

EXHIBIT A

STATE OF TEXAS

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COUNTY OF HAYS

A TRACT OR PARCEL OF LAND CONTAINING 5.3379 ACRES, (232,517 SQUARE FEET), SITUATED IN THE FREELove WOODY SURVEY NO. 23, ABSTRACT NO. 20, HAYS COUNTY, TEXAS, SAID 5.3379 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 5.2 ACRE TRACT OF LAND AS CONVEYED TO CHRISTELLA ALBARADO BY INSTRUMENT RECORDED IN VOLUME 302, PAGE 484, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE ACCURATELY DESCRIBED AS THAT CERTAIN CALLED 5.336 ACRE SAVE AND EXCEPT TRACT BY INSTRUMENT RECORDED IN DOCUMENT NO. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 5.3379 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).

COMMENCING at a calculated point for the intersection of the easterly right-of-way line of F. M. 150 West with the north line of a 24 foot wide roadway easement, (Mariah Drive), as designated in and described by instrument recorded in Volume 346, Page 210, of the Deed Records of Hays County, Texas, same being the northwest corner of that certain called 5.04 acre tract of land as conveyed to Educated Roofing System, Inc. by instrument recorded in Document No. 17027808 of the Official Public Records of Hays County, Texas, same being the southwest corner of that certain called 7.56 acre tract of land as conveyed to HD Ventures, LP by instrument recorded in Volume 2625, Page 278, of the Deed Records of Hays County, Texas;

Thence, N 88°29'35" E, along the north line of Mariah Drive, same being the common line of said 5.04 Acre Tract and said 7.56 Acre Tract, a distance of 611.90 feet to a 5/8" iron rod found for a corner of the remainder of that certain called 81.7176 acre tract of land as conveyed to Driftwood DLC Investor I, LP by instrument recorded in Document No. 20031232 of the Official Public Records of Hays County, Texas, same being the southeast corner of said 7.56 Acre Tract, same being a corner of said 5.04 Acre Tract;

Thence, N 86°24'59" E, along the north line of Mariah Drive, same being the common line of said 5.04 Acre Tract and the remainder of said 81.7176 Acre Tract, a distance of 91.79 feet to a 5/8" iron rod found for northeast corner of Mariah Drive, same being the northeast corner of said 5.04 Acre Tract, same being a corner of the remainder of said 81.7176 Acre Tract;

Thence, N 86°12'53" E, (Call N 86°13'55" E), across the remainder of said 81.7176 Acre Tract, a distance of 50.07 feet, (call 49.97 feet), to a capped, (Precision Surveyors), iron rod set for the northwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 86°22'32" E, across the remainder of said 81.7176 Acre Tract, a distance of 314.54 feet to a capped, (Precision Surveyors), iron rod set for a corner of the remainder of said 81.7176 Acre Tract, same being a corner of the herein described tract;

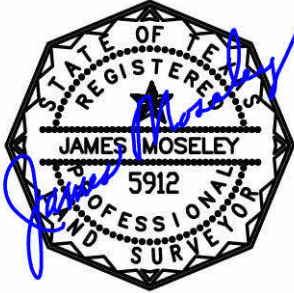
Thence, N 87°39'46" E, across the remainder of said 81.7176 Acre Tract, a distance of 436.49 feet to a capped iron rod found for a corner of the remainder of said 81.7176 Acre Tract, same being the northeast corner of the herein described tract;

Thence, S 05°36'14" W, across the remainder of said 81.7176 Acre Tract, a distance of 310.50 feet, (Call 310.15 feet), to a 60d nail in a fence corner post found for a corner of the remainder of said 81.7176 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 86°56'32" W, (Call S 86°53'23" W), across the remainder of said 81.7176 Acre Tract, a distance of 377.07 feet, (Call 377.12 feet), to a ½" iron rod found for a corner of the remainder of said 81.7176 Acre Tract, same being a corner of the herein described tract;

