JPH Land Surveying, Inc. EXHIBIT 'A'

Dallas-Fort Worth ★ Austin ★ Abilene

SURVEYED DESCRIPTION:

FIELD NOTES to that certain tract of land situated in the P. A. Holder Survey, Abstract

Number 297 in the City of Round Rock, Williamson County, Texas, said tract of land being
all of a called 3.54 acre tract and 2.97 acre tract both described by William F. Kemp (retaining 25% interest) to Frances
S. Kemp (75% interest) as recorded in Instrument Number 2017041484 in the Official Public Records of Williamson
County, Texas, the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows
(Bearing basis is grid north per the Texas Coordinate System of 1983, Central Zone) said tract of land being more
particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped rebar stamped "TLS, Inc." found at the common southwest corner of the aforementioned 2.97-acre tract, said rebar being at the intersection of the north right-of-way line of Gattis School Road (a 100-foot wide right-of-way) and the east right-of-way line of Joyce Lane (a 50-foot right-of-way);

THENCE NORTH 02 degrees 31 minutes 26 seconds WEST, with the common west line of said 2.97-acre tract and said east right-of-way line, a distance of 400.27 feet to a 1/2-inch capped rebar stamped "Austin Surveyors" found at the common northwest corner of said 2.97 acre tract and the southwest corner of Lot 7, Block A, Joyce Lane Subdivision, an addition to the City of Round Rock as recorded in Cabinet CC, Slide 237 in the Plat Records of Williamson County, Texas;

THENCE NORTH 88 degrees 04 minutes 17 seconds EAST, along said common south line of said Lot 7, the north line of said 2.97-acre tract and joining the north line of said 3.54-acre tract, a distance of 710.44 feet to a 60d nail found in a wood post for the common southeast corner of said Lot 7, the northeast corner of said 3.54 acre tract, and the northwest corner of Lot 1, Block A, Ray Berglund Boulevard Subdivision, Section Two, an addition to the City of Round Rock, Texas as recorded in Cabinet DD, Slide 291 in the Plat Records of Williamson County, Texas;

THENCE SOUTH 01 degrees 54 minutes 08 seconds EAST, along the common east line of said 3.54-acre tract and the west line of said Lot 1, a distance of 399.99 feet to a cotton spindle found for the common southeast corner of said 3.54-acre tract and the southwest corner of said Lot 1 and being in the aforementioned north right-of-way line of Gattis School Road;

THENCE SOUTH 88 degrees 07 minutes 20 seconds WEST, along the common south line of said 3.54-acre tract and said north right-of-way line of Gattis School Road, a distance of 385.07 feet to a 1/2-inch capped rebar stamped "TLS, Inc." found for the common southwest corner of said 3.54-acre tract and the southeast corner of said 2.97 acre tract;

THENCE SOUTH 88 degrees 07 minutes 20 seconds WEST, along the common south line of said 2.97-acre tract and continuing along said north right-of-way line of Gattis School Road, a distance of 214.39 feet to a 1/2-inch capped rebar stamped "TLS, Inc." found;

THENCE SOUTH 87 degrees 38 minutes 56 seconds WEST, continuing along said common line, a distance of 106.65 feet to the POINT OF BEGINNING and CONTAINING 6.500 acres or ±283,127 square feet of land area, more or less.

Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.

Dallas-Fort Worth

807 Bluebonnet Drive, Suite C Keller, Texas 76248 (817)431-4971 Firm #10019500 Austin

1516 E. Palm Valley Blvd., Ste. A4 Round Rock, Texas 78664 (512)778-5688 Firm #10194073

WWW.JPHLANDSURVEYING.COM

Abilene

680 County Road 207 Ovalo, Texas 79541 (325)672-7420 Firm #10193867



III or other similar teilly locate requests (DIO-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or at coupletly particul of the term of the couplet of the

nsurance Rate Map for Williamson County, Texas and Incorporated Areas, map no. 48491C0635E, dated 2008/09/26, via scaled map ation and graphic plotting and/or the National Flood Hazard Lay (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS: DATUMS: JEARING BASIS
Monuments are fund if and marked MNS or CRS.
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CRS SQ Mag and Westher samped "Fill Lind Gaverying" in Fill Lind Gaverying "Fill Lind Gaverying" in Fill Lind Gaverying "Fill Lind Gaverying "Fill Lind Gaverying" in Fill Lind Gaverying "Fill Li LEGEND OF ABBREVIATIONS LEGEND OF ABBREVIATIONS
US.SyFL United States Survey Fee TrSC, 83,62.7 Texas Coordinate System of 1983, Contral Zone
NAVDBS North American Vertical Datum of 1988
P.R.W.C.T. Pital Records of Williamson County, Texas
OP.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Decid Records of Williamson County, Texas
D.J.W.C.T. Decid Records of Williamson County, Texas
D.J.W.C. Decid FLOOD ZONE CLASSIFICATION lies within (NONE-SHADED) ZONE(S) X of the Flood

JPH Job/Drawing No. (see below)
2018.200.028 2306 Gattis School Rd, Round Rock, Williamson Co., TO
2018.200.028 19H Land Survejing, Inc. - All Rights Reserved
807 Bluebonnet Drive, Susie C Keller, Texas 76248
Telsphone (817) 431-4971 www. philandawveying.com
TBPLS Firm #10019500 #10149473 #10193867
DFW N. Justin J. Aboline son Co., TX - LTS.dwg



CLICK TITLE COMPANY Georgetown Title Company, Inc 702 Rock Street Georgetown, TX 78626

