

EXHIBIT "A"

BEING A 1.123 ACRES OF LAND OUT OF THE J. B. PULSIFER SURVEY, ABSTRACT 498, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.428 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO H4WR PHASE 3A, LLC RECORDED IN DOCUMENT NUMBER 2019020656 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a set 1/2" iron rod with a red plastic cap stamped "MATKINHOOVER ENG.& SURVEY" on the north line of a called 7.21 acre tract described in deed to Andrew Glenn Mahaffey and wife, Linda Boyd Mahaffey recorded in Volume 2031, Page 413 of the Official Records of Williamson County, Texas (O.R.W.C.T.), the southeast corner of a called 23.120 acre tract described as Tract I in deed to Ashby Signature Homes, LLC recorded in Document Number 2018098005 of the O.P.R.W.C.T. same being the southwest corner of the herein described, from which a 1/2-inch iron rod found for the northwest corner of said 7.21 acre tract bears South 83°39'51" West 370.81 feet;

THENCE North 10°42'16" West with the east line of said Tract I, passing at a distance of 540.77 feet a 1/2-inch iron rod found for the northeast corner of said Tract I and the southeast corner of a called 12.84 acre tract described in deed to Mark L. Price and wife, Paula H. Price recorded in Volume 2477, Page 240 of the O.R.W.C.T., continuing for a total distance of **976.75 feet** with the east line of 12.84 acre tract to a set 1/2" iron rod with a red plastic cap stamped "MATKINHOOVER ENG.& SURVEY" for the northwest corner of the herein described, from which the a 1/2-inch iron rod found for the northwest corner of the 1.428 acre tract bears North 11°48'37" West 272.08 feet;

THENCE North 79°16'21" East 50.00 feet through said 1.428 acre tract with the north line of the herein described to a set 1/2" iron rod with a red plastic cap stamped "MATKINHOOVER ENG.& SURVEY" for the northeast corner of the herein described and on the west line of a called 162.77 acre tract described as Tract Two, Parcel Two in deed to Wolf Legacy, LP recorded in Document Number 2013096273 of the O.P.R.W.C.T., from which a 1/2-inch iron rod found for an angle point in the west line of said 1.428 acre tract bears North 10°38'40" West 212.87 feet;

THENCE South 10°42'21" East 980.12 feet with the east line of the herein described and the west line of said 162.77 acre tract to a set 1/2" iron rod with a red plastic cap stamped "MATKINHOOVER ENG.& SURVEY" for the northeast corner of said 7.21 acre tract same being the southeast corner of the herein described;

THENCE South 83°07'56" West 50.14 feet with the north line of said 7.21 feet to the **POINT OF BEGINNING** and containing 1.123 acres of land.

That I, Cory Blake Silva, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief, and that the property described herein was determined by a survey made on the ground under my direction and supervision.

This description is accompanied by and made a part of a sketch issued by Cory Blake Silva, Registered Professional Land Surveyor No. 6500.



8-22-2019

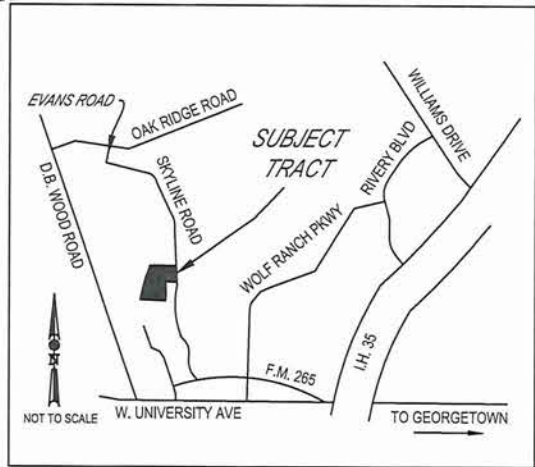
Cory Blake Silva

Registered Professional Land Surveyor No. 6500



Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), State Plane Coordinate System of Texas, Central Zone, 4203, US Survey Foot, Grid.

CATEGORY 1A LAND TITLE SURVEY OF
A 1.123 ACRE TRACT OF LAND LOCATED IN THE J. B. PULSIFER SURVEY,
ABSTRACT NO. 498, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION
OF A CALLED 1.428 ACRE TRACT OF LAND AS CONVEYED TO H4WR PHASE
3A, LLC, OF RECORD IN DOCUMENT NO. 2019060106 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

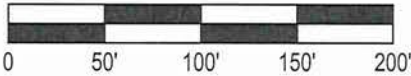


LOCATION MAP

- NOTES
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
 2. REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 290 OF 750, COMMUNITY PANEL NO. 4849C0290E, DATED SEPTEMBER 26, 2008.
 3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT.



SCALE: 1"=100'



MARK L. PRICE AND WIFE, PAULA H. PRICE
(12.84 AC)
VOL. 2477, PG. 240
O.R.W.C.T.

ORVILLE PERRY
ABSTRACT NO. 10

ASHBY SIGNATURE HOMES, LLC
(TRACT I, 23.120 AC)
DOC. NO. 2018098005
O.P.R.W.C.T.

WOLF LEGACY, LP
(TRACT TWO, PARCEL TWO 162.77 AC)
DOC. NO. 2013096273
O.P.R.W.C.T.

P.O.B.
S83° 07' 56"W 50.14'

ANDREW GLENN MAHAFFEY AND
WIFE, LINDA BOYD MAHAFFEY
(7.21 AC)
VOL. 2031, PG. 413
O.R.W.C.T.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500
CSILVA@MATKINHOOVER.COM
JOB NO. 19-5041

8-22-2019

LEGEND

- P.O.B.
O.R.
O.P.R.
●
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POINT OF BEGINNING
OFFICIAL RECORDS
OFFICIAL PUBLIC RECORDS
1/2" IRON ROD FOUND (UNLESS NOTED)
SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY" PLASTIC CAP

MATKINHOOVER

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.349.0600 FAX: 830.349.0099
9301 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS