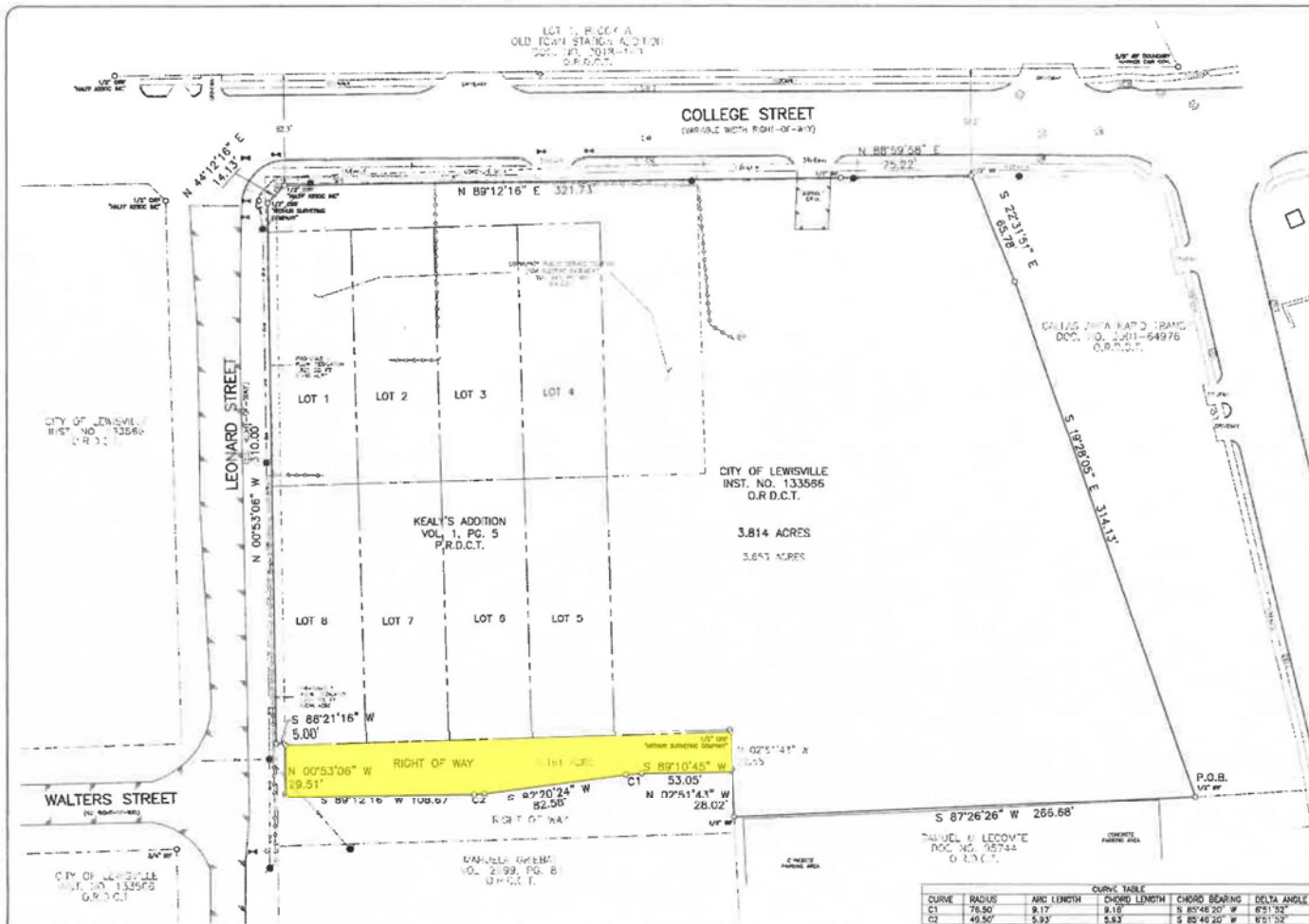


Exhibit A



BEING a 3.814 acre tract of land situated in the A.G. King Survey, Abstract No. 688, in the City of Lewisville, Denton County, Texas, being all of that tract of land described by Warranty Deed to the City of Lewisville, as recorded in Instrument Number 133586, Official Record Denton County Texas (O.R.D.C.T.), and being a portion of Walters Street (80 feet right of way) as established by the plat of Keal's Addition, as recorded in Volume 1, Page 3, First Records Denton County Texas (P.R.D.C.T.), being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod for the southeast corner of the herein described tract, being on the north line of that tract of land described by General Warranty Deed to Samuel M. LaCombe, as recorded in Document Number 95744, O.R.D.C.T., and being in the called westerly line of a Dallas Area Rapid Transit right-of-way described in Deed recorded in Document Number 2001-44876 of the O.R.D.C.T.;

THENCE S 87°26'26" W with the line common to said City of Lewisville tract and said Samuel M. LaCombe tract, a distance of 265.68 feet to a found 1/2-inch iron rod for corner in the east line of Walters Street (60 feet right-of-way);

THENCE N 02°51'43" W along the east line of said Walters Street, a distance of 28.02 feet to a point for corner, from which a found 1/2-inch iron rod with a cap stamped "ARTHUR SURVEYING COMPANY", bears North 02°51'43" West, 22.58 feet, for the northeast corner of said street;

THENCE S 89°10'45" W, a distance of 53.05 feet to the beginning of a curve to the left, having a radius of 78.50 feet;

THENCE along said curve to the left, having a central angle of 8°51'52", an arc distance of 9.17 feet, and a chord of S 89°46'20" W, 9.16 feet, to a point for corner;

THENCE S 82°20'24" W, a distance of 82.58 feet to the beginning of a curve to the right, having a radius of 49.50 feet;

THENCE along said curve to the right, having a central angle of 6°51'52", an arc distance of 5.63 feet, and a chord of S 89°46'20" W, 5.63 feet, to a point for corner;

THENCE S 89°12'16" W, a distance of 108.87 feet to a point for corner;

THENCE N 00°53'06" W, a distance of 29.51 feet to a point for corner in the north right of way line for Walters Street;

THENCE S 89°12'16" W with the north right of way line for Walters Street, a distance of 5.00 feet to a found 1/2-inch iron rod with a cap stamped "ARTHUR SURVEYING COMPANY" for the northeast corner for the intersection of Walters Street and Leonard Street (55 feet right of way);

THENCE N 00°53'06" W with the west right of way line of Leonard Street, a distance of 310.00 feet to a found 1/2-inch iron rod with a cap stamped "ARTHUR SURVEYING COMPANY" for the southerly southeast corner for the intersection of Leonard Street and College Street (variable width right of way);

THENCE N 44°12'10" E, a distance of 141.13 feet to a found 1/2-inch iron rod with a cap stamped "ALFF ASSOC INC.", the easterly southeast corner for said intersection;

THENCE N 89°12'16" E with the south right of way for College Street, a distance of 321.73 feet to a found 1/2-inch iron rod;

THENCE N 88°59'58" E continuing with said right of way line, a distance of 75.22 feet to a found 1/2-inch iron rod on the called westerly line of the Dallas Area Rapid Transit right-of-way;

THENCE southerly with said called right of way line as follows:

S 22°31'51" E, a distance of 65.78 feet to a point for corner;

S 19°28'00" E, a distance of 314.13 feet to the POINT OF BEGINNING containing 3.814 acres of land, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	78.50	9.17	9.16	S 89°46'20" W	8°51'52"
C2	49.50	5.63	5.63	S 89°46'20" W	6°51'52"

TITLE COMMITMENT NOTES

Commitment for Title Insurance issued by First American Title Insurance Company

OF NO. 1002-256011-BTT

Effective Date: June 18, 2018

Issued Date: July 05, 2018

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Easement granted by Jones Ernest Stouck to Community Public Service Company, filed 09/09/1977, recorded in Volume 947, Page 951, Deed Records, Denton County, Texas. (APPLICABLE AS SHOWN)

SURVEYOR'S CERTIFICATE

To:

This is to declare that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(c), 7(c), 8, 9, 11 (surface features only), 15, 16, 17, and 18 of Table A, thereof.

Date Field Survey Completed - JUNE 31, 2018
Date Signed for Final Review - 2018
Paul Hubert, RPLS 1942
Adams Surveying Company, LLC

LEGEND

WATER METER =
WATER VALVE =
FIRE HYDRANT =
STORM MANHOLE =
POWER POLE =
SIGN =
PIPE FENCE =
OVER HEAD ELECTRIC =
CUT WIRE =
SANITARY SEWER =

LEGEND

OFFICIAL RECORDS DENTON COUNTY TEXAS = O.R.D.C.T.
DEED RECORDS DENTON COUNTY TEXAS = D.R.D.C.T.
VOLUME = VOL.
PAGE = PG.

GENERAL NOTES

- BASIS OF BEARING for this survey is derived from Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

- At the time of this survey:

No evidence of easements was observed on the property.

No visible protrusions or intrusions were observed, except as shown.

No evidence of the site being used as a waste dump, pump or landfill was observed.

No visible evidence of recent earth moving, building construction or building additions were observed.

No visible evidence of recent street or sidewalk construction or repairs were observed.



P.O. Box 833059
Richardson, TX 75083
Ph: (469) 317-0250
Fax: (214) 295-9844

TBPLS NO. 1077500

ALTA/NSPS LAND TITLE SURVEY
3.814 ACRES
A.G. King Survey, Abstract No. 688
City of Lewisville, Denton County, Texas

REVISIONS

1	
2	
3	
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ISSUE DATES

DRAWN BY	BT
CHECKED BY	PH
DATE	10/08/2018

