

EXHIBIT "A"

SURVEYOR'S DECLARATION

That I, René Silvas, do hereby certify that this survey was made under my direct supervision and the plat of survey shown herein is a true and accurate representation of the property as determined by survey. There are no visible or apparent easements, encroachment, conflicts or protrusions except as shown herein.

The plat depicted herein contains the information required by Section 82.059 of the Texas Property Code.

René Silvas, RPLS No. 5921



NOTES:

1. Basis of bearings for this survey are based on a bearing of South 37° 21' 01" East for the east line of Lot 35, Block A, Hill Country Harbor, Phase 1A Addition as recorded in Volume 10, Page 183 of the Plat Records of Palo Pinto County, Texas.
2. This survey was prepared with the aid of a title commitment. A thorough search of county public deed records was performed for easements, rights-of-way, limitations, restrictions, or encumbrances. The surveyor did not abstract the property and any valid claim that may affect, restrict, or otherwise encumber subject tract not found or shown hereon shall not create liability on the part of the Surveyor.

HARBORVIEW

**LOCATED IN PALO PINTO COUNTY, TEXAS
AND BEING OUT OF THE
A.J. SMITH SURVEY, ABSTRACT NUMBER 393,
PALO PINTO COUNTY, TEXAS
JULY 2019**



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
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EXHIBIT "A"
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HARBORVIEW

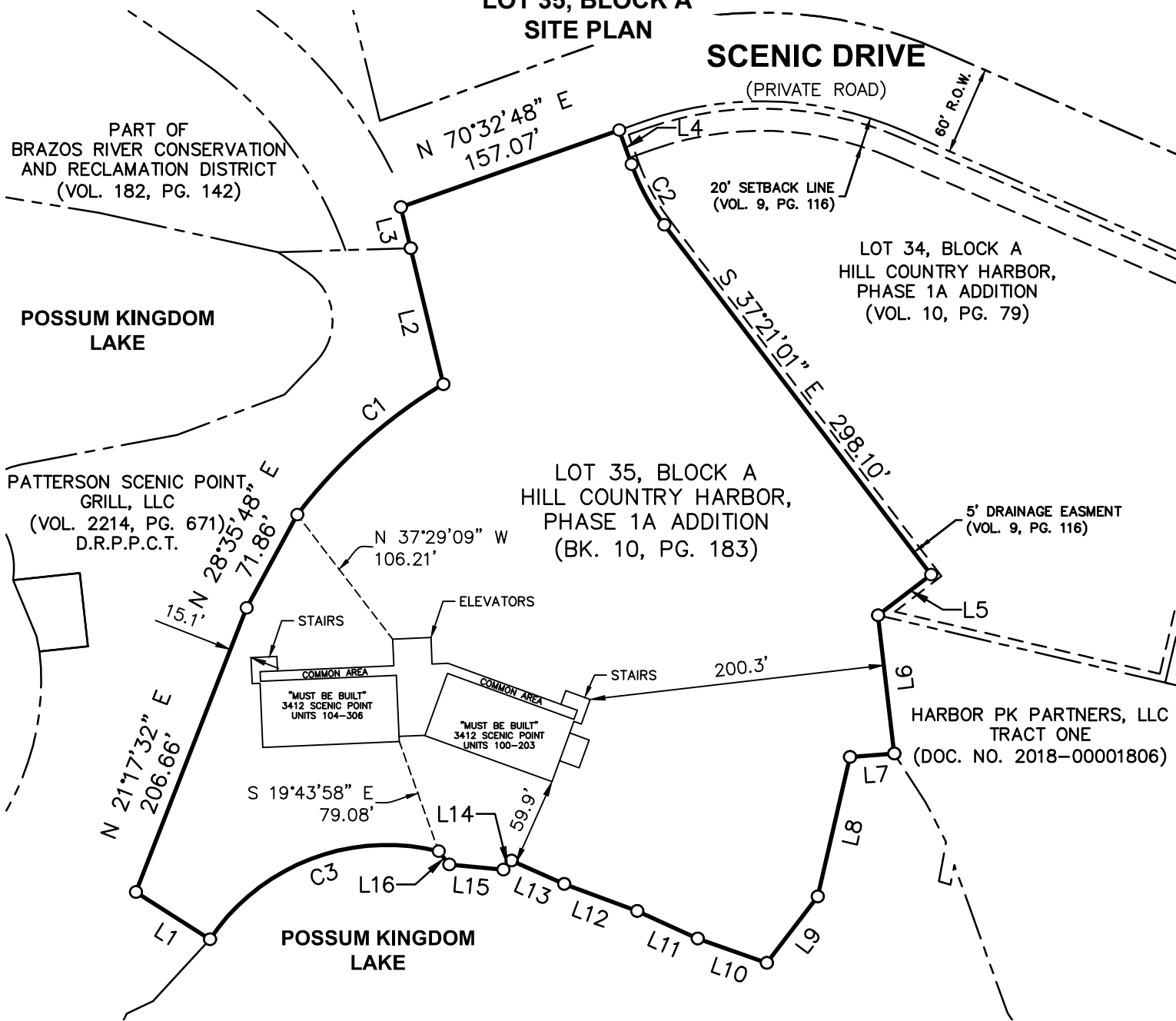
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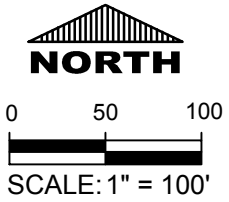
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EXHIBIT "A"
LOT 35, BLOCK A
SITE PLAN



LEGEND
 --- PROPERTY LINE
 - - - - - EASEMENT LINE

PROPERTY LINE
 EASEMENT LINE



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**EXHIBIT "A"
LOT 35, BLOCK A
SITE PLAN**

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 57°37'00" W	59.53'
L2	N 13°34'38" W	94.80'
L3	N 13°34'38" W	28.51'
L4	S 19°27'12" E	24.64'
L5	S 52°39'56" W	45.22'
L6	N 06°38'12" W	94.42'
L7	S 85°40'13" W	30.06'
L8	S 12°59'02" W	97.04'
L9	S 37°32'48" W	56.66'
L10	N 70°37'11" W	49.59'
L11	N 65°27'43" W	45.06'
L12	N 69°40'23" W	52.82'
L13	N 66°03'40" W	38.99'
L14	S 42°06'02" W	8.31'
L15	N 84°34'07" W	36.85'
L16	N 38°13'01" W	11.40'

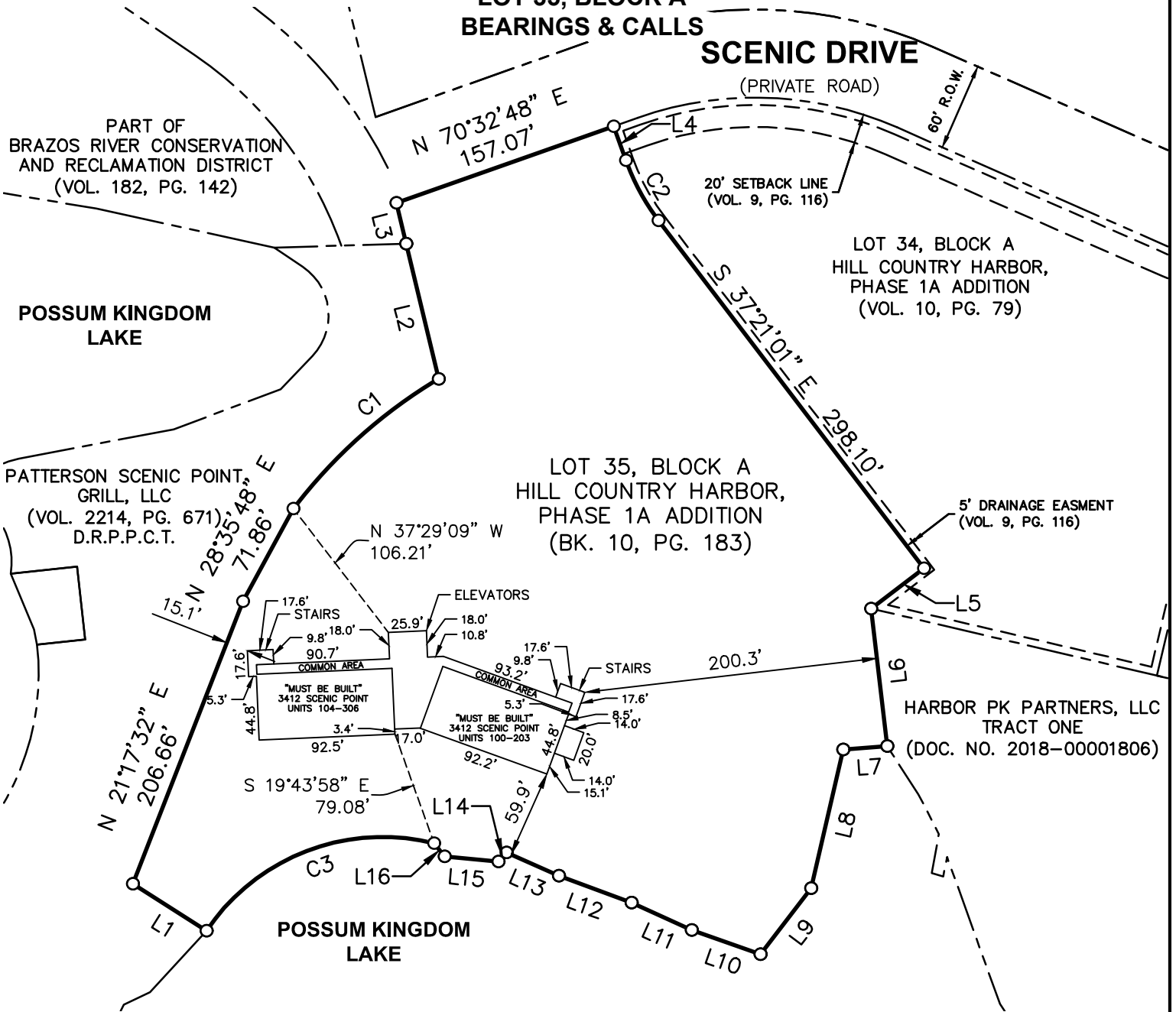
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	133.58'	350.00'	21°52'00"	N 48°12'58" E	132.77'
C2	46.85'	150.00'	17°53'50"	S 28°24'06" E	46.66'
C3	176.88'	144.45'	70°09'45"	S 68°58'34" W	166.04'

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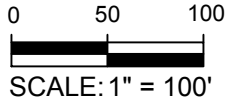
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EXHIBIT "A"
LOT 35, BLOCK A
BEARINGS & CALLS



LEGEND
 --- PROPERTY LINE
 - - - - - EASEMENT LINE

PROPERTY LINE
 EASEMENT LINE



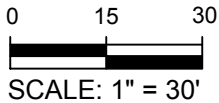
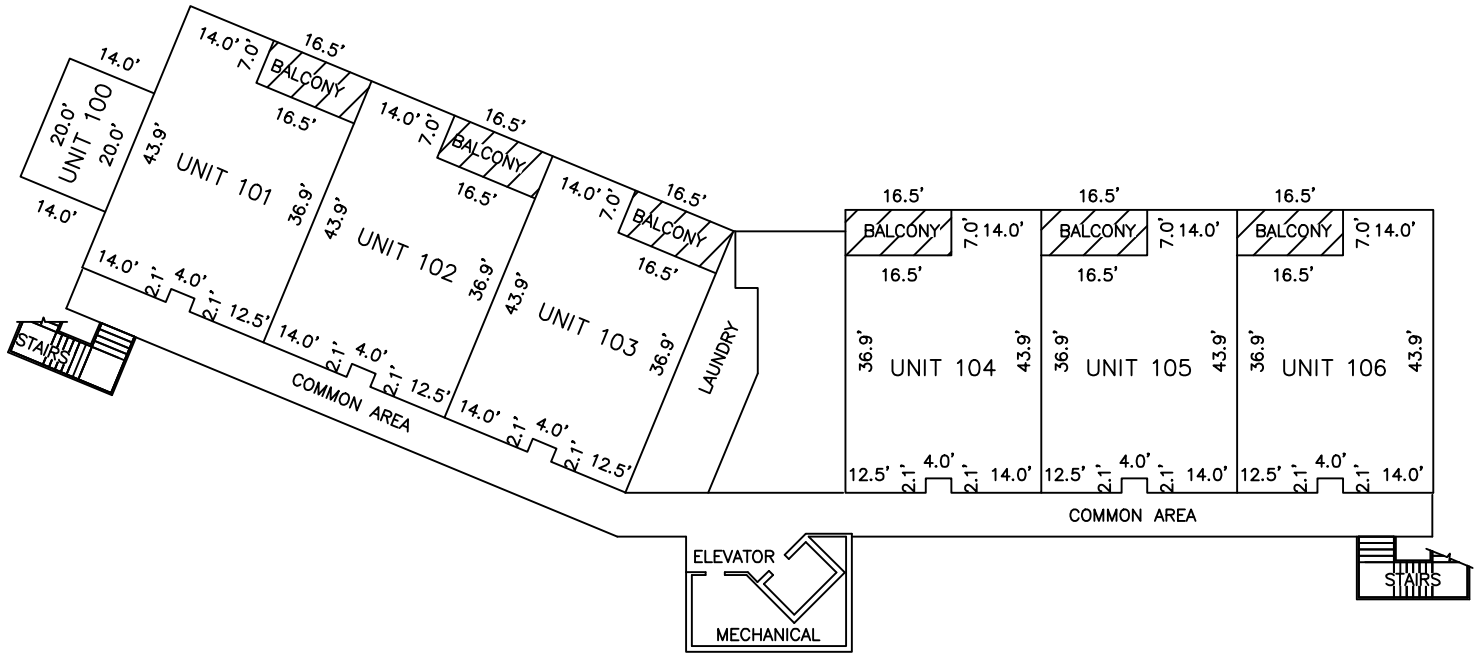
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EXHIBIT "A"
3412 SCENIC POINT ROAD

UNITS 101-106
FIRST FLOOR



LEGEND	
	LIMITED COMMON ELEMENTS
	UNIT NUMBERS

HARBORVIEW
 LOCATED IN PALO PINTO COUNTY, TEXAS
 AND BEING OUT OF THE
 A.J. SMITH SURVEY, ABSTRACT NUMBER 393,
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 JULY 2019

NOTES

The elevations on the first floor are between 100' and 109' based on a finished floor elevation of 100' at ground level.

All interior dimensions shown are from out edge of walls on both exterior and party walls according to the architectural plans provided by Cobalt Creek Construction, L.L.C.

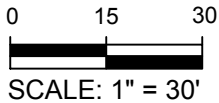
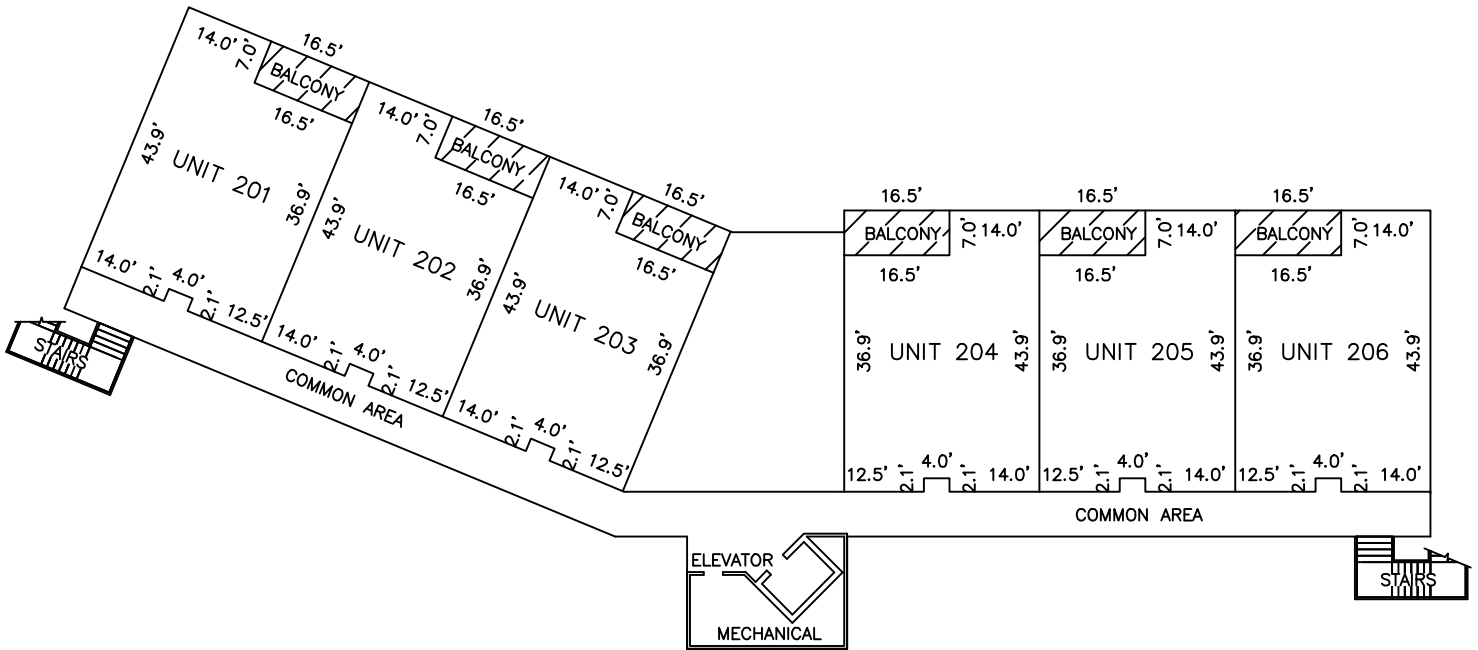


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EXHIBIT "A"
3412 SCENIC POINT ROAD

UNITS 201-206
SECOND FLOOR



LEGEND	
	LIMITED COMMON ELEMENTS
	UNIT NUMBERS

HARBORVIEW
 LOCATED IN PALO PINTO COUNTY, TEXAS
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NOTES

The elevations on the second floor are between 111' and 120' based on a finished floor elevation of 100' at ground level.

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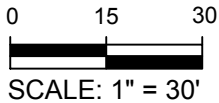
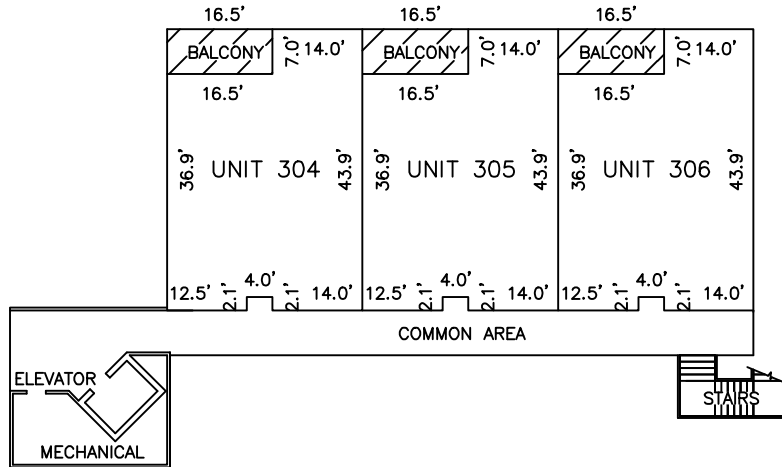




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EXHIBIT "A"
3412 SCENIC POINT ROAD

UNITS 301-303
THIRD FLOOR



LEGEND	
	LIMITED COMMON ELEMENTS
	UNIT NUMBERS

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JULY 2019

NOTES

The elevations on the third floor are between 122' and 131' based on a finished floor elevation of 100' at ground level.

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EXHIBIT "A"
UNIT ALLOCATION TABLE

UNIT TABLE			
UNIT	UNIT AREA	PATIO/BALCONY	SUBTOTAL
UNIT 100	280	0	280
UNIT 101	1,212	115	1,327
UNIT 102	1,212	115	1,327
UNIT 103	1,212	115	1,327
UNIT 104	1,212	115	1,327
UNIT 105	1,212	115	1,327
UNIT 106	1,212	115	1,327
UNIT 201	1,212	115	1,327
UNIT 202	1,212	115	1,327
UNIT 203	1,212	115	1,327
UNIT 204	1,212	115	1,327
UNIT 205	1,212	115	1,327
UNIT 206	1,212	115	1,327
UNIT 304	1,212	115	1,335
UNIT 305	1,212	115	1,335
UNIT 306	1,212	115	1,335
TOTAL	18,460	1,725	20,185

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NOTES

All areas shown are in square feet.



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