

# EXHIBIT "A"

FIELD NOTES FOR A 107.80 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 107.80 ACRES (4,695,788 SQUARE FEET) LOCATED IN THE J.G. BENNETT SURVEY, ABSTRACT NUMBER (NO.) 288, WALLER COUNTY, TEXAS; SAID 107.80 ACRE TRACT BEING ALL OF A CALLED 22.00 ACRE TRACT (TRACT 1) OF LAND RECORDED IN THE NAME OF CKS PARTNERSHIP, LLC IN WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2008-807431, ALL OF A CALLED 20.00 ACRE TRACT (TRACT 2) OF LAND RECORDED IN THE NAME OF CKS PARTNERSHIP, LLC IN W.C.C.F. NO. 2008-807432, ALL OF A CALLED 20.00 ACRE TRACT (TRACT 3) OF LAND RECORDED IN THE NAME OF CKS PARTNERSHIP, LLC IN W.C.C.F. NO. 2008-807433, ALL OF A CALLED 34.3716 ACRE TRACT (TRACT 4) OF LAND RECORDED IN THE NAME OF CKS PARTNERSHIP, LLC IN W.C.C.F. NO. 2008-807434 AND ALL OF A CALLED 11.4292 ACRE TRACT OF LAND (TRACT 5) RECORDED IN THE NAME OF CKS PARTNERSHIP, LLC IN W.C.C.F. NO. 2008-807435; SAID 107.80 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE MONUMENTED NORTH LINE OF SAID 20.00 ACRE TRACT 2 BEARS NORTH 89 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 1490.00 FEET):

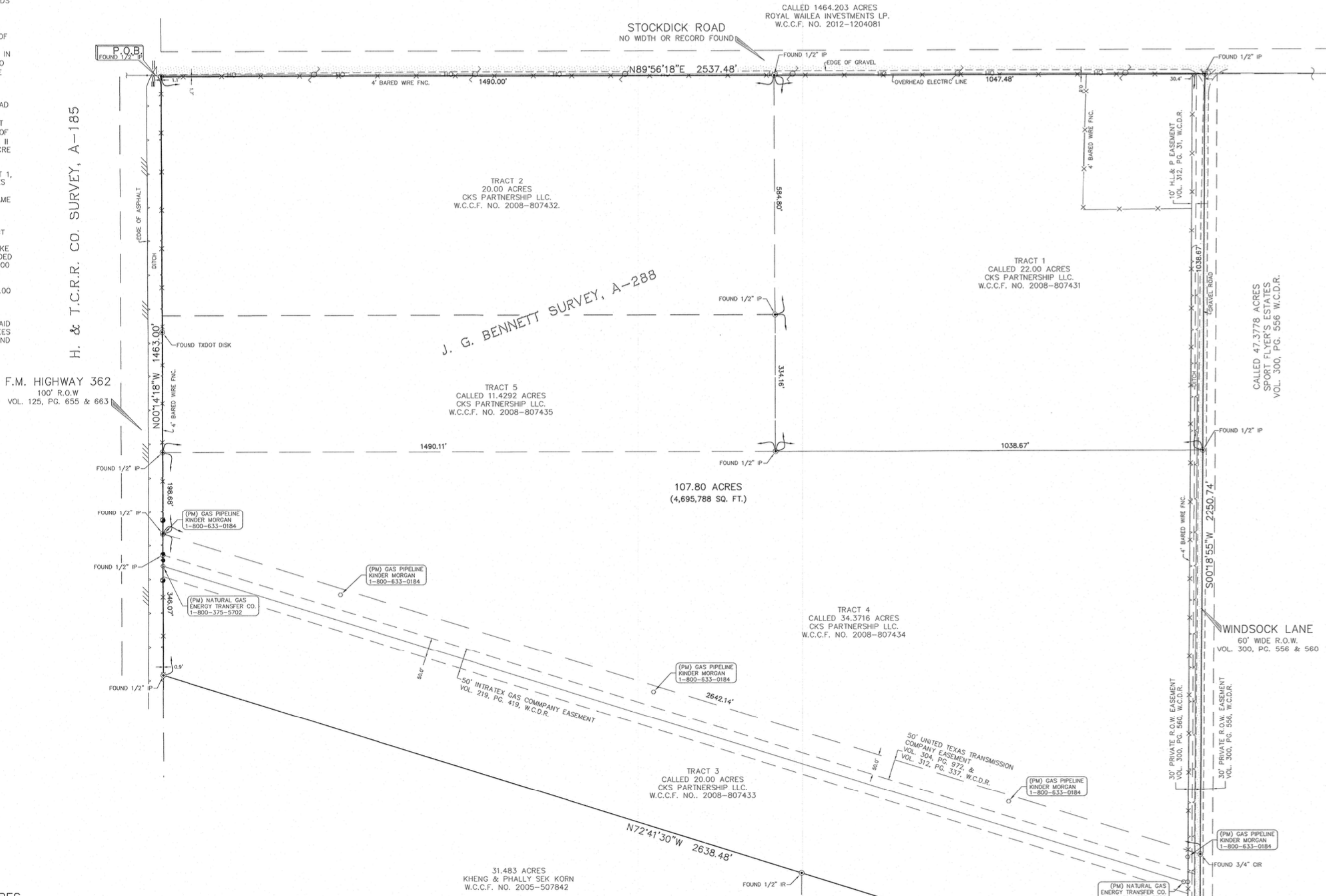
BEGINNING AT A 1/2-INCH IRON PIPE FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF FARM TO MARKET (F.M.) 362 (100-FEET WIDE AS PER VOLUME 125, PAGE 655 AND 663 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.)), AT THE SOUTHWEST CORNER OF A CALLED 1464.203 ACRE TRACT OF LAND RECORDED IN THE NAME OF ROYAL WALLA INVESTMENTS, LP IN W.C.C.F. NO. 2012-1204081, SAME BEING ON THE SOUTH R.O.W. LINE OF STOCKDICK ROAD (NO RECORD ON WIDTH OR RECORDING FOUND) FOR THE NORTHWEST CORNER OF SAID 20.00 ACRE TRACT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 1464.203 ACRE TRACT, SAID 20.00 ACRE TRACT 2 AND SAID 22.00 ACRE TRACT 1, SAME BEING THE SOUTH R.O.W. LINE OF SAID STOCKDICK ROAD (NO WIDTH OR RECORDING FOUND), NORTH 89 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 2537.48 FEET TO A 1/2-INCH IRON PIPE FOUND IN WINDSOCK LANE (CALLED 60 FEET WIDE PER VOLUME 300, PAGES 556 AND 563 OF THE W.C.D.R.) AT THE NORTHWEST CORNER OF A CALLED 47.3778 ACRE TRACT RECORDED IN THE NAME OF SPORT FLYER'S ESTATES, PHASE II IN VOLUME 300, PAGE 556 OF THE W.C.D.R., FOR THE NORTHEAST CORNER OF SAID 22.00 ACRE TRACT 1 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 47.3778 ACRE TRACT AND SAID 22.00 ACRE TRACT 1, SAID 34.3716 ACRE TRACT 4 AND SAID 20.00 ACRE TRACT 3, SOUTH 00 DEGREES 18 MINUTES 55 SECONDS WEST, A DISTANCE OF 2250.74 FEET TO A 3/4-INCH CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 1.231 ACRE TRACT OF LAND RECORDED IN THE NAME OF OSCAR M. STOUT IN W.C.C.F. NO. 2006-605464, FOR THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 1.231 ACRE TRACT, A CALLED 10.10144 ACRE TRACT OF LAND RECORDED IN THE NAME OF EDWIN A. LAKE IN VOLUME 1117, PAGE 003 OF THE W.C.D.R., A CALLED 10.15085 ACRE TRACT OF LAND RECORDED IN THE NAME OF EDWIN A. LAKE IN VOLUME 1117, PAGE 015 OF THE W.C.D.R., A CALLED 31.483 ACRE TRACT OF LAND RECORDED IN THE NAME OF KHENG AND PHALLY SEK KORN IN W.C.C.F. NO. 2005-507842 AND SAID 20.00 ACRE TRACT 3, NORTH 72 DEGREES 41 MINUTES 30 SECONDS WEST, A DISTANCE OF 2638.48 FEET TO A 1/2-INCH IRON PIPE FOUND ON THE EAST R.O.W. LINE OF SAID FM 362, AT THE NORTHWEST CORNER OF SAID 31.483 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT 3 AND THE HEREIN DESCRIBED TRACT;

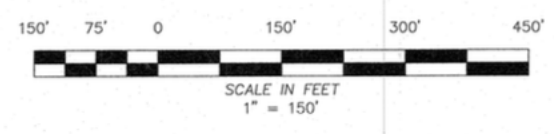
THENCE, WITH THE EAST R.O.W. LINE OF SAID FM 362, SAME BEING THE WEST LINE OF SAID 20.00 ACRE TRACT 3, THE WEST LINE OF SAID 34.3716 ACRE TRACT 4, THE WEST LINE OF SAID 11.4292 ACRE TRACT 5 AND THE WEST LINE OF SAID 20.00 ACRE TRACT 2, NORTH 00 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 1463.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 107.80 ACRES (4,695,788 SQUARE FEET) OF LAND.



- SYMBOLS**
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
  - = SET 5/8-INCH IRON ROD W/MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED)
  - = A.C. PAD
  - with dot = BLOW OFF VALVE
  - with vertical line = BOLLARD
  - with horizontal line = BUSH
  - with X = CABLE BOX
  - with horizontal line = CABLE MARKER
  - with horizontal line = CLEAN-OUT
  - = CURB INLET
  - with horizontal line = E-INLET
  - with X = ELECTRIC BOX
  - with X = ELECTRIC MANHOLE
  - with X = FIRE DEPARTMENT CONNECTION
  - with horizontal line = FLAG POLE
  - with horizontal line = FLUSH VALVE
  - with horizontal line = GAS METER
  - with horizontal line = GAS VALVE
  - with horizontal line = GRATE INLET
  - with horizontal line = GREASE TRAP
  - with horizontal line = GUY ANCHOR
  - with horizontal line = HANDICAPPED PARKING SPACE
  - with horizontal line = IRRIGATION CONTROL VALVE
  - with X = JUNCTION BOX
  - with horizontal line = LIGHT STANDARD
  - with horizontal line = WATER MANHOLE
  - with horizontal line = PIPELINE MARKER
  - with horizontal line = POWER POLE
  - with horizontal line = POWER POLE W/LIGHT
  - with horizontal line = SAMPLE WELL
  - with horizontal line = SANITARY MANHOLE
  - with horizontal line = SERVICE POLE
  - with horizontal line = SIGN
  - with horizontal line = SPRINKLER HEAD
  - with horizontal line = STORM MANHOLE
  - with horizontal line = TELEPHONE MANHOLE
  - with horizontal line = TELEPHONE PEDESTAL
  - with horizontal line = TRAFFIC SIGNAL CONTROL BOX
  - with horizontal line = TRAFFIC SIGNAL POLE
  - with horizontal line = WATER METER
  - with horizontal line = WATER VALVE

- LINE TYPES**
- x — x — = BARBED-WIRE FENCE
  - | — | — | = WOOD FENCE
  - o — o — o — = CHAIN-LINK FENCE
  - □ — □ — □ — = WROUGHT IRON FENCE
  - — — — — = OVERHEAD ELECTRIC LINE
  - — — — — = UNDERGROUND ELECTRIC LINE
  - — — — — = UNDERGROUND GAS LINE
  - — — — — = UNDERGROUND FIBER OPTIC LINE
  - — — — — = UNDERGROUND TELEPHONE LINE
  - — — — — = UNDERGROUND STORM LINE
  - — — — — = STORM LINE CULVERT
  - — — — — = UNDERGROUND SANITARY LINE
  - — — — — = UNDERGROUND WATER LINE
  - — — — — = CURB AND GUTTER LINE
  - — — — — = EDGE OF ASPHALT
  - — — — — = EDGE OF GRAVEL
  - — — — — = HIGH BANK LINE
  - — — — — = GRADE BREAK LINE
  - — — — — = TOE SLOPE LINE

- LEGEND**
- AC. = ACRE
  - A.E. = AERIAL EASEMENT
  - B.L. = BUILDING LINE
  - CHB = CHORD BEARING
  - CHD = CHORD LENGTH
  - CR = CAPPED IRON ROD
  - D.E. = DRAINAGE EASEMENT
  - E.E. = ELECTRIC EASEMENT
  - ESMT. = EASEMENT
  - W.C.C.F. = WALLER COUNTY CLERK'S FILE
  - W.C.D.D. = WALLER COUNTY DRAINAGE DISTRICT
  - W.C.D.R. = WALLER COUNTY DEED RECORDS
  - W.C.M.R. = WALLER COUNTY MAP RECORDS
  - H.L.&P. = HOUSTON LIGHTING AND POWER
  - I.R. = IRON ROD
  - I.P. = IRON PIPE
  - L = LENGTH
  - L.E. = LANDSCAPE EASEMENT
  - LTD. = LIMITED
  - No. = NUMBER
  - NR = NON-RADIAL
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - PVT. = PRIVATE
  - S.F. = SQUARE FEET
  - SAN.S.E. = SANITARY SEWER EASEMENT
  - STM.S.E. = STORM SEWER EASEMENT
  - U.E. = UTILITY EASEMENT
  - W.L.E. = WATER LINE EASEMENT



- NOTES:**
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. FAH19010498, G.F. No. FTH-77F-FAH19010498, EFFECTIVE DATE OF NOVEMBER 3, 2019, ISSUED DATE OF NOVEMBER 13, 2019, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED NORTH LINE OF SAID 20.00 ACRE TRACT 2 BEARS NORTH 89 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 1490.00 FEET).
  3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48473C0350E, REVISED DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  4. AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS NOT AFFECTED BY RESTRICTIVE COVENANTS OF RECORD.
  5. AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS NOT AFFECTED BY A RIGHT OF WAY EASEMENT VOL. 125, PG. 655 W.C.D.R.
  6. AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS NOT AFFECTED BY A RIGHT OF WAY AGREEMENT TO HOUSTON NATURAL GAS CORPORATION, VOL. 157, PG. 286 W.C.D.R.
  7. AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS NOT AFFECTED BY RIGHT OF WAY EASEMENT TO BROOKSHIRE-KATY DRAINAGE DISTRICT, VOL. 180, PG. 633 W.C.D.R.
  8. AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS NOT AFFECTED BY H&P EASEMENT, VOL. 192, PG. 596 W.C.D.R.
  9. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY. THE METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY HEREON DESCRIBES THE SAME TRACT AS THE LEGAL DESCRIPTION IN SAID COMMITMENT FOR TITLE INSURANCE.

I CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF CATEGORY 1A, CONDITION 1 SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS' MANUAL OF PRACTICE.

DATED THIS THE 23TH DAY OF DECEMBER, 2019.

*Brian E. Wilson*  
 BRIAN E. WILSON, R.P.L.S.  
 TEXAS REGISTRATION No. 5745  
 WILSON@MILLERSURVEY.COM



STOCKDICK RD & FM 362  
 WALLER COUNTY, TEXAS 77423

REVISED: \_\_\_\_\_

**LAND TITLE SURVEY**  
**107.80 ACRES**  
**(4,695,788 SQ. FT.)**

LOCATED IN THE  
 J. G. BENNETT SURVEY, A-288  
 & H.&T.C.R.R. CO., SEC. 50, A-50  
 WALLER COUNTY, TEXAS

**MILLER SURVEY GROUP**  
 www.millersurvey.com  
 1760 WEST SAM HOUSTON PARKWAY NORTH \* HOUSTON, TEXAS 77043  
 PHONE 713-413-1900 \* FAX 713-413-1944  
 TEXAS FIRM REGISTRATION No. 10047100

JOB No.: 3976-BDY	SCALE: 1" = 150'	DATE: 12/23/2019	FIELD BOOK: 19074/R
DWG. No.: 3976-BDY.DWG	DRAWN BY: TJC	CHECKED BY: BEW	M&B No.: 191359