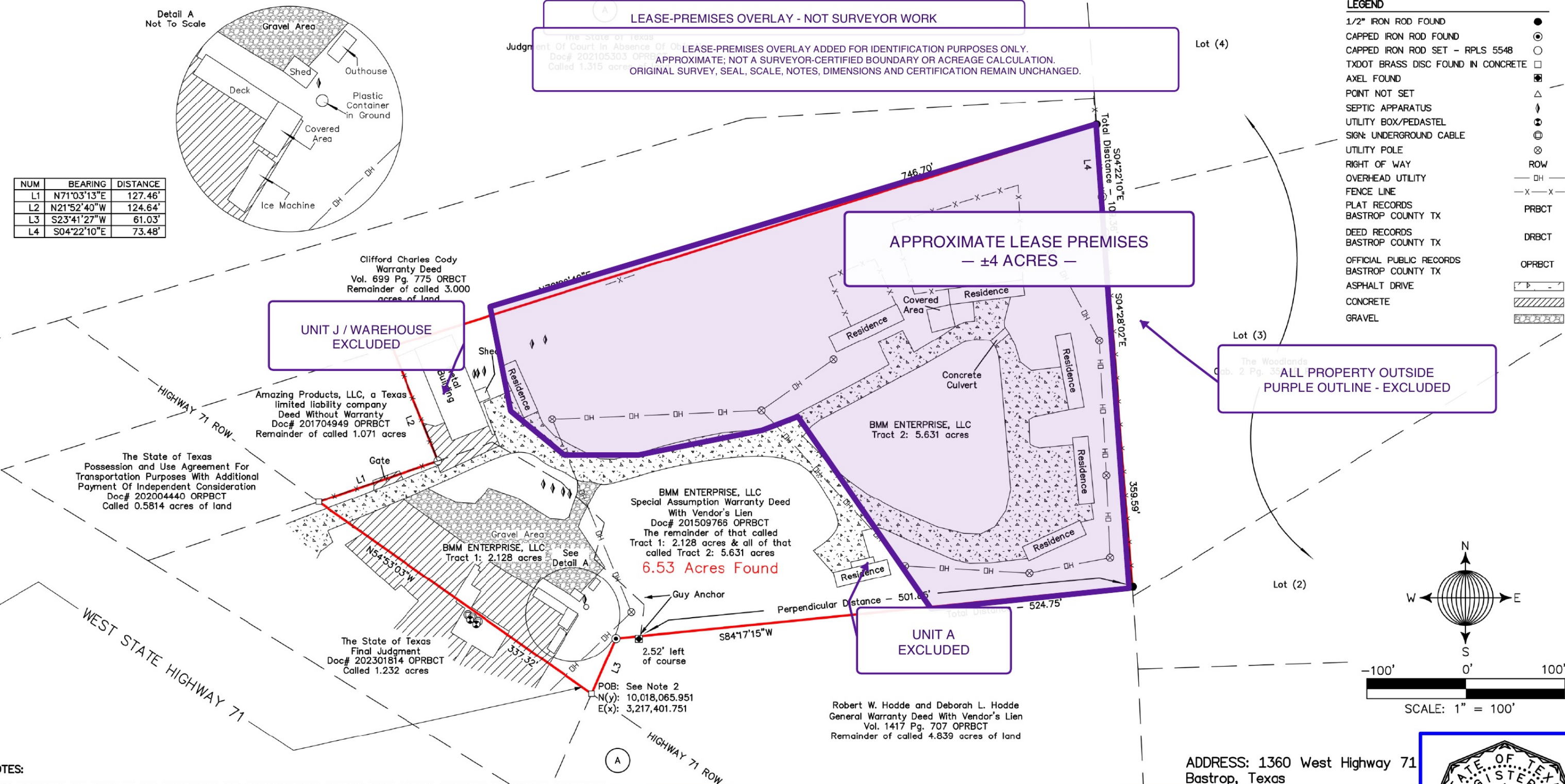


TSPS STANDARD LAND SURVEY of 6.53 acres of land in the Nancy Blakey Special Assumption Warranty Deed With Vendor's Lien as recorded in Document Number 201509766, Official Public Records Bastrop County, Texas.

EXHIBIT A — APPROXIMATE LEASE PREMISES



NOTES:

1. NO RESEARCH WAS DONE BY THE UNDERSIGNED FOR ANY EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS WHICH MAY AFFECT THIS TRACT. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.

2. BEARING BASIS: GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION, COORDINATE BASIS: GRID IN U.S. SURVEY FEET A PART OF STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES AND AREA SHOWN HEREON.

SURVEYORS CERTIFICATION:

TO THE OWNER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.

STEUBING LLC  
FIRM # 10194596  
1802 STATE HIGHWAY 95  
BASTROP, TEXAS 78602  
PH# (512)-567-9256

DRAWING NAME: WA3996-2024 BMM Enterprises LLC.DWG  
Robert C. Steubing 04/09/2024  
ROBERT C. STEUBING DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548

ADDRESS: 1360 West Highway 71  
Bastrop, Texas