Thence, S 87°09'18" W, across the remainder of said 81.7176 Acre Tract, a distance of 372.19 feet to a capped iron rod found for a corner of the remainder of said 81.7176 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 05°15'47" E, across the remainder of said 81.7176 Acre Tract, a distance of 311.23 feet to the POINT OF BEGINNING and containing 5.3379 acres or 232,517 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. SA2021-01167
February 12, 2021

See Drawing Attached

STATE OF TEXAS §
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COUNTY OF HAYS §

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 8.629 acres situated in the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, being all of that certain 8.612 acre tract, lying east of State Highway FM 150, conveyed to Driftwood Golf Club Development, Inc. by deed recorded in Document No. 21064920 of the Official Public Records of Hays County, Texas; the herein described 8.629 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod, with plastic cap marked “Surveyor No, 1847”, found for the northwest corner of the said 8.612 acre tract, being the southwest corner of that 10.21 acre tract as conveyed to Family of Companies, LLC by deed recorded in Document No. 19031308 of the said Official Public Records, and a point on the east right-of-way line of State Highway FM 150 (80’ right-of-way), same being the northwest corner of the herein described tract;

THENCE, N89°24’45”E, leaving the east right-of-way line of said FM 150, with the common north line of the said 8.612 acre tract and the south line of the said 10.21 acre tract, passing at 429.69 feet the calculated southwest corner of that certain 0.72 acre tract conveyed to Family of Companies, LLC by deed recorded in Document No. 19042097 of the said Official Public Records, and continuing with the common north line of the said 8.612 acre tract and south the line of the said 0.72 acre tract, for a total distance of 888.67 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, set for the common east corner of the aforesaid 8.612 acre tract and 0.72 acre tract, being on the westerly line of that certain 65.3766 acre (Tract I) conveyed to Driftwood DLC Investors I, LP by deed recorded in Document No. 20031232 of the said Official Public Records, and a point on that certain boundary line agreement recorded in Volume 3171, Page 230 of the said Official Public Records, for the northeast corner of the herein described tract;

THENCE, S06°16’50”E, leaving the south line of the said 0.72 acre tract, with the common line between the said 8.612 acre tract and the said 65.3766 acre tract, same being along the said boundary line agreement, for a distance of 408.45 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, set for the southeast corner of the herein described tract;

THENCE, S88°21’30”W, continuing with said common line between the said 8.612 acre tract and the said 65.3766 acre tract, passing at 55.66 feet a calculated point for a northeast corner of the remainder portion of that certain 47.5 acre tract (described as Tract III) conveyed to Masa Scott Roberts by deed recorded in Volume 966, Page 677 of the Deed Records of Hays County, Texas, and continuing with the common south line of the said 8.612 acre tract and north line of the said remainder of 47.5 acre tract, same being along the said boundary line agreement, at a distance of 907.34 feet as a PK nail found in a fence corner post and continuing for a total distance of 907.67 feet to a calculated point on the east right-of-way line of aforesaid FM 150 for the southwest corner of the herein described tract;

THENCE, leaving the north line of the said remainder of the 47.5 acre tract, with the common west line of the said 8.612 acre tract and the east right-of-way line of FM 150, for the following two (2) courses:

- 1) N07°53'09"W, 73.93 feet to a TxDOT Type 1 concrete monument found for the point of curvature of a non-tangent curve to the right;
- 2) With said non-tangent curve to the right having central angle of 10°44'28", a radius of 1869.86 feet, a chord distance of 350.02 feet (chord bears N02°35'39"W), for an arc distance of 350.54 to the POINT OF BEGINNING, CONTAINING within these metes and bounds 8.629 acres of land area.

Bearing Basis is the Texas State Plane Coordinate System, NAD 83 (HARN), South Central Zone, as derived by Global Positioning Systems surveys.

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of November, 2022.



