

EXHIBIT A



Doyle & Wachtstetter, Inc.

Surveying and Mapping • GPS/GIS • Pipeline Integrity
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**SEBESTA FARMS LLC, 9.9951 ACRE TRACT
G. M. STONE 1/3 LEAGUE, ABSTRACT 312
FORT BEND COUNTY, TEXAS
PAGE 1 OF 2**

ALL THAT CERTAIN 9.9951 ACRE tract of land lying and situated in the G. M. Stone 1/3 League, Abstract 312, Fort Bend County, Texas, being all that certain called 1.38 acre tract of land conveyed by deed in partition and distribution on September 10, 2002 from The Estate of Frank Alvin Sebesta, Sr. to Elvis Emilie Sebesta, as recorded in Clerk's File No. 2002-098336 of the Fort Bend County Official Records (F.B.C.O.R.) and being all that certain called 8.63 acre tract of land conveyed by warranty deed on September 10, 2002 from Frank Alvin Sebesta, Jr., et al to Sebesta Farms, L.L.C., as recorded in Clerk's File No. 2002-098337 of the F.B.C.O.R., the herein described 9.9951 acre tract of land hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99986783293) as follows:

COMMENCING at a 2" iron pipe found marking the southwest corner of all that certain called 198.6 acre tract of land conveyed by transfer of vendor's lien on March 20, 1947 from Walter A. Meyer, et al to George G. Roane, et al, as recorded in Volume 244, Page 216 of the Fort Bend County Deed Records (F.B.C.D.R.) and located in the eastern right-of-way of the 100 foot wide Texas State Highway #36, said **Point of Commencement** being location at Texas State Plane position X=2983778.23 and Y=13745723.73;

THENCE North 2°42'11" West, coincident with the western boundary line of said George G. Roane, et al called 198.6 acre tract, same being the eastern right-of-way boundary line of said Texas State Highway 36, at a distance 306.52 feet pass the southwest corner of all that certain called 5.00 acre tract of land conveyed by warranty deed on February 20, 2014 from Louis F. Vacek, et ux to DIG Holdings LLC, as recorded in Clerk's File No. 2014-017066 of the F.B.C.O.R., continuing for a total distance of 605.50 feet to the **POINT OF BEGINNING** at a 5/8" iron rod with survey cap marked "WPD 4467" set at the northwest corner of said DIG Holdings LLC called 5.00 acre tract, same being the southwest corner of aforementioned all that certain called 8.63 acre tract of land conveyed by warranty deed on September 10, 2002 from Frank Alvin Sebesta, Jr., et al to Sebesta Farms, L.L.C., as recorded in Clerk's File No. 2002-098337 of the F.B.C.O.R., for the southwest corner of the herein described 9.9951 acre tract, at position X=2983749.68 and Y=13746328.48;

THENCE North 2°42'11" West, coincident with the western boundary line of said Sebesta Farms, L.L.C. called 8.63 acre tract, same being the eastern right-of-way boundary line of said Texas State Highway 36, at a distance 400.39 feet pass the southwest corner of aforementioned all that certain called 1.38 acre tract of land conveyed by deed in partition and distribution on September 10, 2002 from The Estate of Frank Alvin Sebesta, Sr. to Elvis Emilie Sebesta, as recorded in Clerk's File No. 2002-098336 of the F.B.C.O.R., same being the most westerly northwest corner of said Sebesta Farms, L.L.C. called 8.63 acre tract, continuing for a total distance of 600.39 feet to a ¾" iron pipe found marking the northwest corner of said Elvis Emilie Sebesta called 1.38 acre tract, same being the southwest corner of all that certain called 5.1 acre tract of land conveyed by warranty deed on October 22, 1976 from Ventrice E. Roberts to James M. Whaley, et ux, as recorded in Volume 701, Page 529 of the F.B.C.D.R., for the northwest corner of the herein described 9.9951 acre tract;

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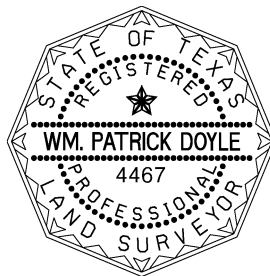
**SEBESTA FARMS LLC, 9.9951 ACRE TRACT
G. M. STONE 1/3 LEAGUE, ABSTRACT 312
FORT BEND COUNTY, TEXAS
PAGE 2 OF 2**

THENCE North 86°58'43" East, coincident with the northern boundary line of said Elvis Emilie Sebesta called 1.38 acre tract and the northern boundary line of said Sebesta Farms, L.L.C. called 8.63 acre tract, same being the southern boundary line of said James M. Whaley, et ux called 5.1 acre tract, at a distance 300.00 feet pass the northeast corner of said Elvis Emilie Sebesta called 1.38 acre tract, same being the most northerly northwest corner of said Sebesta Farms, L.L.C. called 8.63 acre tract, continuing for a total distance of 724.97 feet to a ½" iron pipe found marking the northeast corner of said Sebesta Farms, L.L.C. called 8.63 acre tract, same being the southeast corner of said James M. Whaley, et ux called 5.1 acre tract, located in the western boundary line of all that certain called 10.0 acre tract of land conveyed by warranty deed on October 13, 1983 from Todd Development Company to Lamar Consolidated Independent School District, as recorded in Volume 1308, Page 388 of the F.B.C.O.R., for the northeast corner of the herein described 9.9951 acre tract;

THENCE South 2°45'47" East, coincident with the eastern boundary line of said Sebesta Farms, L.L.C. called 8.63 acre tract, same being the western boundary line of said Lamar Consolidated Independent School District called 10.0 acre tract, at a distance 196.22 feet pass the southwest corner of said Lamar Consolidated Independent School District called 10.0 acre tract, same being the northwest corner of The Trails at Seabourne Parke, Section 2 subdivision, as recorded in Clerk's File No. 2015-061277 of the F.B.C.O.R., continuing coincident with said subdivision for a total distance of 600.23 feet to a ¾" iron pipe found marking the southeast corner of said Sebesta Farms, L.L.C. called 8.63 acre tract, same being the northeast corner of said DIG Holdings LLC called 5.00 acre tract, for the southeast corner of the herein described 9.9951 acre tract;

THENCE South 86°57'59" West, coincident with the southern boundary line of said Sebesta Farms, L.L.C. called 8.63 acre tract, same being the northern boundary line of said DIG Holdings LLC called 5.00 acre tract, a distance 725.60 feet to the **POINT OF BEGINNING**, containing 9.9951 acres of land, more or less.


Wm. Patrick Doyle
Registered Professional Land Surveyor
Texas Registration Number 4467
August 24, 2019



This description is based on a survey, a plat of which, dated April 27, 2018 is on file in the office of Doyle & Wachtstetter, Inc.
Legal\pat\Fort Bend Co.\Legal Description Frank Alvin Sebesta Jr. 9.9951 acre tract 5011 Hwy 36 S.doc