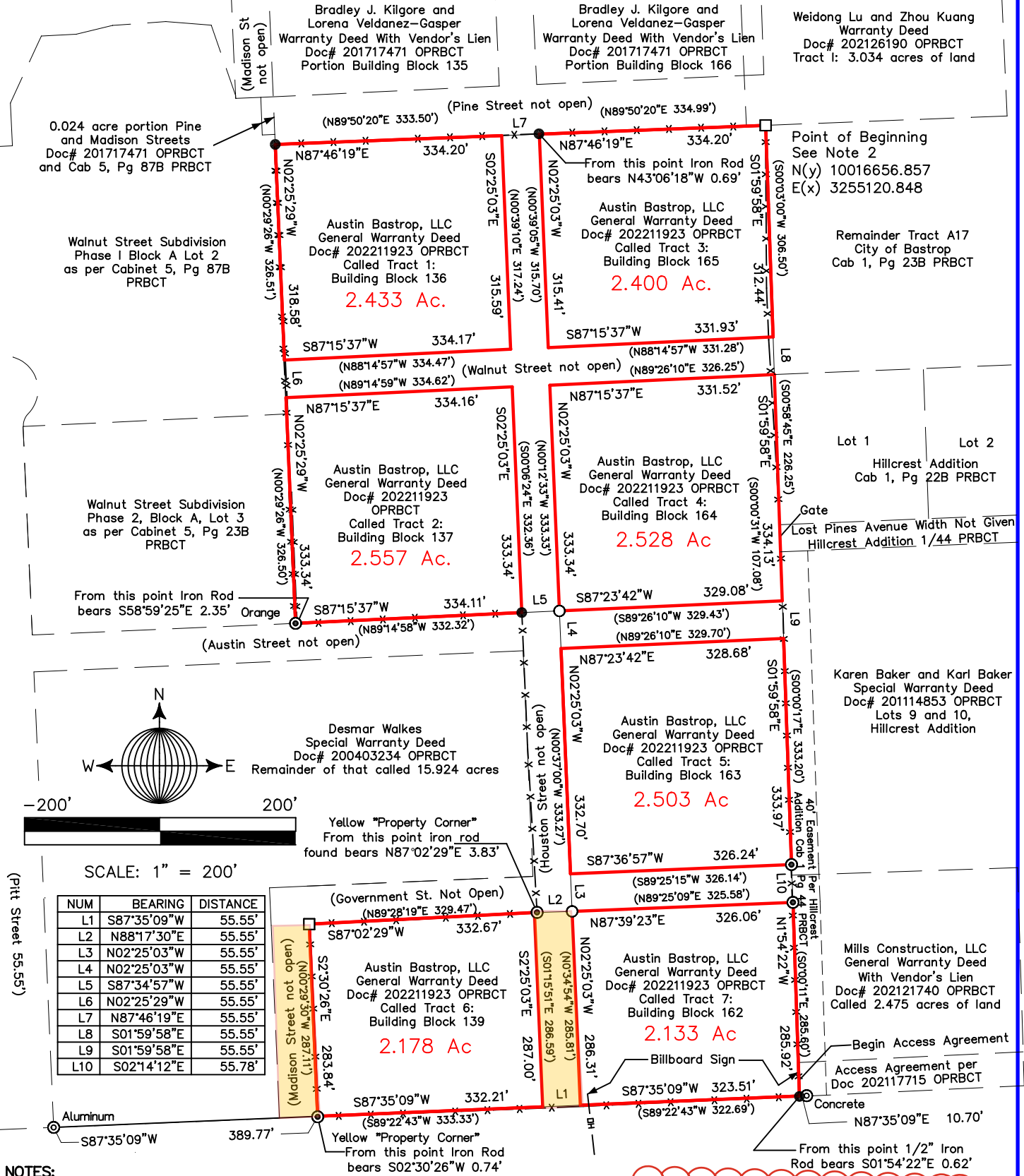


Exhibit A

SURVEY of 19.687 acres, less and except, 2.955 acres in unopen road right of way, for a Total Remainder of 16.732 Acres and being Tract 1 thru Tract 7, inclusive as described in that certain General Warranty Deed as recorded in Doc# 202211923, Official Public Records Bastrop County, Texas, and being all Building Blocks 136, 137, 165, 164, 163, and a portion of Building Block 139 and 162, East of Main Street in the City of Bastrop, Bastrop Town Tract, Abstract 11, according to the plat recorded in Cabinet 1 Pg. 23B, Plat Records Bastrop County, Texas.

EASEMENTS, BUILDING LINES, AND/OR CONDITIONS OF RECORDS AS PER GF#CTA-26-CTA2200945 Effective Date: March 6, 2022 Issued: March 14, 2022

10.g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Joe Rabensburg Purpose: access Recording Date: August 19, 2021 Recording No: Document No. 202117715, Official Public Records of Bastrop County, Texas Affects: Benefits tracts 5 and 6. AFFECTS LOWER EAST LINE AT S.E. CORNER TRACT 7.



NOTES:

- EASEMENTS, BUILDING LINES, AND/OR CONDITIONS OF RECORD PER GF# CTA-26-CTA2200945 PER FIRST CHICAGO TITLE
- BEARING BASIS LAMBERT COFORMAL CONIC PROJECTION GRID NORTH, STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD 83.
- STREETS NOT OPEN THE RIGHT OF WAY WIDTH IS 55.55'

SURVEYORS CERTIFICATION:

TO THE OWNER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

DRAWING NAME: WA3332-2022 N-RABENBURG.DWG

LEGEND

- 1/2" IRON ROD FOUND
- CAPPED IRON ROD SET STAMPED "RPLS 5548"
- 5/8" IRON ROD FOUND
- CAPPED IRON ROD FOUND AS NOTED
- TXDOT MONUMENT FOUND AS NOTED
- FENCE
- TOWN PLAT RECORD INFORMATION
- PLAT RECORDS BASTROP COUNTY TX
- OFFICIAL RECORDS BASTROP COUNTY TX
- OFFICIAL PUBLIC RECORDS BASTROP COUNTY TX

Portion of ROW to be abandoned

ADDRESS: TBD HWY 71
BASTROP, TEXAS 78602

FIRM #10194596
 STEUBING LLC
 525 TAHITIAN DRIVE
 BASTROP, TEXAS 78602
 PH# (512) 585-1388

Robert C. Steubing 09/05/2022

ROBERT C. STEUBING DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548

