southerly corner of Lot 9, also being a point in the north right-of-way line of Gray Street;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 20.00 feet along the common line between this tract and said right-of-way to a 5/8" iron rod set for the most westerly corner of this tract, also being a point in the most southerly line of Lot 9;

THENCE North 44 degrees 43 minutes 10 seconds East, a distance of 50.00 feet through said Lot 9 to a 5/8" iron rod set for the most northerly corner of this tract, also being a point in the interior of said Lot 9;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 20.00 feet through Lot 9 to the **PLACE OF BEGINNING** containing 1000.00 square feet or 0.0230 acres.



Dante Carlomagno  
Registered Professional Land Surveyor  
3-22-99  
99037case2.doc

## EXHIBIT A

PAGE 3 of 4

**METES AND BOUNDS DESCRIPTION  
OF A 0.1131 ACRE  
ACCESS EASEMENT  
OUT OF THE CITY OF CALDWELL  
BURLESON COUNTY, TEXAS**

TOGETHER WITH THE FOLLOWING EASEMENT-

All that tract or parcel of land lying and being situated in Burleson County, Texas, out of the City of Caldwell, also being along the most westerly line of Lot 8, Block 21, of the Woodson Lumber Company Wholesale Subdivision, as recorded in Volume 189, Page 242-243, of the Burleson County Deed Records, and now more particularly described as follows:

**COMMENCING** at a 5/8" iron rod found for the most easterly corner of Lot 8, also being the most westerly corner of the Guaranty Federal tract, as recorded in Volume 446, Page 98, of the B.C.D.R., also being the most northerly corner of the City of Caldwell Library tract, also being the most southerly corner of the William Warren tract, called Lot 7, Block 21;

**THENCE** North 44 degrees 39 minutes 33 seconds West, a distance of 69.00 feet along the common line between Lot 8 and said Lot 7 to a 5/8" iron rod set for the **PLACE OF BEGINNING**, also being the most easterly corner of this tract;

**THENCE** South 44 degrees 43 minutes 10 seconds West, a distance of 179.59 feet across Lot 8 to a 5/8" iron rod set for the most southerly corner of this tract, also being a point in the southwesterly line of Lot 8, also being a point in the north right-of-way line of Cirrus Street;

**THENCE** North 45 degrees 00 minutes 00 seconds West, a distance of 13.00 feet along the common line between this tract and said right-of-way to a 5/8" iron rod set for the most westerly corner of this tract, also being the most southerly corner of Lot 9;

**THENCE** North 44 degrees 43 minutes 10 seconds East, a distance of 179.67 feet along the common line between said Lot 9 and said Lot 8 to a 5/8" iron rod set for the most northerly corner of this tract, also being a point in the southwesterly line of Lot 7, also being the most northerly corner of Lot 8 and the most easterly corner of said Lot 9;

**THENCE** South 44 degrees 39 minutes 33 seconds East, a distance of 13.00 feet along the common line between this tract and said Lot 7 to the **PLACE OF BEGINNING** containing 4929.82 square feet or 0.1131 acres.



Dante Carlomagno  
Registered Professional Land Surveyor  
3-22-99  
99017e18se.doc

TIM ZASKODA  
LOT 6

WILLIAM WARREN  
LOT 7

QUARANTY FEDERAL  
446/68

5' UTILITY EASEMENT  
189/242

5' UTILITY EASEMENT  
189/242

S 44°39'33" E 82.00'  
CALLED S 45°00'00" E

10' BUILDING LINE

10' BUILDING LINE

CONCRETE

20'

13'



ASPHALT  
PARKING LOT

GRASS

179.67'

179.18'

N 44°43'10" E

S 44°43'10" W

RONALD DUSEX  
LOT 9

ONE-STORY  
ROCK/WOOD  
BUILDING

GRASS

DRIVE

GRASS

ASPHALT PARKING LOT

33' ACCESS &  
PARKING EASEMENT

POWERLINE

POWERLINE

CITY OF CALDWELL  
LIBRARY

20' BUILDING LINE

N 45°00'00" W 82.00'

LEGEND

- PROPERTY CORNER
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ POWER POLE

File name: 99037A.DWG.DWG  
Plot date: 03/01/99 at 11:35



189/242 189/242 189/242

Sold lot is not under the 100  
years rule and is  
as identified by the Federal  
Emergency Management  
Agency on Community Parcel No. 189/242, 0002 B  
Dated: SEPTEMBER 30, 1988

All corners are represented by  
5/8" iron rods, set unless otherwise noted.

LOT No.: 8, and 12' of 9 BLOCK No.: 21

ADDITION OR SUBMISSION: WOODSON LUMBER COMPANY WHOLESALE SUBMISSION 189/242-243

STREET ADDRESS: 604 GRAY STREET CITY: CALDWELL

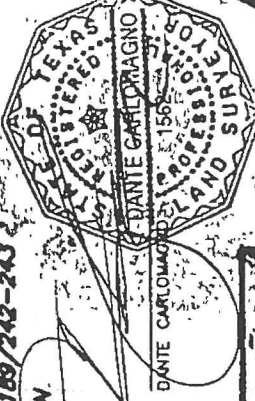
COUNTY: BURLESON

SURVEYED FOR: JOE CHARLES MAJORS II

I, DANTE CARLOMAGNO, A REGISTERED PROFESSIONAL SURVEYOR, No. 1562, DO HEREBY  
CERTIFY THAT THE ABOVE SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF AN  
ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THERE ARE NO  
ENCROACHMENTS OR OVERLAPS UNLESS OTHERWISE SHOWN.

BEARINGS BASED ON RECORDED PLAT.

DRAWN BY: D. KAWA



CARLOMAGNO Surveying Inc.

2714 Finfeather Road, Bryan, Texas 77801

PHONE: (409)775-2873 FAX: (409)775-4787