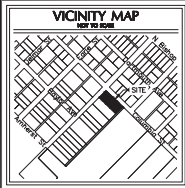


EXHIBIT A – PROPERTY DESCRIPTION



TOPOGRAPHIC SURVEY OUT OF THE
THOMAS JEFFERSON CHAMBERS SURVEY, ABSTRACT NUMBER 2,
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LEGEND

- HYDROLOGIC ELECTRIC
- x—x— EXISTING WIRE FENCE
- ▲—▲— EXISTING HAND-HELD CONTROL NET
- AIR CONDITIONING UNIT
- CLEAN OUT
- DOWN BUY
- FIVE HYDANT
- PROTECTION CONTROL VALVE
- POWER POLE
- SERVICE POLE
- SIGN (AS NOTED)
- VALVE
- WASTEWATER MANHOLE
- WATER VALVE
- WADING

○ TREE

X CHISEL PLUS FOUND 1/2" MIN. HOLE FOUND (UNLESS NOTED)

● CONTROL NET

□ AIR CONDITIONING UNIT

○ CLEAN OUT

○ DOWN BUY

○ FIVE HYDANT

○ PROTECTION CONTROL VALVE

○ POWER POLE

○ SERVICE POLE

○ SIGN (AS NOTED)

○ VALVE

○ WASTEWATER MANHOLE

○ WATER VALVE

○ WADING

CONTROL NOTE:
BASE OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4254), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD83 (GENE). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING HORIZONTAL DISTANCE BY THE SURFACE ADJUSTMENT FACTOR OF 1.00072 AND ROUND TO SIX DECIMALS.

BASE POINT INFORMATION:
CPI (OPUS)
N=13,868,587.27
E=2,206,907.28
ELEVATION=684.64

DESCRIPTION: MAGNAN, W/ SHINERS SET AT SOUTHWEST CORNER OF 1/2" LINE OF COLUMBIA STREET ON A CONCRETE SQUARE SLAB SIX FEET FROM AN EXISTING SIDEWALK.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT EXAMINATION OR OTHER MATTERS OF RECORD MAY EXIST THERE NONE ARE SHOWN.

BENCHMARK NOTE:
BENCHMARK # 3
ELEVATION=684.64
MAGNAN/W/ SHINERS

BENCHMARK NOTE:
BENCHMARK # 2
ELEVATION=681.31
MAGNAN/W/ SHINERS

FLOODPLAIN NOTE:
THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN ZONE "A" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.M. PANEL NO. A00000000, HAYS COUNTY, TEXAS FLOOD HAZARD MAP, 2005. SOURCE OF FLOODPLAIN LINES FEMA WEBSITE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

TREE SURVEY NOTE:
THE CRITICAL ROOT ZONE (CRZ) SHOWN HEREON WAS DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) X 2 = CRITICAL ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.

MULTI-TRUNK TREES ARE INDICATED WITH AN "M" NEXT TO THE TRUNK SIZE ON THE TREE TABLE HEREON.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UTILITY LOCATING SERVICE IS SUGGESTED BEFORE EXCAVATION OR CONSTRUCTION BEGINS.

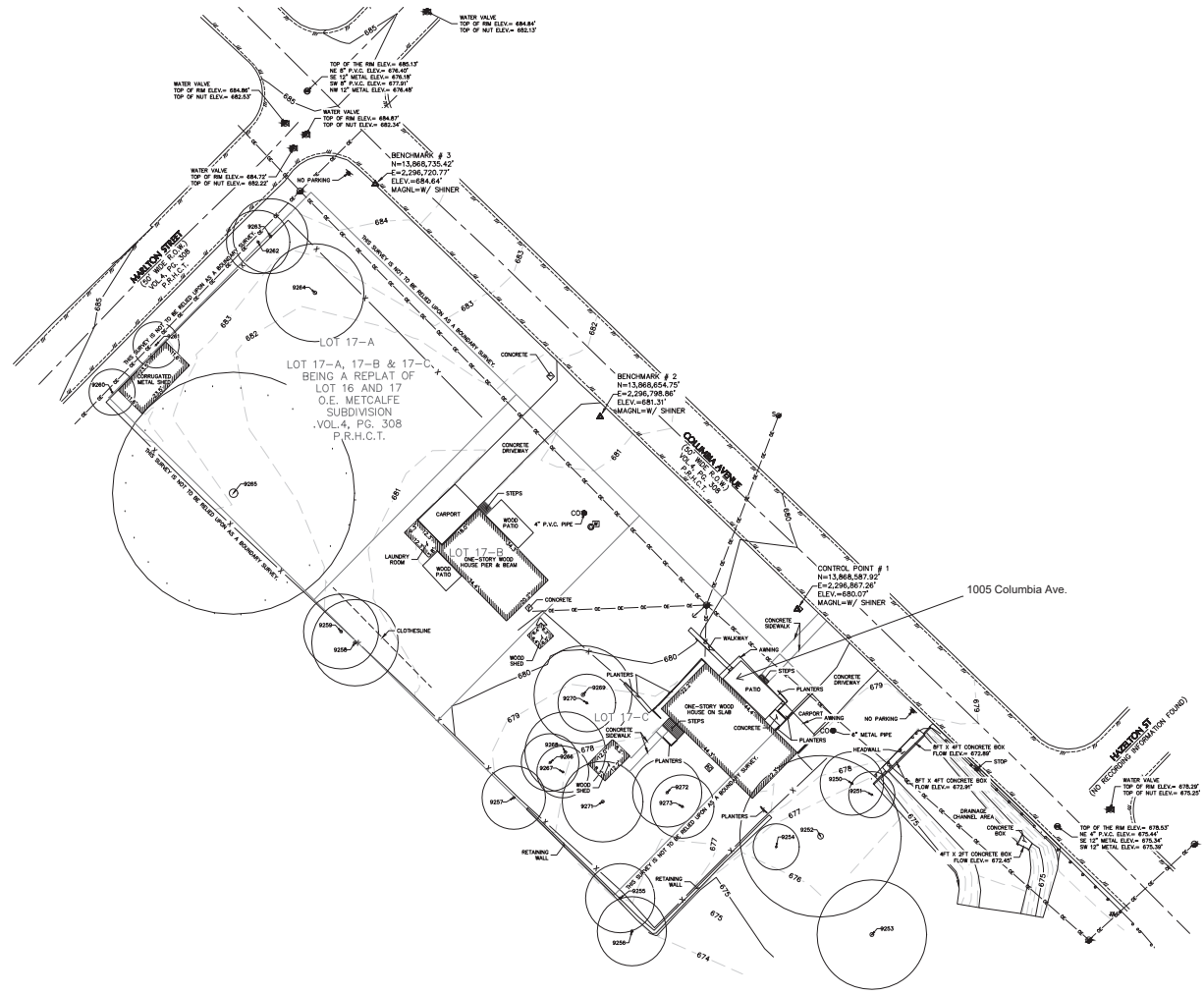
THIS SURVEY IS NOT TO BE RELIED UPON AS A BOUNDARY SURVEY. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORD SEARCH PERFORMED BY THE SURVEYOR. ABSTRACTING WAS PERFORMED ON SEPTEMBER 23, 2025.

SURVEYOR'S CERTIFICATION:
I, JOSHUA P. ARMBRAND, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY CLOSE PERSONAL SUPERVISION AND SUPERVISION THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY I, COORDINATE TOPOGRAPHIC SURVEY, BASED ON THE 2024 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2025.



DATE: 09/30/2025
REGISTERED PROFESSIONAL LAND SURVEYOR
JOSHUA P. ARMBRAND
DOUCET, A KIEHNLEDER COMPANY
WWW.DOUCETENGINEERING.COM



TREE TABLE

NUMBER	SPECIES	TRUNK DIAMETER	CRZ	MULTI-TRUNKS
9250	CEDAR	11"	22'	---
9251	CEDAR	8"	16'	---
9252	LIVEDAK	28"	56'	15,10,8,8
9253	LIVEDAK	19"	38'	13,1,3
9254	CEDAR	8"	16'	---
9255	MULBERRY	12"	24'	---
9256	CEDAR	9"	18'	---
9257	CEDAR	11"	22'	---
9258	MULBERRY	15"	30'	---
9259	MULBERRY	13"	26'	---
9260	CEDAR	8"	16'	---
9261	CEDAR	8"	16'	---
9262	CEDAR	11"	22'	8,7
9263	HACKBERRY	13"	26'	9,9
9264	PECAN	17"	34'	---
9265	LIVEDAK	42"	84'	29,26
9266	CEDAR	10"	20'	---
9267	CEDAR	8"	16'	---
9268	CEDAR	14"	28'	---
9269	CEDAR	17"	34'	---
9270	CEDAR	10"	20'	---
9271	CEDAR	14"	28'	---
9272	CEDAR	12"	24'	---
9273	CEDAR	11"	22'	---



DOUCET
A Kiehnleder Company

Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W. Ste. 140
Austin, TX 78726, Tel: (512) 983-2400
www.doucetengineering.com

Party: Client: DK
TIPELS Surveying Firm No. 1018451
Survey Date: 09/23/2025

Date: 09/30/2025
Scale: 1" = 20'
Drawn by: JRT
Reviewed: JPA
Project: 26002214.001A
Sheet: 1 OF 1
Field Book: 578

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

§

THAT **SAMUEL SALDANA TREJO and ARCELI TREJO SALVADOR**, a married couple, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **M. I. S. BUILDERS, LLC**, whose address is **184 Live Oak Drive, Cedar Creek, Texas 78612**, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

TRACT 1:

Lot 17-B of a replat of Lots 16 and 17, O. E. METCALFE SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 4, Page 308 of the Plat Records of Hays County, Texas.

TRACT 2:

Lot 17-C of Lots 17-A, 17-B and 17-C, O. E. METCALFE SUBDIVISION, according to the map or plat thereof recorded in Volume 4, Page 308, Plat Records of Hays County, Texas, **TOGETHER WITH that certain twenty (20) foot by one-hundred (100) foot portion of an alley** located adjacent to aforementioned Lot and being that same property conveyed in Special Warranty Deed to Albert Pulido dated May 15, 1990, recorded in Volume 836, Page 213, Official Public Records, Hays County, Texas.

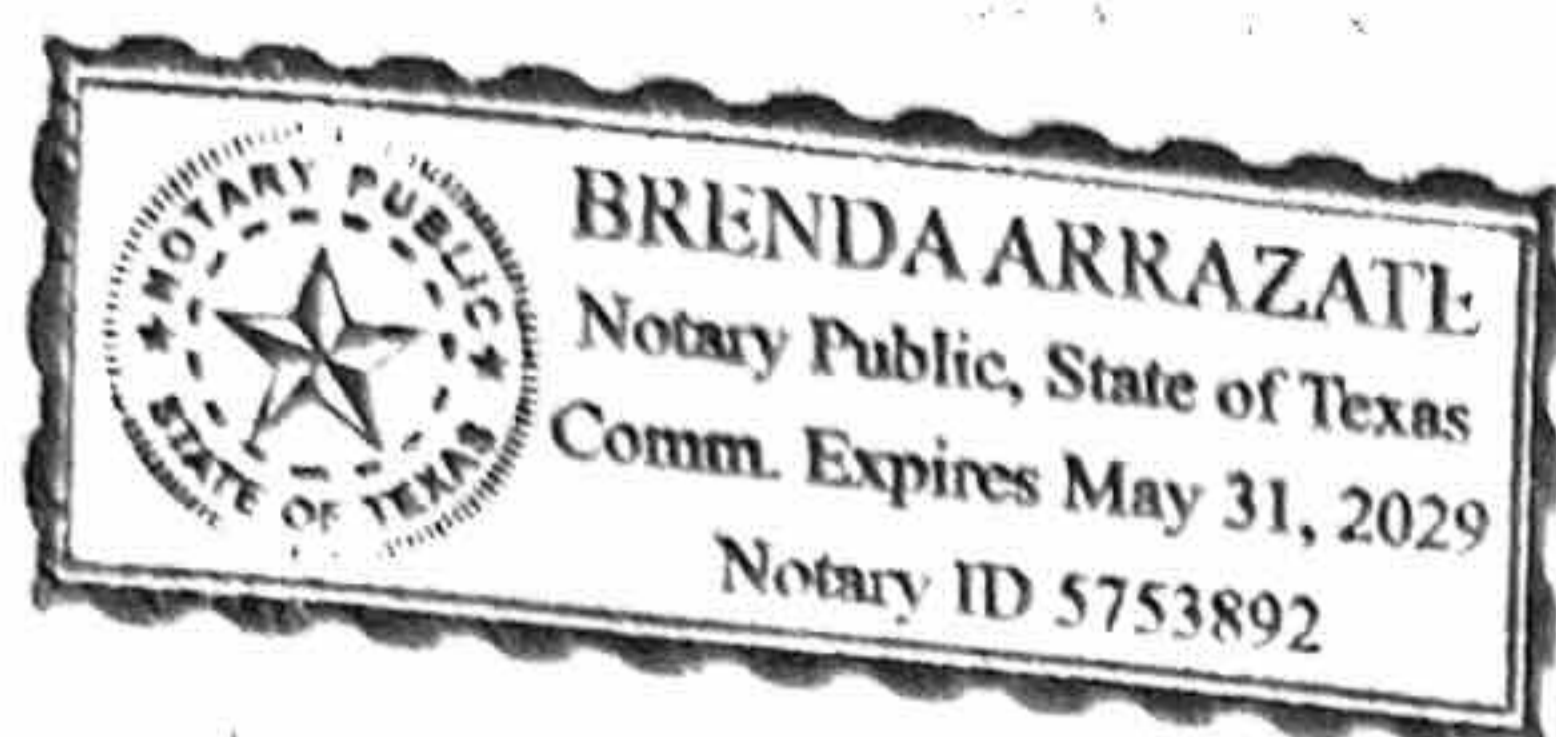
TRACT 3:

Lot 17-A of Lots 17-A, 17-B and 17-C, O. E. METCALFE SUBDIVISION, according to the map or plat thereof, recorded in Volume 4, Page 308, Plat Records, Hays County, Texas.

STATE OF TEXAS
COUNTY OF COMAL

§
§

This instrument was acknowledged before me on this 23 day of January, 2026, by ARCELI TREJO SALVADOR.



Brenda Arrazate
Notary Public, State of Texas

2379.deeds