Blaine J. Miller
Blaine J. Miller
Registered Professional Land Surveyor
No. 5121 - State of Texas

EXHIBIT B

GF NO. 21-559029-AS FIDELITY NATIONAL TITLE
 ADDRESS: 17570 FM 150 WEST
 DRIFTWOOD, TEXAS 78619
 BORROWER: DRIFTWOOD DLC INVESTOR I, LP

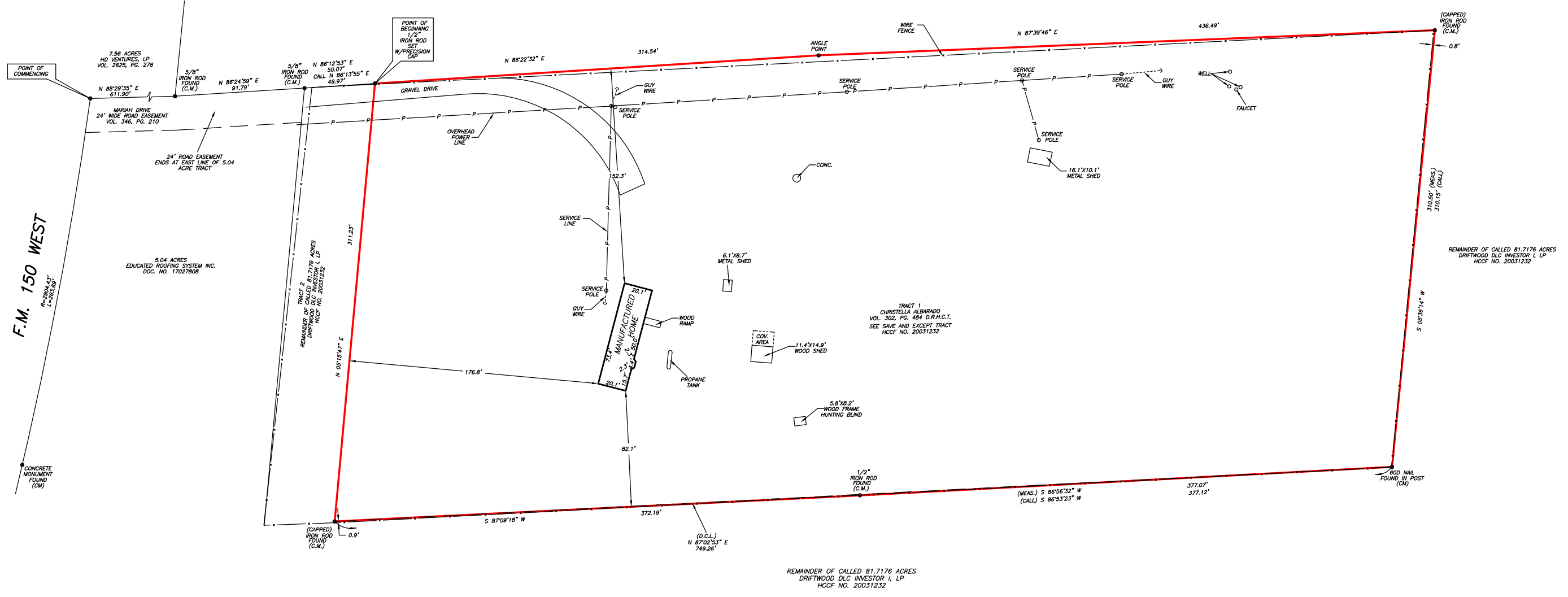
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT.
 COMMUNITY/PANEL NO. 48209C 0120 F
 MAP REVISION: 09/02/2005
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY
 NOTE: NO LEGAL ACCESS TO A DEDICATED
 PUBLIC ROAD. 24' ROAD EASEMENT ENDS
 50' WEST OF SUBJECT TRACT, (EAST LINE OF 5.04 ACRE TRACT)

