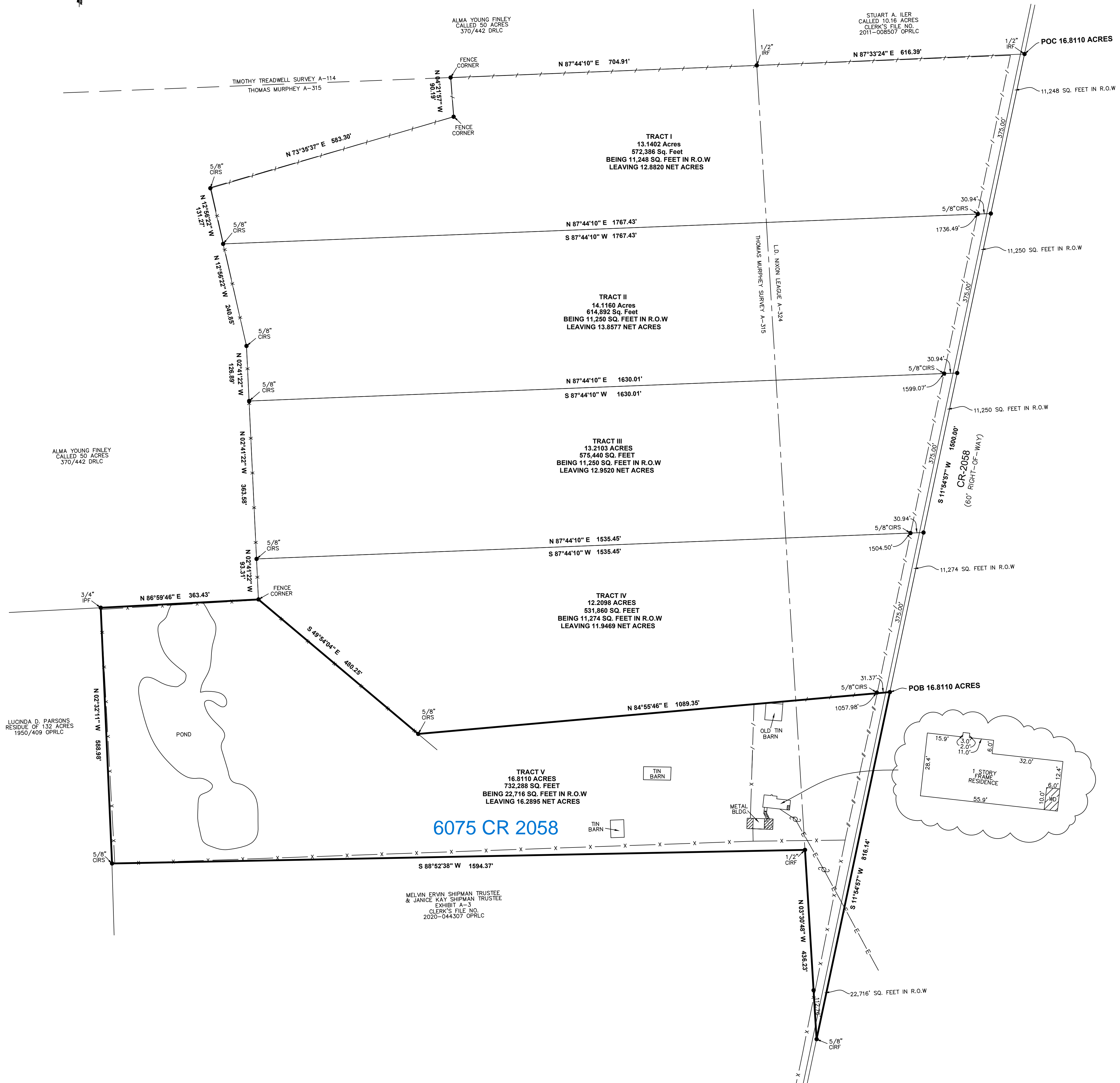


EXHIBIT "A"
Page 1 of 3



6075 CR 2058

LEGAL DESCRIPTION 16.8110 ACRES
L. D. NIXON LEAGUE, ABSTRACT NO. 324
THOMAS MURPHEY SURVEY, ABSTRACT NO. 315
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 16.8110 ACRES (732,288 SQUARE FEET) OF LAND IN THE L. D. NIXON LEAGUE, ABSTRACT NO. 324 AND THOMAS MURPHEY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 69.5 ACRE TRACT CONVEYED FROM CHARLES H. COX, PHYLIS M. COX AND CREGG COX TO LINCOLN ROSE HOLDINGS, LP RECORDED IN CLERKS FILE NO. 2021-012372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 16.8110 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF COUNTY ROAD 2058 (60 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF SAID 69.5 ACRE TRACT, A DISTANCE OF 1500.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A 12,209.8 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A 13,140.2 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 1500.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A 12,209.8 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 816.14 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE MELVIN ERVIN SHIPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT DESCRIBED IN CLERKS FILE NO. 2020-044307 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING SOUTHWEST CORNER OF SAID 69.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 30 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID MELVIN ERVIN SHIPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT, PASS AT 112.76 FEET THE WEST LINE OF SAID COUNTY ROAD 2058, A IN ALL DISTANCE OF 436.23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MELVIN ERVIN SHIPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT, AND BEING AN INTERIOR CORNER OF SAID 69.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 69.5 ACRE TRACT, AND WITH THE NORTH LINE OF SAID MELVIN ERVIN SHIPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT, A DISTANCE OF 1594.33 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE RESIDUE OF THE LUCINDA D. PARSONS CALLED 132 ACRE TRACT DESCRIBED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHWEST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 32 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID LUCINDA D. PARSONS CALLED 132 ACRE TRACT, A DISTANCE OF 988.98 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE SOUTH LINE OF THE ALMA YOUNG FINLEY CALLED 50 ACRE TRACT DESCRIBED IN VOLUME 370, PAGE 442 OF THE DEED RECORDS OF LIBERTY COUNTY FOR THE WESTERLY NORTHWEST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 59 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID ALMA YOUNG FINLEY CALLED 50 ACRE TRACT, A DISTANCE OF 363.43 FEET TO A FENCE CORNER FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID ALMA YOUNG FINLEY CALLED 50 ACRE TRACT, THE WESTERLY SOUTHWEST CORNER OF SAID 12,209.8 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49 DEGREES 54 MINUTES 04 SECONDS EAST, ACROSS SAID 69.5 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 12,209.8 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 480.25 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 12,209.8 ACRE TRACT SURVEYED THIS DAY, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 55 MINUTES 46 SECONDS EAST, CONTINUING ACROSS SAID 69.5 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 12,209.8 ACRE TRACT SURVEYED THIS DAY, PASS AT 1057.98 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE IN THE WEST LINE OF SAID COUNTY ROAD 2058, ALL A DISTANCE OF 1089.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.8110 ACRES OF LAND, MORE OR LESS, THERE BEING 22,716 SQUARE FEET OF LAND WITHIN THE RIGHT OF WAY OF COUNTY ROAD 2058 LEAVING 16,295 NET ACRES.

- LEGEND:**
- DLRC - DEED RECORDS LIBERTY COUNTY
 - X - BARBED WIRE FENCE
 - E- OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - W- WROUGHT IRON FENCE
 - ▨ COVERED AREA
 - ▨ COVERED CONCRETE
 - ▨ CONCRETE
 - UTILITY POLE
 - IRF - IRON ROD FOUND
 - CIRS - CAPPED IRON ROD FOUND
 - IRS - CAPPED IRON ROD SET
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - W.D. - WOOD DECK
 - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. NO. 4820100000, DATED JAN. 19, 2018, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 16.8110 ACRES (732,288 SQUARE FEET) OF LAND IN THE L. D. NIXON LEAGUE, ABSTRACT NO. 324 AND THOMAS MURPHEY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 69.5 ACRE TRACT CONVEYED FROM CHARLES H. COX, PHYLIS M. COX AND CREGG COX TO LINCOLN ROSE HOLDINGS, LP RECORDED IN CLERKS FILE NO. 2021-012372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: CHARLES COX, EXCLUSIVELY;
I, TIM WELLS WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON NOVEMBER 18, 2022. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



ADDRESS: 6075 CR-2058
HULL, TX 77575

SURVEYED FOR:
CHARLES COX

DATE: 11-18-22

SCALE: 1"=120'

TBPLS LICENSE # 10193909
712 P.M. 562
ANAHUAC, TX 77514
(409) 267-3002
www.wellsandsurvey.com

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JOB NO: 683-22 E
DRAWN BY: AL

LEGAL DESCRIPTION 16.8110 ACRES
L. D. NIXON LEAGUE, ABSTRACT NO. 324
THOMAS MURPHY SURVEY, ABSTRACT NO. 315
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 16.8110 ACRES (732,288 SQUARE FEET) OF LAND IN THE L. D. NIXON LEAGUE, ABSTRACT NO. 324 AND THOMAS MURPHY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 69.5 ACRE TRACT CONVEYED FROM CHARLES H. COX, PHYLLIS M. COX AND CREIG COX TO LINCOLN ROSE HOLDINGS, LP RECORDED IN CLERKS FILE NO. 2021-012372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 16.8110 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF COUNTY ROAD 2058 (60 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE STUART A. ILER CALLED 10.16 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2011-008507 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A 13.1402 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 1500.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 816.14 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE MELVIN ERVIN SHOPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT DESCRIBED IN CLERKS FILE NO. 2020-044307 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING SOUTHEAST CORNER OF SAID 69.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 30 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID MELVIN ERVIN SHOPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT, PASS AT 112.76 FEET THE WEST LINE OF SAID COUNTY ROAD 2050, A IN ALL DISTANCE OF 436.23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MELVIN ERVIN SHOPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT, AND BEING AN INTERIOR CORNER OF SAID 69.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 69.5 ACRE TRACT, AND WITH THE NORTH LINE OF SAID MELVIN ERVIN SHOPMAN TRUSTEE AND JANICE KAY SHIPMAN TRUSTEE TRACT, A DISTANCE OF 1594.37 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE RESIDUE OF THE LUCINDA D. PARSONS CALLED 132 ACRE TRACT DESCRIBED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHWEST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 32 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID LUCINDA D. PARSONS CALLED 132 ACRE TRACT, A DISTANCE OF 588.98 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE SOUTH LINE OF THE ALMA YOUNG FINLEY CALLED 50 ACRE TRACT DESCRIBED IN VOLUME 370, PAGE 442 OF THE DEED RECORDS OF LIBERTY COUNTY FOR THE WESTERLY NORTHWEST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 59 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID ALMA YOUNG FINLEY CALLED 50 ACRE TRACT, A DISTANCE OF 363.43 FEET TO A FENCE CORNER FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID ALMA YOUNG FINLEY CALLED 50 ACRE TRACT, THE WESTERLY SOUTHWEST CORNER OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49 DEGREES 54 MINUTES 04 SECONDS EAST, ACROSS SAID 69.5 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 480.25 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 55 MINUTES 46 SECONDS EAST, CONTINUING ACROSS SAID 69.5 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, PASS AT 1057.98 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE IN THE WEST LINE OF SAID COUNTY ROAD 2058, IN ALL A DISTANCE OF 1089.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.8110 ACRES OF LAND, MORE OR LESS. THERE BEING 22,716 SQUARE FEET OF LAND WITHIN THE RIGHT OF WAY OF COUNTY ROAD 2058 LEAVING 16.2895 NET ACRES.

SURVEYED: NOVEMBER 18, 2022
TIM WELLS WHITE, RPLS NO. 5742

WLS JOB NO. 683-22
WELLS LAND SURVEY, LLC