

Exhibit A



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

TAZ11590E

**FIELD NOTE DESCRIPTION**

**TRACT 19**

**12.006 ACRES**

**IN THE G.H.&H. RR. CO. SURVEY, ABSTRACT NUMBER 166  
WHARTON COUNTY, TEXAS**

BEING a 12.006 acre tract of land situated in the G.H.&H.RR. Co. Survey, Abstract Number 166, Wharton County, Texas, being a portion of that certain called 852.157 acre tract in instrument to Hawthorne Ventures, L.P., recorded in Volume 1120, Page 868 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said 12.006 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of County Road 279 (C.R. 279), the northwesterly line of said 852.157 acre tract for the westerly corner of the herein described 14481 acre tract, from which a ½ inch iron rod found for the westerly corner of said 852.157 acre tract, bears South 42°39'33" West, 2830.77 feet;

THENCE North 42°39'33" East, 244.07 feet, with said southeasterly margin, the northwesterly line of said 852.157 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 12.006 acre tract, from which a 5/8 inch iron rod found, bent, for the northerly corner of said 852.157 acre tract, bears North 42°39'33" East, 2173.10 feet;

THENCE South 47°17'15" East, 2142.86 feet, severing said 852.157 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly corner of the herein described 12.006 acre tract;

THENCE South 42°42'45" West, 244.07 feet, continuing across said 852.157 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 12.006 acre tract;

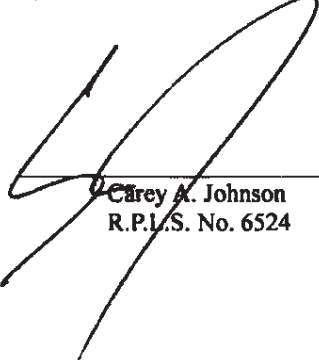
THENCE North 47°17'15" West, 2142.64 feet, continuing across said 852.157 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 12.006 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 1, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-04.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

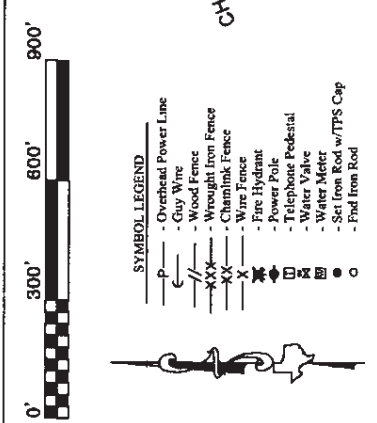
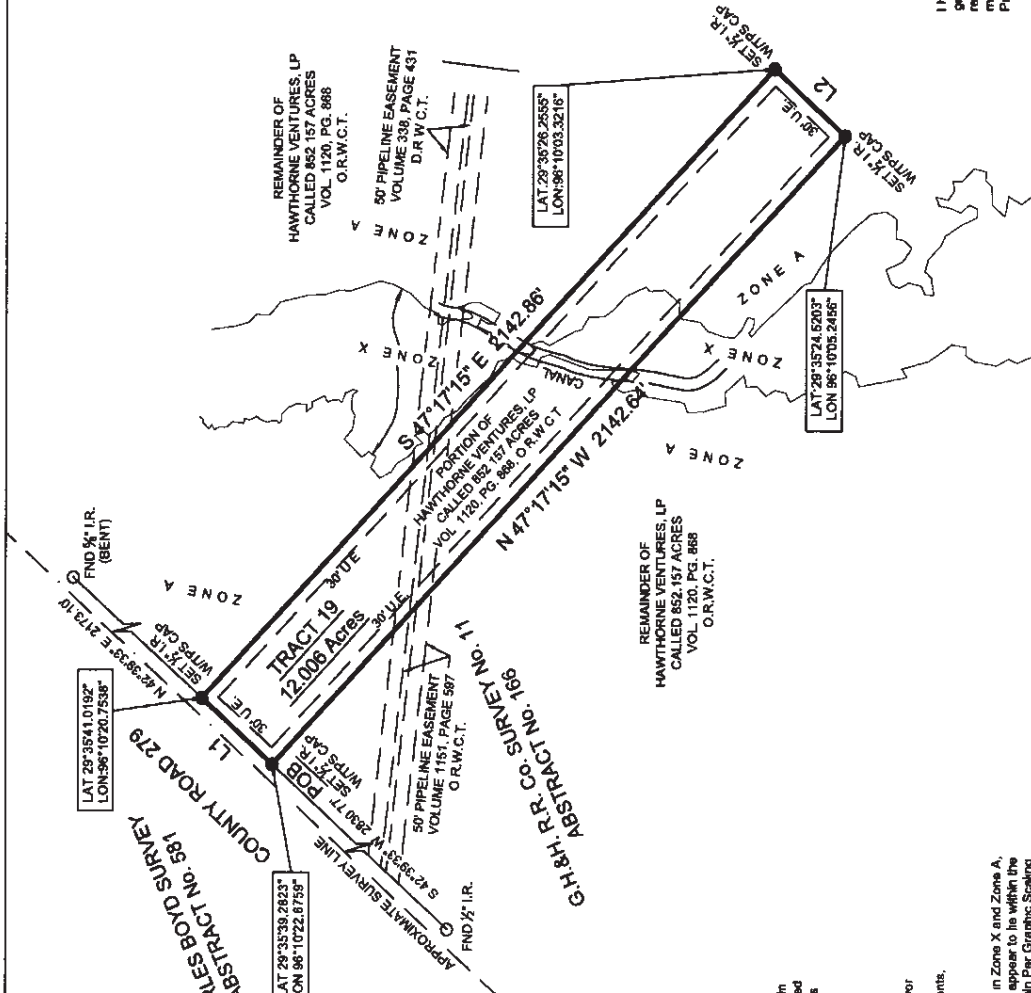
April 7, 2020  
Date



Carey A. Johnson  
R.P.L.S. No. 6524

TAZ 119702

LINE	BEARING	DISTANCE
L1	N 42° 39' 33" E	244.07'
L2	S 42° 42' 45" W	244.07'



**SYMBOL LEGEND**

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TFS Cap
- End Iron Rod

**BOUNDARY SURVEY**

BEING a 12,008 acre tract of land situated in the G.H.HARR Co. Survey, Abstract Number 166, Wharton County, Texas, being a portion of that certain called 852.157 acre tract in instrument to Hawthorne Ventures, L.P., recorded in Volume 1120, Page 868 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said 12,008 acre tract being more particularly described by attached metes and bounds description.

**General Notes**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X and Zone A, and a portion does appear to be within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48481C0075F Having an effective date of 12-21-2017.

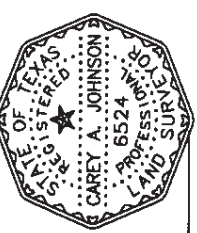
Job No. 1953-04-TR19  
 Scale 1"=300'  
 Date 4-1-2020  
 Drawn By CFP  
 Field Crew TC  
 Revealed

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

Purchaser Blue Indies Realty  
 Address County Road 279, East Bernard Tx, 77435  
 Lot Block Section A 166  
 Survey G.H. & H.R.R. Co.  
 Area 12,008 Acres  
 Subdivision  
 Cabinet Sheet Records  
 Wharton County, Texas

**TEXAS**  
 PROFESSIONAL SURVEYING  
 3033 N. FRAZIER STREET, SUITE 101, TX 77303  
 PH (836) 756-7447 FAX (836) 756-7448  
 WWW.SURVEYING2TEXAS.COM  
 FIRM REGISTRATION No. 100804-06

I hereby certify that this survey was this day made under my supervision on the grounds of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the highest standards of practice as approved by the Texas Board of Professional Land Surveying.



*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524