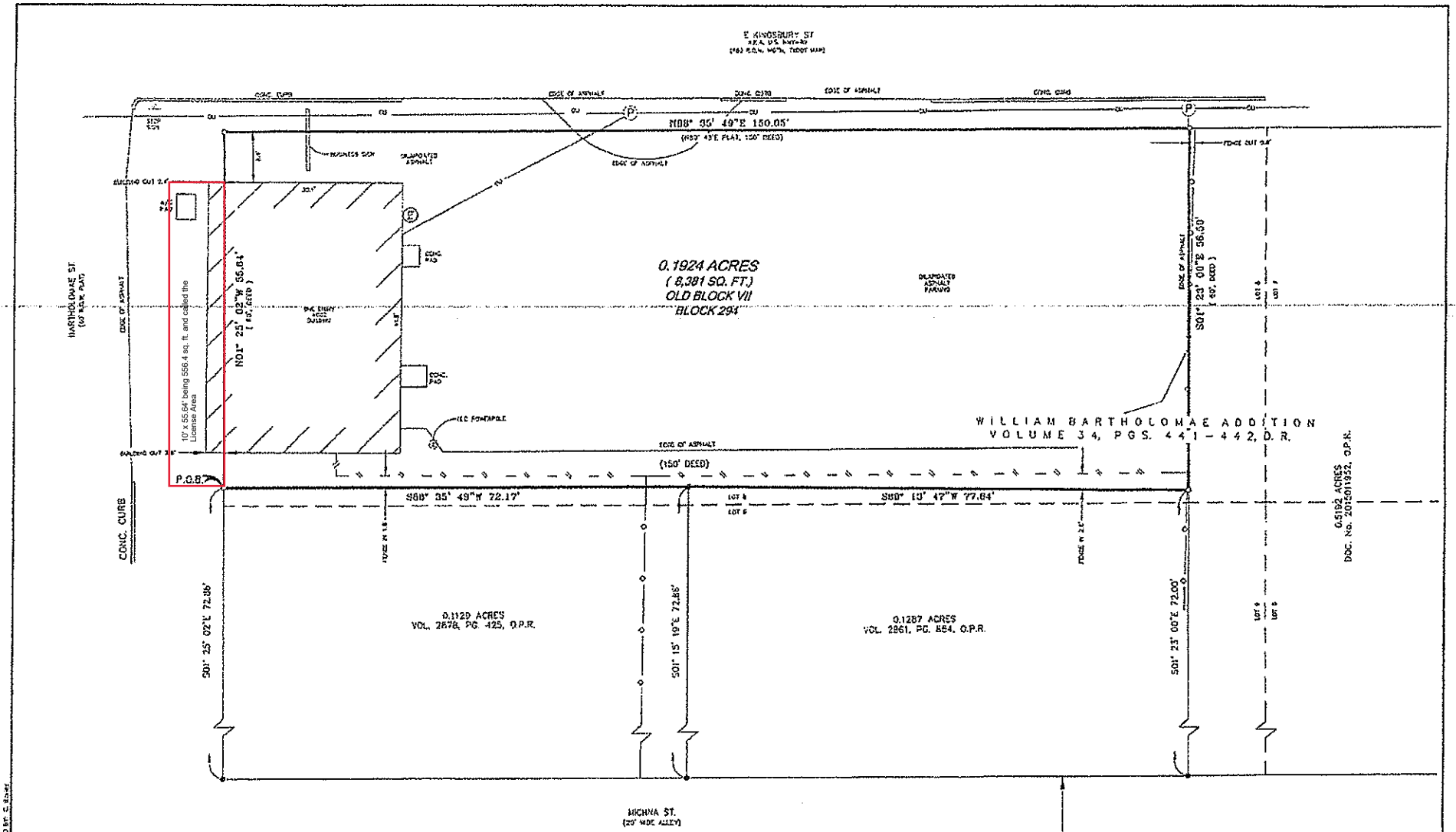
Exhibit A to License Agreement



NOTES

1. BASIS OF BEARING NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON GPS SOLUTION.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GENERAL TITLE NUMBER 072043, EFFECTIVE DATE: 01/21/2020 ISSUE DATE: 01/23/2020. THE FOLLOWING SURVEY RELATED ITEMS ARE LISTED IN SCHEDULE B OF SAID TITLE COMPANY
   - THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW VOLUME 34, PAGE 441, D.R., GUADALUPE COUNTY, TEXAS.
   - NO SURVEY ITEMS.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY.
4. W.G.W. IS LESS THAN 80' WIDE ACCORDING TO FOUND MONUMENTATION.
5. OTHER MONUMENTS LOCATED DURING THIS SURVEY ARE ON RECORD IN THE OFFICE OF TOTAL GEO DATA SURVEYING, LLC.

DATE: 5/01/2020
SUI E. KINGSBURY ST.
SEGUIN | GUADALUPE COUNTY
TEXAS

JOB NO.: 2020-015
SURVEY FOR: J AND B COMMERCIAL PROPERTIES, LLC

SHEET 1 OF 1

TOTAL GEO DATA SURVEYING, LLC

FIRM # 10193904
10538 FM 2252 #1002
GARDEN RIDGE, TX 78266
(315) 255-0707 JOHN@DEHAN@TOTALGEODATA.COM

DESCRIPTION OF PROPERTY

0.1924 ACRES (8,381 SQ. FT.) BEING PART OF LOT 2, OLD BLOCK VII, BLOCK 294, WILLIAM BARTHOLOMAE ADDITION, SEGUIN, TEXAS, AS RECORDED IN VOLUME 34, PAGES 441-442, D.R., THAT SAME PROPERTY CONVEYED TO DONNA BRAWNER AND SANDRA BRAWNER MASTERS BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 201706420, O.P.R. OF GUADALUPE COUNTY, TEXAS.

LEGEND

D.R. - DEED RECORD
O.P.R. - OFFICIAL PUBLIC RECORD
P.O.B. - POINT OF BEGINNING
● - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
○ - SET 1/2" REBAR W/ CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED
( ) - RECORD CALLS
- WOOD FENCE
- CHAINLINK FENCE
- SIGN
- POWER POLE
- OVERHEAD UTILITY
- ELECTRIC METER

SCALE: 1" = 10'

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND BY ME OR UNDER MY SUPERVISION.
FIELD WORK COMPLETED 4/31/2020

JOHN E. DEHAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6042

STATE OF TEXAS
REGISTERED
JOHN E. DEHAN
6042
PROFESSIONAL
LAND SURVEYOR