NOTE: EASEMENT TO FEDERNALES ELEC. CO-OP., INC.
 PER VOL. 157, PG. 615.
 (DOES NOT AFFECT SUBJECT TRACT)

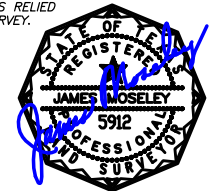
SCALE: 1" = 50'



5.3379 ACRES
 SITUATED IN THE FREELove
 WOODY SURVEY NO. 23, A-20
 HAYS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

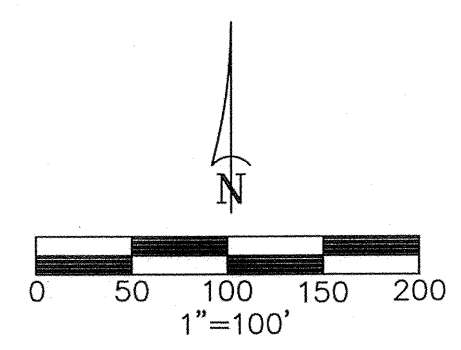
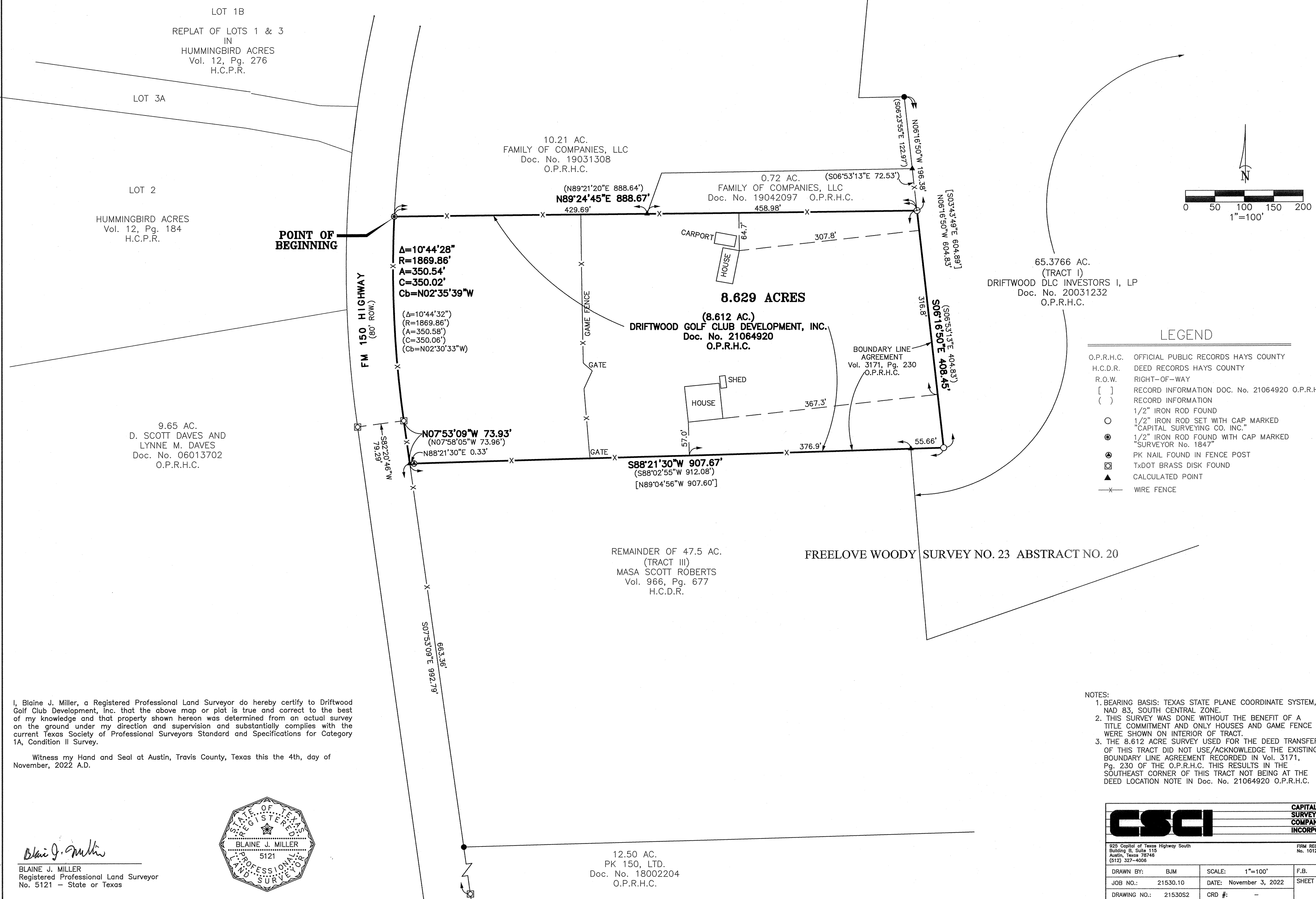
JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 DRAWING NO. SA2021-01167
 FEBRUARY 12, 2021
 REVISED FEBRUARY 24, 2021



