

EXHIBIT A
METES AND BOUNDS DESCRIPTION
11.313 ACRES
J. B. JONES SURVEY, A-125
ROCKWALL COUNTY, TEXAS

Being 11.313 acres of land, situated in the J.B. Jones Survey, Abstract Number 125, Rockwall County, Texas, being part of that certain called 49.016 acre tract of land conveyed to Rockwall Economic Development Corporation according to the Special Warranty Deed recorded under Instrument Number 20130000496918, Official Public Records, Rockwall County, Texas. Said 11.313 acres of land being more particularly described as follows, to wit:

BEGINNING at a 1/2-inch iron rod with plastic cap found at the northwest corner of that certain Lot 2, Block A, Rockwall Technology Park, Phase IV according to the plat thereof recorded in Cabinet J, Slide 329, Plat Records, Rockwall County, Texas, same being in the south Right-of-Way of Capital Boulevard (variable-width Right-of-Way), and being the northeast corner of the herein described tract;

THENCE South 01 degree 38 minutes 11 seconds East, along the west line of the above mentioned Lot 2, a distance of 1194.75 feet to a 1/2-inch iron rod with plastic cap found at the southwest corner of said Lot 2, same being in the north line of that certain Lot 1, Block A, Rockwall Technology Park, Phase IV according to the plat thereof recorded in Cabinet E, Slide 305, Plat Records, Rockwall County, Texas, and being the southeast corner of the herein described tract;

THENCE South 88 degrees 20 minutes 42 seconds West, along the north line of the above mentioned Lot 1, a distance of 418.12 feet to a 1/2-inch iron rod with plastic cap found at the northwest corner of said Lot 1, same being in the east Right-of-Way line of Farm to Market 549 (variable-width Right-of-Way), also known as Corporate Crossing, and being the southwest corner of the herein described tract, from which a 1/2-inch iron rod found bears North 23 degrees 23 minutes 44 seconds East, a distance of 0.95 feet;

THENCE along the east Right-of-Way of Farm to Market 549, the following two (2) courses and distances:

North 01 degree 12 minutes 48 seconds West, along the east line of Farm to market 549, a distance of 717.81 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an angle point;

and North 00 degrees 42 minutes 33 seconds West, a distance of 453.44 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set at the most westerly southwest corner of Capital Boulevard according to the Right-of-Way Dedication Plat for Data Drive and Capital Boulevard recorded in Cabinet I, Slide 13, Plat Records, Rockwall County, Texas;

THENCE along the south Right-of-Way of Capital Boulevard, the following six (6) courses and distances:

North 44 degrees 17 minutes 27 seconds East, a distance of 42.42 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set;

North 89 degrees 17 minutes 27 seconds East a distance of 113.11 feet to a 1/2-inch iron rod with plastic cap found at an ell corner in said Right-of-Way;

South 00 degrees 36 minutes 52 seconds East, a distance of 24.34 feet to a 1/2-inch iron rod with plastic cap found at an ell corner in said Right-of-Way;

North 89 degrees 11 minutes 17 seconds East, a distance of 53.56 feet to a 1/2-inch iron rod with plastic cap found at an ell corner in said Right-of-Way;

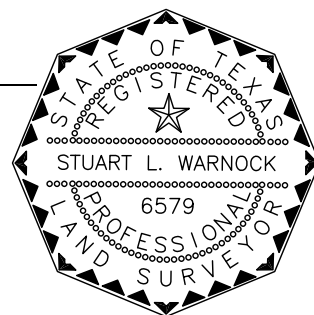
North 00 degrees 24 minutes 59 seconds West, a distance of 24.08 feet to a 1/2-inch iron rod with plastic cap found at an ell corner in said Right-of-Way;

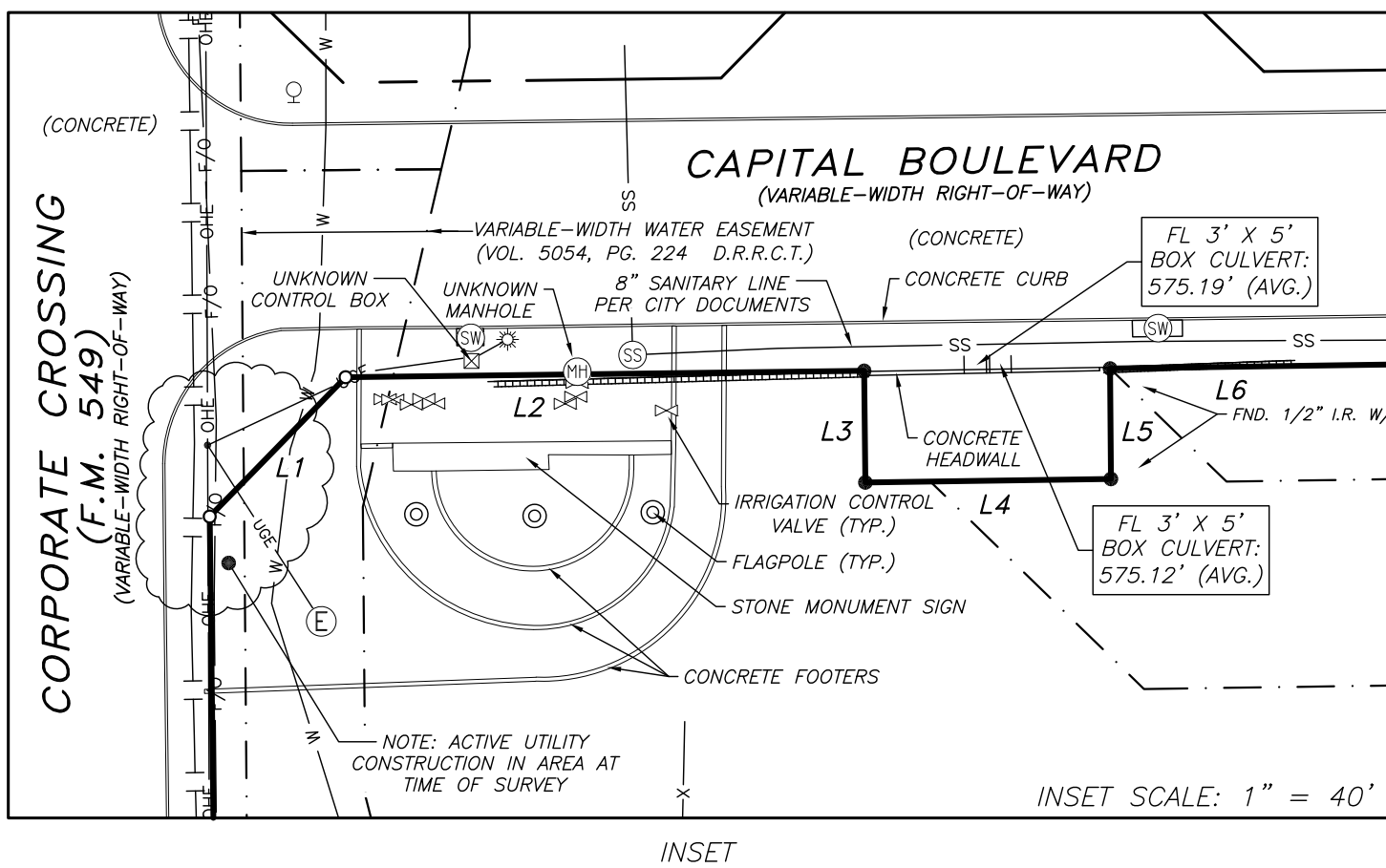
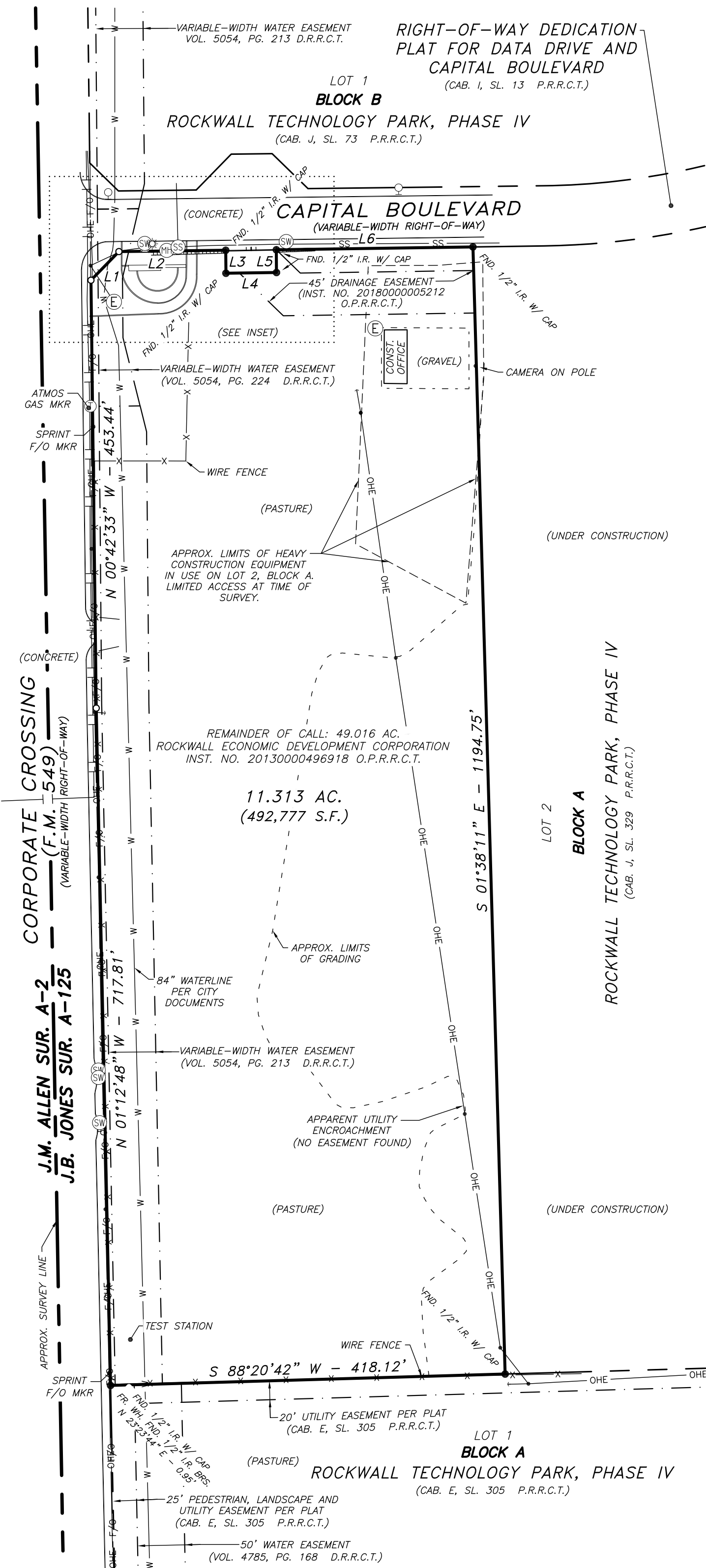
and North 89 degrees 10 minutes 26 seconds East a distance of 208.28 feet to the **POINT OF BEGINNING**, and containing 11.313 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.


 Stuart L. Warnock, RPLS, GISP
 Texas Registration Number 6579

11-13-18
 Date





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°17'27\"	42.42'
L2	N 89°17'27\"	113.11'
L3	S 00°36'52\"	24.34'
L4	N 89°11'17\"	53.56'
L5	N 00°24'59\"	24.08'
L6	N 89°10'26\"	208.28'

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS
(A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181979R
DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

ITEM	RECORDING	FINDING
10.b	VOL. 5054, PG. 224	DOES AFFECT, IS SHOWN
10.c	INST. NO. 20140000001153	DOES NOT AFFECT
10.d	INST. NO. 20160000012775	DOES NOT AFFECT
10.e	INST. NO. 20160000012776	DOES NOT AFFECT
10.f	INST. NO. 20160000012779	DOES NOT AFFECT
10.i	CAB. E, SL. 305	DOES NOT AFFECT

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 - EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
 - THE SUBJECT PROPERTY FALLS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
 - NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
 - NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
 - TEMPORARY CONSTRUCTION OFFICE SERVING LOT 2, BLOCK A PRESENT ON SUBJECT PROPERTY AT TIME OF SURVEY.
 - NO PARKING SPACES PRESENT AT TIME OF SURVEY.
 - LOT 2, BLOCK A UNDER CONSTRUCTION AT TIME OF SURVEY. TEMPORARY CONSTRUCTION OFFICE, EQUIPMENT, OVERHEAD ELECTRIC, AND GRADING LIMITS UPON SUBJECT TRACT SHOWN. TEMPORARY CONSTRUCTION OFFICE AND GRAVEL AREA ACKNOWLEDGED PER UNRECORDED TEMPORARY LICENSE AGREEMENT.

THIS SURVEY IS MADE FOR THE BENEFIT OF:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

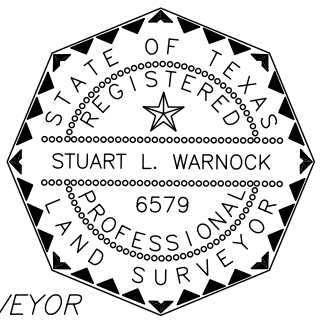
I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:

1. 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.

2. THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

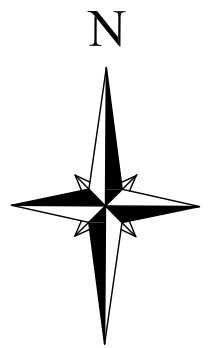
DATED NOVEMBER 13, 2018.

Stuart L. Warnock
STUART L. WARNOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6579



LEGEND

	BOUNDARY LINE
	ADJOINING SUBDIVISION
	SURVEY LINE
	EASEMENT
	EDGE OF CONCRETE/ASPHALT
	BARBED WIRE FENCE
	GUARDRAIL
	FIBER-OPTIC LINE
	GAS LINE
	SANITARY SEWER
	WATERLINE
	BURIED ELECTRIC
	BURIED ELECTRIC
	GUY ANCHOR
	UTILITY POLE
	ELECTRIC METER
	LIGHT POLE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	SANITARY MANHOLE
	STORM MANHOLE



ALTA/NSPS TITLE SURVEY
SHOWING
11.313 ACRES
J. M. ALLEN SURVEY A-2
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB: 18-060	DRAWN BY: GDF	DATE: 11/13/18	REV: 1
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PIONEER MAPPING
SURVEYING | CONSULTING | GEOSPATIAL
PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550
www.pioneermapping.com - info@pioneermapping.com
TX-FIRM# 10194188

o = SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED