

# Exhibit A

Tree Table			
Tree ID#	Tree Type	Trunk Diameter	Canopy Radius
1290	MULBERRY	4"	10'
1291	PECAN	17"	24'

**ALTA/NSPS LAND TITLE SURVEY AND TREE SURVEY OF A 94.20 ACRE TRACT OF LAND OUT OF THE A.M. ESNARUIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A 57.418 ACRE TRACT DESCRIBED IN DEED TO THE ANDREW RAETZSCH TRUST OF 1989 OF RECORD IN VOLUME 1927, PAGE 978, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND ALL OF A 37.813 ACRE TRACT DESCRIBED IN DEED TO THE ANDREW RAETZSCH TRUST OF 1989 OF RECORD IN VOLUME 2664, PAGE 255, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.**

## LEGEND

These standard symbols will be found in the drawing

- 1" Pipe Found
- 1/2" Iron Rod Found
- 10" Iron Rod when Stamped "RICKMAN"
- Edge of Asphalt
- X Fence Post Found
- H- Chainlink Fence
- Wood Fence
- Gate
- E- Overhead Utilities
- Utility Pole
- Telecommunications Pedestal

**COMMITMENT FOR TITLE INSURANCE:**  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 GR NO. 63219987C  
 EFFECTIVE DATE: SEPTEMBER 05, 2019  
 ISSUED DATE: SEPTEMBER 18, 2019

- 101. Easement to San Antonio Public Service Company of record in Volume 97, Page 306, Deed Records, Guadalupe County, Texas, May Affect - No Description.
- 102. Easement to Lower Colorado River Authority of record in Volume 314, Page 424, Deed Records, Guadalupe County, Texas, Does Not Affect.
- 103. 30' Easement to Humble Pipe Line Company of record in Volume 347, Page 218, Deed Records, Guadalupe County, Texas, Does Affect, and is shown.
- 104. 15' Easement to Springs Hill Water Supply Corporation of record in Volume 781, Page 1173, Official Public Records, Guadalupe County, Texas, Does Affect and is shown.
- 105. 15' Easement to Springs Hill Water Supply Corporation of record in Volume 781, Page 1174, Official Public Records, Guadalupe County, Texas, Does Affect and is shown.
- 106. 12' Easement to Guadalupe Valley Electric Cooperative, Inc. of record in Document No. 2017000502, Official Public Records, Guadalupe County, Texas, Does Affect and is shown.
- 107. 12' Easement to Guadalupe Valley Electric Cooperative, Inc. of record in Document No. 2017000579, Official Public Records, Guadalupe County, Texas, Does Affect and is shown.

- Survey Notes:**
1. Bearings based on NAD83, Texas South Central Zone (4204).
  2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.

- TABLE ITEMS**
1. Monuments placed are as shown on the survey.
  2. There is no address assigned to the subject tract per Guadalupe County Appraisal District.
  3. According to the Flood Insurance Rate Map (FIRM) No. 48187C0140P, dated November 02, 2007, this property is located in Zone X. Areas determined to be outside the 0.2% annual chance floodplain.
  4. Gross Land Area is 94.20 acres, more or less.
  5. All substantial features observed during the process of conducting the field work are shown on the survey.
  6. Location of underground utilities shown is based on visible evidence and Texas 811 locals request No. 1978700278. All utilities marked as a result of this request by October 14, 2019, are shown hereon.
  7. Any recent earth moving work, including construction, or building additions observed in the process of conducting the fieldwork are shown on survey.

To Lucia Teller, LLC, and its successors and/or assigns, The Andrew Raetzsch Trust of 1989, and its successors and/or assigns and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11 and 18 of Table A thereof. The fieldwork was completed on October 21, 2019.

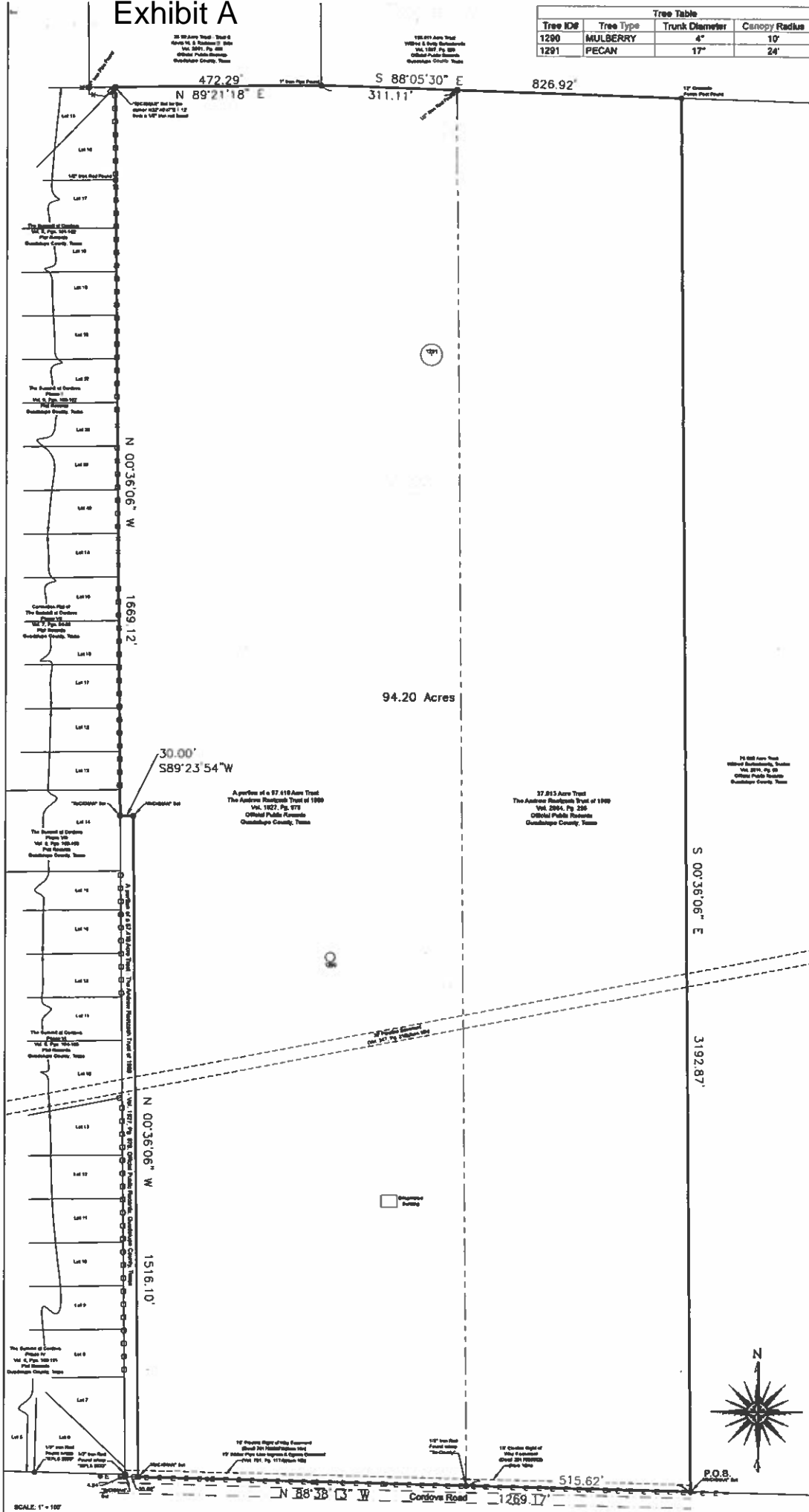
Date of Plat or Map: October 22, 2019  
 Revised: December 27, 2019  
 Changed Boundary to exclude 30' strip

*Amel M. Baker, Jr.*  
 Amel M. Baker, Jr.  
 Registered Professional Land Surveyor No. 1488

**RICKMAN**  
 LAND SURVEYING

IBPLS FIRM NO. 101919-00  
 419 BIG BEND  
 CANYON LAKE, TEXAS 78133  
 PHONE: (830) 935-2457  
 WWW.RICKMANLANDSURVEYING.COM

DATE: 12/27/2019 Job No. 19-054-5  
 SCALE: 1" = 100'





## 94.20 ACRE TRACT

SURVEY OF A 94.20 ACRE TRACT OF LAND OUT OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A 57.418 ACRE TRACT DESCRIBED IN DEED TO THE ANDREW RAETZSCH TRUST OF 1989 OF RECORD IN VOLUME 1927, PAGE 978, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND ALL OF A 37.813 ACRE TRACT DESCRIBED IN DEED TO THE ANDREW RAETZSCH TRUST OF 1989 OF RECORD IN VOLUME 2664, PAGE 255, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

**BEGINNING:** At a ½" iron rod with cap stamped "RICKMAN" set in the north right of way line of Cordova Road for the southwest corner of a 75.625 Acre Tract described in deed to Wilfred Bartoskewitz, Trustee of record in Volume 2811, Page 58, Official Public Records, Guadalupe County, Texas, the southeast corner of the 37.813 Acre Tract, This Tract and the POINT OF BEGINNING;

**THENCE:** N 88°38'13" W, with the north right of way line of Cordova Road, the south line of the 37.813 Acre Tract and This Tract, at a distance of 515.62 feet passing a ½" iron rod with cap stamped "Tri-County" found for the southwest corner of the 37.813 Acre Tract and the southeast corner of the 57.418 Acre Tract and continuing with the south line of the 57.418 Acre Tract for a total distance of 1269.17 feet to a ½" iron rod with cap stamped "RICKMAN" set for the southern most southwest corner of This Tract, from which a ½" iron rod with cap stamped "RICKMAN" set for the southwest corner of the 57.418 Acre Tract bears N 88°38'13" W, 30.02 feet;

**THENCE:** N 00°36'06" W, 1516.10 feet, departing the north right of way line of Cordova Road, across the 57.418 Acre Tract, with a west line of This Tract to a ½" iron rod with cap stamped "RICKMAN" set for a reentrant corner of This Tract;

**THENCE:** S 89°23'54" W, 30.00 feet, across the 57.418 Acre Tract, with a south line of This Tract to a ½" iron rod with cap stamped "RICKMAN" set in the west line of the 57.418 Acre Tract and the east line of Lot 14, The Summit at Cordova, Phase VIII of record in Volume 6, Pages 198-199, Plat Records, Guadalupe County, Texas, for the western most southwest corner of This Tract;

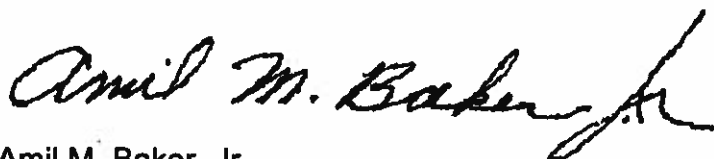
**THENCE:** N 00°36'06" W, 1669.12 feet with the east line of Lots 14 thru 12, The Summit at Cordova, Phase VIII, Lots 17 thru 14, The Summit at Cordova, Phase VII of record in Volume 7, Pages 54-55, Plat Records, Guadalupe County, Texas, Lots 40 thru 36, The Summit at Cordova, Phase II of record in Volume 6, Pages 186-187, Plat

Records, Guadalupe County, Texas and Lots 19 thru 16, The Summit at Cordova of record in Volume 6, Pages 181-182, Plat Records, Guadalupe County, Texas to a ½" iron rod with cap stamped "RICKMAN" set in the south line of a 33.09 Acre Tract, called Tract B, described in deed to Kevin M. and Ramona D. Brite of record in Volume 2951, Page 483, Official Public Records, Guadalupe County, Texas, for the north corner of Lot 16 and the east corner of Lot 15, The Summit at Cordova, the northwest corner of the 57.418 Acre Tract and This Tract;

THENCE: N 89°21'18" E, 472.29 feet, with the south line of the 33.09 Acre Tract, a north line of the 57.418 Acre Tract and This Tract to a 1" pipe found for the southeast corner of the 33.09 Acre Tract, the southwest corner of a 105.811 Acre Tract, described in deed Wilfred and Betty Bartoskewitz of record in Volume 1587, Page 228, Official Public Records, Guadalupe County, Texas and an angle point in This Tract;

THENCE: S 88°05' 30" E, with the south line of the 105.811 Acre Tract, a north line of the 57.418 Acre Tract and This Tract, at a distance of 311.11 feet passing a ½" iron rod found for the northeast corner of the 57.418 Acre Tract and the northwest corner of the 37.813 Acre Tract and continuing for a total distance of 826.92 feet to a 12" creosote fence post found for the northwest corner of the 75.625 Acre Tract, the northeast corner of the 37.813 Acre Tract and This Tract;

THENCE: S 00°36'06" E, 3192.87 feet with the west line of the 75.625 Acre Tract, the east line of the 37.813 Acre Tract and This Tract to the POINT OF BEGINNING and containing 94.20 acres in Guadalupe County, Texas, according to a survey on the ground on October 21, 2019, by Rickman Land Surveying.



Amil M. Baker, Jr.  
Registered Professional Land Surveyor # 1469