D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CF NO. 20031232 H.C.D.R. DRAWN BY: MM

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 www.precisionlandsurveyors.com
 281-496-1556 FAX 281-496-1867
 950 THREE NEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
 210-829-4941 FAX 210-829-1555
 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

**SURVEY OF 8.629 ACRES
OUT OF THE FREELOVE WOODY
SURVEY NO. 23, ABSTRACT NO. 20
HAYS COUNTY, TEXAS**



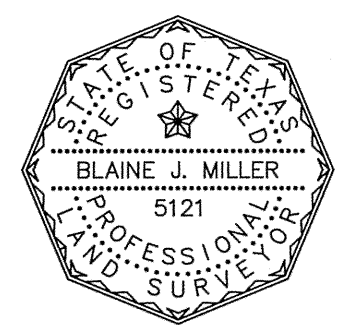
LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.D.R.	DEED RECORDS HAYS COUNTY
R.O.W.	RIGHT-OF-WAY
[]	RECORD INFORMATION DOC. No. 21064920 O.P.R.H.C.
()	RECORD INFORMATION
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
⊙	1/2" IRON ROD FOUND WITH CAP MARKED "SURVEYOR No. 1847"
⊙	PK NAIL FOUND IN FENCE POST
⊙	TxDOT BRASS DISK FOUND
▲	CALCULATED POINT
—x—	WIRE FENCE

I, Blaine J. Miller, a Registered Professional Land Surveyor do hereby certify to Driftwood Golf Club Development, Inc. that the above map or plat is true and correct to the best of my knowledge and that property shown hereon was determined from an actual survey on the ground under my direction and supervision and substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for Category 1A, Condition II Survey.

Witness my Hand and Seal at Austin, Travis County, Texas this the 4th, day of November, 2022 A.D.

Blaine J. Miller
BLAINE J. MILLER
 Registered Professional Land Surveyor
 No. 5121 - State of Texas



- NOTES:**
1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
 2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ONLY HOUSES AND GAME FENCE WERE SHOWN ON INTERIOR OF TRACT.
 3. THE 8.612 ACRE SURVEY USED FOR THE DEED TRANSFER OF THIS TRACT DID NOT USE/ACKNOWLEDGE THE EXISTING BOUNDARY LINE AGREEMENT RECORDED IN Vol. 3171, Pg. 230 OF THE O.P.R.H.C. THIS RESULTS IN THE SOUTHEAST CORNER OF THIS TRACT NOT BEING AT THE DEED LOCATION NOTE IN Doc. No. 21064920 O.P.R.H.C.

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capitol of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	BJM	SCALE:	1"=100'
JOB NO.:	21530.10	DATE:	November 3, 2022
DRAWING NO.:	2153052	CRD #:	-
		F.B.	SHEET NO.: