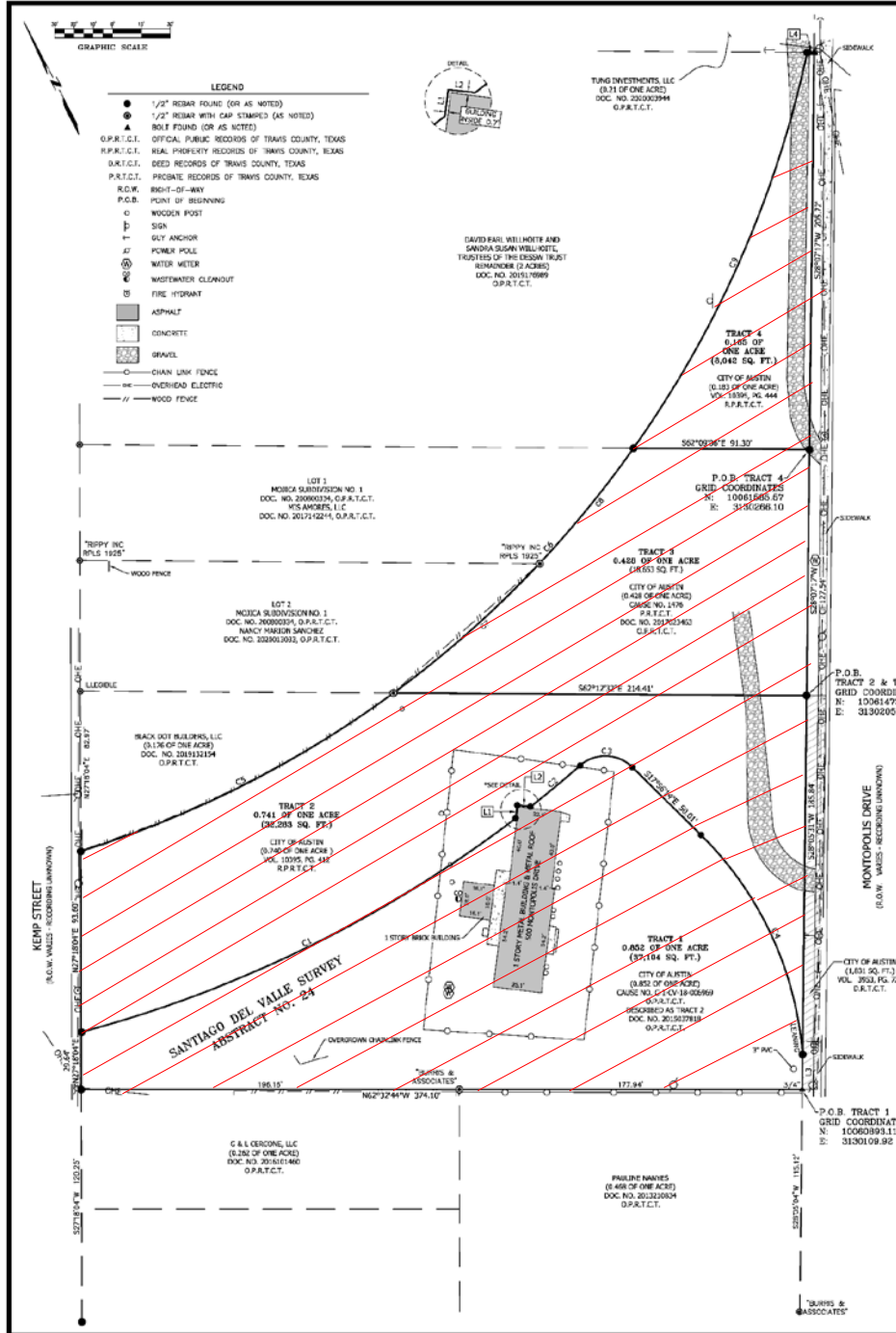


EXHIBIT A



LEGAL DESCRIPTION -- TRACT 1:

BEING 0.852 OF ONE ACRE (37,04 SQUARE FEET) OF LAND, S/ LANDSCAPE SERVICES, INC., SITUATED IN THE SANTIAGO DEL VAL
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A C/ OF
OF DAB ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN
C-1-CV-18-00089 OF THE PROBATE RECORDS OF TRAVIS CO.
(P.R.T.C.) AND FURTHER DESCRIBED AS TRACT 2 IN A GENERAL WA/ TO
TO KEEP INVESTMENT GROUP, LLC RECORDED IN DOCUMENT NO. 201503/ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.),
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

[illegible]

BLENCE NORTH 27°06'48" EAST WITH THE COMMON LINE OF SAID OLD ACRES TRACT AND THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF G STREET, A DISTANCE OF 29.64 FEET TO A 1/2-INCH REBAR FOLLOWS THE NORTHWEST CORNER OF SAID GARAGE ONE ACRES TRACT, THE SOUTH 1/2-CORNER OF SAID GARAGE TWO ACRES TRACT, THE WEST 1/2-CORNER OF SAID LOT 10 TO THE CITY OF AUSTIN, RECORDS IN VOLUME 103025, PAGE 1, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (H.P.A.T.C.T.), FROM 1/2-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 10 TO THE CITY OF AUSTIN, RECORDS IN VOLUME 103025, PAGE 1, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (H.P.A.T.C.T.), TO A DEED DESCRIBED IN A GENERAL WARRANT DEED WITH VENDOR'S LIEN DATED BUILDERS, LDC REDCORP'D IN DOCUMENT NO. 2019322554 OF SAID BLUES NORTH 27°06'48" EAST A DISTANCE OF 93.50 FEET.

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 645.00 FEET, A LENGTH OF 232.74 FEET, A DELTA OF 322°05', AND A CHORD BEARING S 89°41'29" EAST A DISTANCE OF 251.13 FEET TO A 1/2" FOUND;

2. NORTH FOUND;

3. SOUTH FOUND;

4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 645.00 FEET, A LENGTH OF 33.96 FEET, A DELTA OF 62°07'41", AND A CHORD BEARING NORTH 77°43'11" EAST A DISTANCE OF 33.35 FEET TO A 1/2" FOUND FOR A POINT OF REVERSE CURVATURE;

7. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 178.6 FEET
LENGTH OF 129.89 FEET, A DELTA OF 40°58'00", AND A CHORD BE-
SOUTH 02°32'40" WEST A DISTANCE OF 125.15 FEET TO A 1/2-
FOOT LANE LINE FOR THE NORTHWEST CORNER OF SAID LOT OF CHURCH
BORN ON THE EXISTING "NORTHWEST CORNER" STREET OF CHURCH
MONTEPISO DRIVE, AND THE NORTHWEST LINE OF SAID 1631 SO.
TRACT FROM WHICH A 1/2-INCH REBAR FOUND FOR THE EAST COR-
NER OF ONE ADJACENT LOT OF SAID TRACT, BEARS 28°05'31" EAS-
T AN ACUTE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN
1946 OF SAID P.L.C.T., AND RECORDED IN DOCUMENT NO. 207,702.3,
O.P.R.C.T., BEARS NORTH 28°05'31" EAST A DISTANCE OF 165.84 FEET
THENCE SOUTH 28°05'31" WEST WITH THE COMMON LINE OF SAID

ACRE TRACT, THE EXISTING NORTH-EASTERLY RIGHT-OF-WAY LINE MONTEPUS DRIVE, AND THE NORTHWEST LINE OF SAID 1.81 SQUARE A DISTANCE OF 18.17 FEET TO THE POINT OF BEGINNING CONTAINING 6 ACRES (37,104 SQUARE FEET) OF LAND, MORE OR LESS.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N54°36'45"E	6.92'
L2	S56°16'35"E	7.32'
L3	S28°05'04"W	16.17'
L4	S63°07'15"E	3.52'

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	645.00'	232.74'	222°03'	S88°41'29"E	231.11'
C2	645.00'	33.36'	75°47'	N77°43'15"E	33.36'
C3	240.00'	29.82'	80°52'23"	S60°42'01"E	27.14'
C4	178.85'	182.49'	47°09'08"	S02°32'40"W	120.13'
C5	555.00'	121.86'	85°51'22"	S89°22'39"E	181.61'
C6	555.00'	176.60'	82°01'48"	N71°50'45"E	177.81'
C7	555.00'	101.12'	102°12'18"	N75°50'15"E	101.11'
C8	555.00'	77.35'	73°50'03"	N66°43'06"E	77.27'
C9	555.00'	225.95'	231°7'04"	N51°11'34"E	224.60'

LEGAL DESCRIPTION -- TRACT

BEING 0.741 OF ONE ACRE (32,283 SQUARE FEET) OF LAND, LANDSCAPE SERVICES, INC., SITUATED IN THE SANTIAGO SOIL V. ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF ONE ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN DEED RECORDED IN VOLUME 10359, PAGE 412, OF THE REAL PROPERTY TRAVIS COUNTY, TEXAS (R.P.R.C.T.), AND BEING MORE PARTICULAR BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR FOUND (GRID COORDINATES: N

[illegible][illegible]

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 178.86 FEET, A CHORD LENGTH OF 127.89 FEET, A DELTA OF $405^{\circ}06'$, AND A CHORD BEARING OF $023^{\circ}40'$ EAST, A DISTANCE OF 125.16 FEET TO A 1/2" FOUNT;

2. NORTH $175^{\circ}54'$ WEST A DISTANCE OF 30.01 FEET TO A 1/2" FOUNT;

3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD LENGTH OF 28.92 FEET, A DELTA OF $80^{\circ}26'22''$, AND A CHORD BEARING OF $80^{\circ}01'04''$ WEST, A DISTANCE OF 27.14 FEET TO A 1/2" FOUNT FOR A POINT OF REVERSE CURVATURE.

4. FOLLOW A CURVE TO THE RIGHT, HAVING A RADIUS OF 645.00
LENGTH OF 33.36 FEET, A DELTA OF 62°54'17" AND A CHORD
SOUTH 77°34'11" WEST A DISTANCE OF 33.36 FEET TO A 1/2
FOOTING;

5. NORTH: 66°08'35" WEST A DISTANCE OF 7.02 FEET TO A 1/2
FOOTING;

6. SOUTH: 34°36'45" WEST A DISTANCE OF 6.92 FEET TO A 1/2
FOOTING; AND

7. FOLLOW A CURVE TO THE RIGHT, HAVING A RADIUS OF 645.00

LENGTH 252.74 FEET, BETA OF 52.27°05' AND A CHORD OF 204.74 FEET, THE DISTANCE OF 231.13 FEET TO A 1/2" POINT IN THE EXISTING SOUTH-EAST-TO-NORTH-RIGHT-OF-WAY LINE OF (S.O.M. VARIES - RECORDING UNKNOWN), FOR THE WEST CORNER ACRE TRACT AND A NORTH CORNER OF SAID 0.852 ACRE TRACT. THE WEST CORNER RELATES TO THE WEST CORNER OF THE ACRES AND THE NORTH CORNER OF A CALLED 0.262 OF ONE ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO G & L CERONE, L. IN DOCUMENT NO. 207018166L OF SAID D.P.M. FILE, BEARS SAID WEST A DISTANCE OF 26.64 FEET.

CORNER OF SAID 0.740 OF ONE ACRE TRACT AND THE WEST CORNER OF ONE ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED OF DATE OF FEBRUARY 19, 1984, RECORDED IN DEED CAP VENDOR'S IN THE EXISTING SOUTHEAST-EASTLY RIGHT-OF-WAY OF SAID 0.740 OF ONE ACRE TRACT, SAID 0.178 OF ONE ACRE TRACT AND SAID 0.082 OF ONE ACRE TRACT, A SUBDIVISION OF THE NORTH CAROLINA SUBDIVISION, LOT 1, A SUBDIVISION OF THE 2000000334 OF SAID O.P.R.T.C.T., BEARS NORTH 27°18'04" EAST 82.97' FEET;

CHORD WHICH BEARS SOUTH-80°21'29" EAST A DISTANCE OF 198.8
1/2-INCH BEARING WITH CAP FOUND FOR A NORTH CORNER OF SAID
ADCR TRACT, THE EAST CORNER OF SAID 0.176 OF ONE ACRE TRACT
CORNER OF SAID LOT 2, AND THE WEST CORNER OF SAID 0.439
TRACT.
THENCE SOUTH-62°12'22" EAST WITH THE COMMON LINE OF SAID
ADCR TRACT AND OF SAID 0.428 OF ONE ACRE TRACT, A DISTANCE OF
TO THE POINT OF BEGINNING AND CONTAINING 0.741 OF ONE ACRE (3
FEET) OF LAND, MORE OR LESS.

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THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), GCS ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE
REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-S
COMBINED ADJUSTMENT FACTOR OF 1.0000308.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE
CLARITY.

UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND
VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES
APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION
THE UNDERGROUND UTILITIES SHOWN HEREON. UNDERGROUND
LOCATE REQUESTS HAVE BEEN IGNORED OR NON-RESP.
CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES
TEXAS 8-1 PRIOR TO EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PER-
BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASE-
RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES
MAY AFFECT THE PROPERTY SHOWN HEREON.

FLOOD NOTE:
THE TRACT SHOWN HEREON LIES WITHIN AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA AS ID BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48463 DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPOSED
AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOOD
FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY
ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION - TRAC

BEING 0.128 OF ONE ACRE (18,653 SQUARE FEET) OF LAND, LANDGRON SERVICES, INC., SITUATED IN THE SANTIAGO DEL ABISCAI NO. 24 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF ONE ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN OF THE PROBATE EEDDINGS OF TRAVIS COUNTY, TEXAS (P.U.T.C.F.) IN DOCUMENT NO. 2017C23463 OF THE OFFICIAL PUBLIC RECORD COUNTY, TEXAS (O.P.R.T.C.F.), AND BEING MORE PARTICULARLY DESCRIBED AND BOUND AS FOLLOWS:

BEARING: N 1/2-2 1/2" NEAR FORD (CR. COORDINATES
N 1/2-2 1/2" NEAR FORD (CR. COORDINATES
MONTGOMERY TRACT (R.O.W. VARS - RECORDING UNKNOWN) F.
OWNER OF SAD 0.428 OF ONE ACRE TRACT, THE EAST COR-
NER OF THE 1/4-2 1/2" NEAR FORD (CR. COORDINATES
WARRANTY DEED RECORDED IN VOLUME 1038, PAGE 412 OF
THE RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.), AND THE NORTH
CALLED 1.851 SQUARE FOOT TRACT OF LAND DESCRIBED IN A SURETY
BOND RECORDED IN VOLUME 1038, PAGE 412 OF THE RECORDS OF
TRAVIS COUNTY, TEXAS (R.P.R.T.C.), FROM WHICH A 1/2-2 1/2"
LEANING IN THE EXISTING NORTHWESTLY RIGHT-OF-WAY OF SAID
TRAVIS COUNTY, TEXAS (R.P.R.T.C.), FROM WHICH A 1/2-2 1/2"
SOUTH CORNER OF SAD 0.740 OF ONE ACRE TRACT, NEARS SURFACE
A DISTANCE OF 165.94 FEET.

[illegible]

OF SAID LOT TO THE SOUTH CORNER OF THE ESTATE OF A
WILLIAM TRUSTEES OF THE DESSON TRUST IN A WARRANTY DEED
DATED 20-20-1969 OF SAID O.P.R. TRACT, AND THE WEST 1/2
CALLED 0.183 OF ONE ACRE TRACT CONVEYED TO THE
A STREET DEED REGISTERED IN VOLUME 4080, PAGE 444, SAID
THENCE, SOUTH 62°09'06" EAST WITH THE COMMON LINE OF SAID
TRACT AND THE EAST 1/2 OF SECTION 36, TOWNSHIP 4 NORTH
TO 1/2-1/400 BULAR FOUND IN THE EXISTING NORTH-WESTERY RY
SAID MONTEPULIS DRIVE FOR THE EAST CORNER OF SAID 0.128
TRACT AND THE SOUTH CORNER OF SAID 0.183 OF ONE ACRE TRACT
AND THE EAST 1/2 OF SECTION 36, TOWNSHIP 4 NORTH
MONTEPULIS DRIVE, FOR 1/4, NORTHEAST CORNER OF SAID 0.183

TRACT AND THE SOUTH CORNER OF A CALLED 0.21 OF ONE ACRE IN
IN A GENERAL WARRANTY DEED TO TRUST INVESTMENTS, LLC
DOCUMENT NO. 2020093844 OF SAJD (P.L.R.T.C.), BEARS NORTH 2
DISTANCE OF 205.72 FEET;

THENCE SOUTH 28D01°17' WEST WITH THE COMMON LINE OF SAJD
ACRE TRACT AND THE EXISTING NORTHWESTERLY RIGHT-OF-WAY
MONTICLOU DRIVE, A DISTANCE OF 127.54 FEET TO THE POINT OF
CONTAINING 0.428 OF ONE ACRE (18.635 SQUARE FEET) OF LAND, M

LEGAL DESCRIPTION - TRACT 4:
BEING 0.185 OF ONE ACRE (8042 SQUARE FEET) OF LAND,
LANCERSON SERVICES, INC., SITUATED IN THE SANTIAGO DEL
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF
ONE ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN,
PLAT 444 OF THE REAL PROPERTY RECORDS OF TRAVIS
(P.L.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES
AS FOLLOWS:
BEGINNING, AT A 1/2-INCH PEARL FOUND (GRID COORDINATED

W/2-1/2-1/4 SEC. 36, T. 10 N., R. 10 E., S. 10 W.,
CORNERS OF SAID 0.183 OF ONE ACRE TRACT, AND THE EAST CORNER
0.428 OF ONE ACRE TRACT OF LAND CONVEYED TO THE CITY OF
CHASCO, NEB. 1476 OF THE PROBATE RECORDS OF TRAVIS COUNTY, TEXAS,
AND THE EAST CORNER OF SAID 0.428 OF ONE ACRE TRACT OF LAND
1/2-1/2-1/4 REBAR FOUND IN THE EXISTING NORTHWEST-MOSTLY RIGHT-
MONOTRUCK DRIVE FOR THE SOUTH CORNER OF SAID 0.626 OF ONE
AND THE EAST CORNER OF SAID 0.740 OF ONE ACRE TRACT OF LAND
W/2-1/2-1/4 SEC. 36, T. 10 N., R. 10 E., S. 10 W., IN THE SOUTHWEST
OF SAID R.P. & T.C.T., BEARS SOUTH 20° 17' 17" WEST A DISTANCE OF
TWENTY-NORTH 62° 09' 06" WEST WITH THE COMMON LINE OF SAID
ACRE TRACT, AND SAID 0.626 OF ONE ACRE TRACT, A DISTANCE

TO A 1/2-2" NUBBAR FOUND FOR THE WEST CORNER OF SDC 018 TRACT, THE NORTH CORNER OF SDC 042B OF ONE ACRE TRACT, ID OF LOT 1, MOJAVE SUBDIVISION NO. 1, A SUBDIVISION OF RECORD IN 200900334 OF SDC O.P.R.T.C.T. AND THE SOUTH CORNER OF THE 1/2-2" CALLED 2 ACRE TRACT OF LAND CONVEYED TO DAVID EARL WILKINSON BY DEED DATED 11/17/1964, BEING THE FIRST IN A WARRANTY DOCUMENT NO. 2019870949 OF SDC O.P.R.T.C.T.,

TENNESSE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, COMMON LINE OF SDC 0183 OF ONE ACRE TRACT AND THE REMAINDER OF SDC 0183 OF ONE ACRE TRACT, AND ARC LENGTH OF 225.05 FEET, A DELTA OF 2 CHORD WHICH BEARS NORTH 51°13'34" EAST A DISTANCE OF 224.00

172' NORTH ACRES, SOUND IN THE SOUTHWEST CORNER OF A CALCULATED
 2020'03944 OF SAID D.P.R.T.C.T. FOR THE NORTH CORNER OF SAID
 ACRES TRACT AND THE EAST CORNER OF THE REMAINDER OF SAID 2
 THENCE SOUTH 63°07'35" EAST WITH THE COMMON LINE OF SAID 0.11
 TRACT AND OF SAID 0.21 OF ONE ACRE TRACT, A DISTANCE OF
 160.1' FOUND IN THE EXISTING NORTHWESTERLY RIGHT-OF-WAY
 DRIVE OF THE REMAINDER OF SAID 0.11, 0.153 OF ONE ACRE
 SOUTH CORNER OF SAID 0.21 OF ONE ACRE TRACT;
 THENCE SOUTH 28°07'27" WEST WITH THE COMMON LINE OF SAID
 ACRES TRACT AND THE EXISTING NORTHWESTERLY RIGHT-OF-WAY
 MONTEPOULS DRIVE, A DISTANCE OF 205.72 FEET TO THE POINT OF

LAND TITLE CERTIFICATION:

I, FRANK W. FUNK, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II LAND SURVEY. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2003.

THE FIELD MARK WAS COMPLETED ON

DATE OF PLAT OR MAP: 05/31/2023

 Frank W. Frank



REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

**LSI LANDESIGN★
SERVICES, INC.**
10990 W. FERGUSON 29, LUBBOCK HILL, TEXAS 79642
TEL: 817-781-1000 FAX: 817-781-1001
WWW.LSI-DESIGN.COM

CATEGORY 1A LAND TITLE SURVEY OF
2.206 ACRES OF LAND SITUATED IN THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 244
IN TRAVIS COUNTY, TEXAS

PROJECT NAME: 500 MONTEPOLI		DATE:	DESCRIPTION:
JOB NUMBER: 17-406		DATE: 5/31/2023	SCALE: 1" = 30'
DRAWING NAME: 500 MONTEPOLI		DRAWING REF: K:\PROJECTS\2023\17-406\500 MONTEPOLI\DWG\500 MONTEPOLI.DWG	
SHEET		ELECTRIC FILE PATH: K:\PROJECTS\2023\17-406\500 MONTEPOLI\DWG\500 MONTEPOLI.DWG	
01 of 01			