49,1" APPROXIMATE LOCATION OF 1 100-YEAR PLOOD PLAIN -GRAPHICALLY DEPICTED PER CARNIET DD, SLEEG 291 P.R. S.C.T. MULDON N FRANCES S. KEMP (75%) WILLIAM F. KEMP (25%) INST.# 2017041484 O.P.R.W.C.T. 6.500 ACRES 283,127± S.F. STONE \$87°38'56"W 106.65" TILIFFEE GATTIS SCHOOL ROAD 148 100' R.O.W. PER CABINET CC, SLIDE 237 AND CABINET DD, SLIDE 291 P.R.W.C.T. **⊕**TEM MSS 739.33°

SURVEYOR'S NOTES:

- 1. The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set at the concrete sidewalk located 342 feet southeasterly from the intersection of Joyce Lane and Gattis School Road. Benchmark Elevation = 739.33' (NAVD'88). See vicinity map for general location.
- 2. Fieldwork was completed on October 4, 2018.
- 3. The subject property is shown on the current FEMA Flood Insurance Rate Map to be in unshaded Zone X as noted, however the adjacent platted lots north and east of the subject property show the 100-year floodplain touching the surveyed property. The determination of 100-year floodplain crossing the surveyed property, if any, is outside of the scope of this survey and requires retaining the services of a

To: Stewart Title Guaranty Company Georgetown Title Company, Inc. J & B Realtors and Management, Inc.

Edward B, Kirby and Debra T, Kirby, Trustees of the EDK Trust

I, Robert W. Bryan, do hereby certify that this survey was prepared under my personal supervision in accordance with the rules and regulations of the Texas Board of Professional Land Surveying (TBPLS).

Robert W. Bryan Registered Professional Land Surveyor No. 5508 robertb@jphls.com October 9, 2018



SURVEYED DESCRIPTION:

SERVEYED DESCRIPTIONS:
THEED DATES to the create base of land situated in the P. A. Holder Survey, Abrest Number 297 in
the City of Round Rock, Williamson County, Texas, and trust of land being all of a called 5.54 serve
text and 2.75 serve to be of described by Villiam F. Kemp (residue) to Plance 18.
Kemp (75% interes) as recorded in lustrament Mustam 201044444 in the Official Pablic Rocents of
Williamson County, Texas, the anglect range range of by Plat (and Sarveying, Inc., in more
particularly described as follows (Descrip Santia in gall north per the Texas Coordinant System of 1988).
Central Zoun) all serve of fails the Sarvey (and Sarveying) for the Central Zoun) all serves and broads as follows.

BEGINNING at a 172-inch capped refuer stamped "TLS, Inc." found at the common southwest corner of the aforementioned 2.97-acer text, asid rebur being at the intersection of the north right-of-way line of Gustis School Road (a 100-foot wide right-of-way) and the east right-of-way line of Joyce Lane (a 50-foot right-of-way):

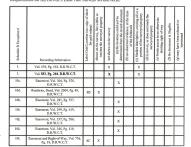
- Demonstrated in THENCE NORTH 92 degrees 31 minutes 26 seconds WEST, with the common west line of said 2-97-acer treat and said east rights-fe-way line, a distance of 400.27 feet to a 17-2 feet open related to the said of the said of the said of the said of the said 2.97 secretars that the southware corner of 1.07, 310.66 A, Joyce Lane Subdivision, as addition to the City of Round Rock as recorded in Cabinet CC, 516.62 273 in the Plat Records of 510.60 and 510.60 an Williamson County, Texas;
- THENCE NORTH 88 degrees 04 minutes 17 seconds EAST, along said common south line of said NOUTH 96 degrees OH manufact 17 records IASN, along said common rooth lace of said LaC 7 rich north III and I
- THENCE SOUTH 01 degrees 54 minutes 08 seconds EAST, along the common east line of said 3.54-acre tract and the west line of said Lot 1, a distance of 399.99 feet to a cotion spindle found for the common southeast corner of said 3.54-acre tract and the southwest corner of said 3.54-acre tract and the southwest corner of said 3.64-acre tract and 5.64-acre tract and 5.
- THENCE SOUTH 88 degrees 07 minutes 20 seconds WEST, along the common south line of said 3.44-acre truct and said north right-of-way line of Gnitis School Road, a distance of 385.07 feet to a 1/2-inch capped rebre stamped "1715, Inc." found for the common southwest corner of said 3.54-acre tract and the southeast corner of said 2.97 acre tract;
- THENCE SOUTH 88 degrees 07 minutes 20 seconds WEST, along the common south line of said 2.97-acre tract and continuing along said north right-of-way line of Gattis School Road, a distance of 214.39 feet to a 1/2-inch capped rebar stamped "TLS, Inc." found;
- THENCE SOUTH 87 degrees 38 minutes 56 seconds WEST, continuing along said common line, a distance of 106.65 feet to the POINT OF BEGINNING and CONTAINING 6.500 acres or ±283,127 square feet of land area, more or less.

TITLE COMMITMENT NOTES:

TITLE COMMITMENT FOTES:

This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Compusy, File No. 180073708, effective August 10, 2018, and issued August 20, 2018. Complete copies of the record description of the property, user roced seaments benefiting the property, the record seaments to restribute and occurants affecting the property ("Record Documents"), documents of record referred to its the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey that make reference were not provided to this arroyer for notation on the survey expense threst terms latter within Schedulas are provided to this manyout for notation on the survey expense threst terms latter within Schedulas currected, or unrecorded any exist that affect the subject property that are not above on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii.



VICINITY MAP



LAND TITLE SURVEY **6.500 ACRES** P. A. HOLDER SURVEY ABSTRACT NO. 297 CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS

ADDRESS: 2306 GATTIS SCHOOL ROAD