

HAYES SURVEYING LLC

202 SUNFLOWER DRIVE
KYLE, TEXAS 78640

EXHIBIT A

METES & BOUNDS DESCRIPTION FOR 11.0634 ACRES OF LAND

A tract of land containing 11.0634 acres out of and part of a called 14.63 acre tract in the Phillip J. Allen Survey No. 5, Abstract No. 1 in Hays County, Texas, said 14.63 acre being that same tract as conveyed to Bob and Sherry Lowden as recorded and described in Volume 301, Page 466 of the Hays County Deed Records, said 11.0634 acres being the residual of a called 11.0634 acre tract as conveyed by a General Warranty Deed in November of 2013 to Thomas and Barbara Seargent as recorded in Volume 4806, Page 115 of the Official Public Records of Hays County, less and except a tract called 0.3781 acres and a tract called 0.153 acres as conveyed to Ladybird Montessori LLC as recorded in Document # 17045440 of the Official Public Records of Hays County, together with a called 0.5311 acre tract as conveyed to Tommy and Barbara Seargent as recorded and described in Document # 17045440 of the Official Public Records of Hays County, said 11.0634 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the north right-of-way of Cole Springs Road for the southwest corner of the said 14.63 acre tract, the southwest corner of the herein described tract and the southeast corner of the Seargent Tract, a called 2.02 acre tract herein called Seargent Tract 'A', as described in Volume 2735, Page 462 of the Official Public Records of Hays County, from which for reference the remains of a concrete monument found bears S 88° 38' 06" W, a distance of 124.23 feet;

THENCE N 00° 52' 00" W (bearing basis used), and at approximately 510.67 feet passing the calculated northeast corner of the Seargent Tract 'A' and the southeast corner of the Seargent Tract, a called 0.50 acre tract herein called Seargent Tract 'B', as described in Volume 2805, Page 532 of the Official Public Records of Hays County, and at approximately 635.34 feet passing the northeast corner of the Seargent Tract 'B' and the southeast corner of the Kelly Tract, a called 1.50 acre tract as described in Volume 1175, Page 170, Official Public Records of Hays County, in all a total distance of 1,007.85 feet to a 5/8" iron rod found in the south property line of the Sosebee Tract as described in Volume 279, Page 311 of the Hays County Deed Records, for the northwest corner of this tract, the northwest corner of the 14.63 acre tract and the northeast corner of the Kelly Tract;


THENCE N 85° 41' 15" E, a distance of 403.92 feet to an iron rod with a cap for the northeast corner of this tract and the northwest corner of the remainder of the Ladybird Montessori tract as originally described in Volume 4748, Page 810, of the Official Public Records of Hays County;

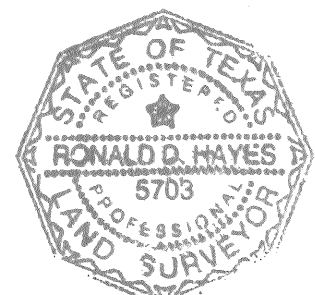
THENCE the following five (5) courses,

1. S 00° 48' 38" E, a distance of 295.36 feet to an iron rod with a cap;
2. N 85° 43' 19" E, a distance of 76.41 feet to an iron rod with a cap;
3. S 01° 05' 24" E, a distance of 420.48 feet to an iron rod with a cap;
4. S 44° 24' 40" E, a distance of 50.63 feet to an iron rod with a cap;
5. S 04° 21' 24" E, a distance of 287.43 feet to an iron rod with a cap in the north line of Cole Springs Road;

THENCE S 89° 27' 30" W, along the right-of-way, a distance of 533.20 feet to the **POINT OF BEGINNING**, containing 11.0631 acres.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in February of 2017. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the attached sketch marked EXHIBIT B, File # CLSPRN09 .


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703



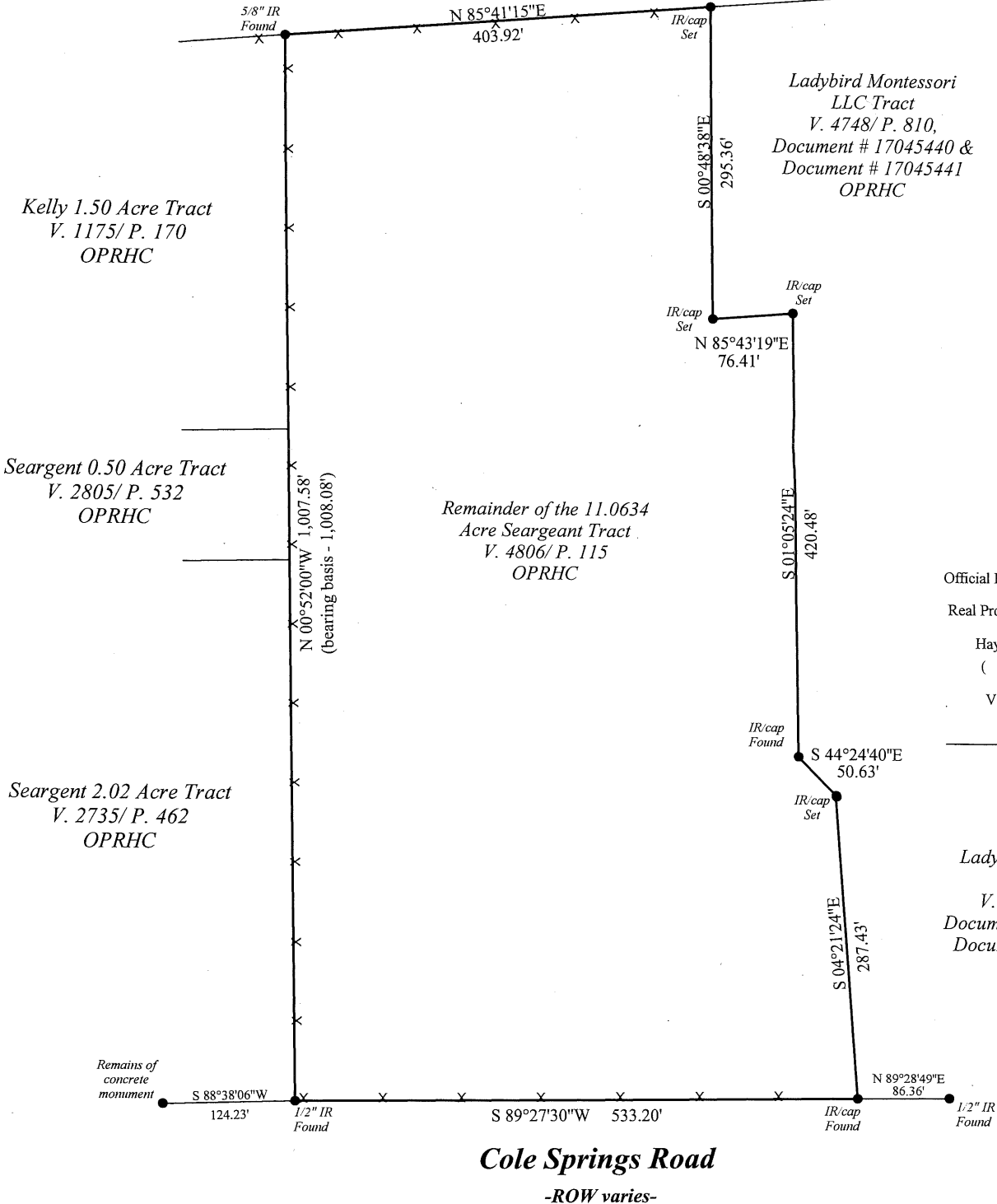
Reference attached metes
and bounds description
marked Exhibit A

Scale
1" = 150'



Legend

OPRHC
Official Public Records of Hays County
RPRHC
Real Property Records of Hays County
HCDR
Hays County Deed Records
() Data from recorded
documents
V. 301/ P. 466 - HCDR
Wirefence
X X




Surveyor's Notes: This survey was performed without the use of a title search. There may be easements/ documents that affect this tract that are not referenced. Fences are shown for graphic purposes and may meander along property lines slightly.

**PLAT SHOWING DIVISION OF 11.0634 ACRES OUT OF AND PART OF THE
PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, HAYS COUNTY, TEXAS.**

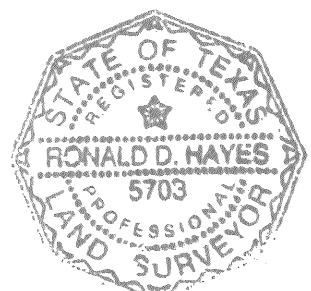
FOR: Thomas Seargent and Barbara Seargent

DATE: Originally surveyed February 21, 2017, plat revised September 10, 2018

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0280F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.



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512-738-0511**