

0 20 40 60

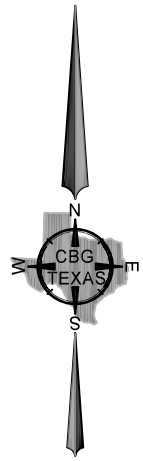
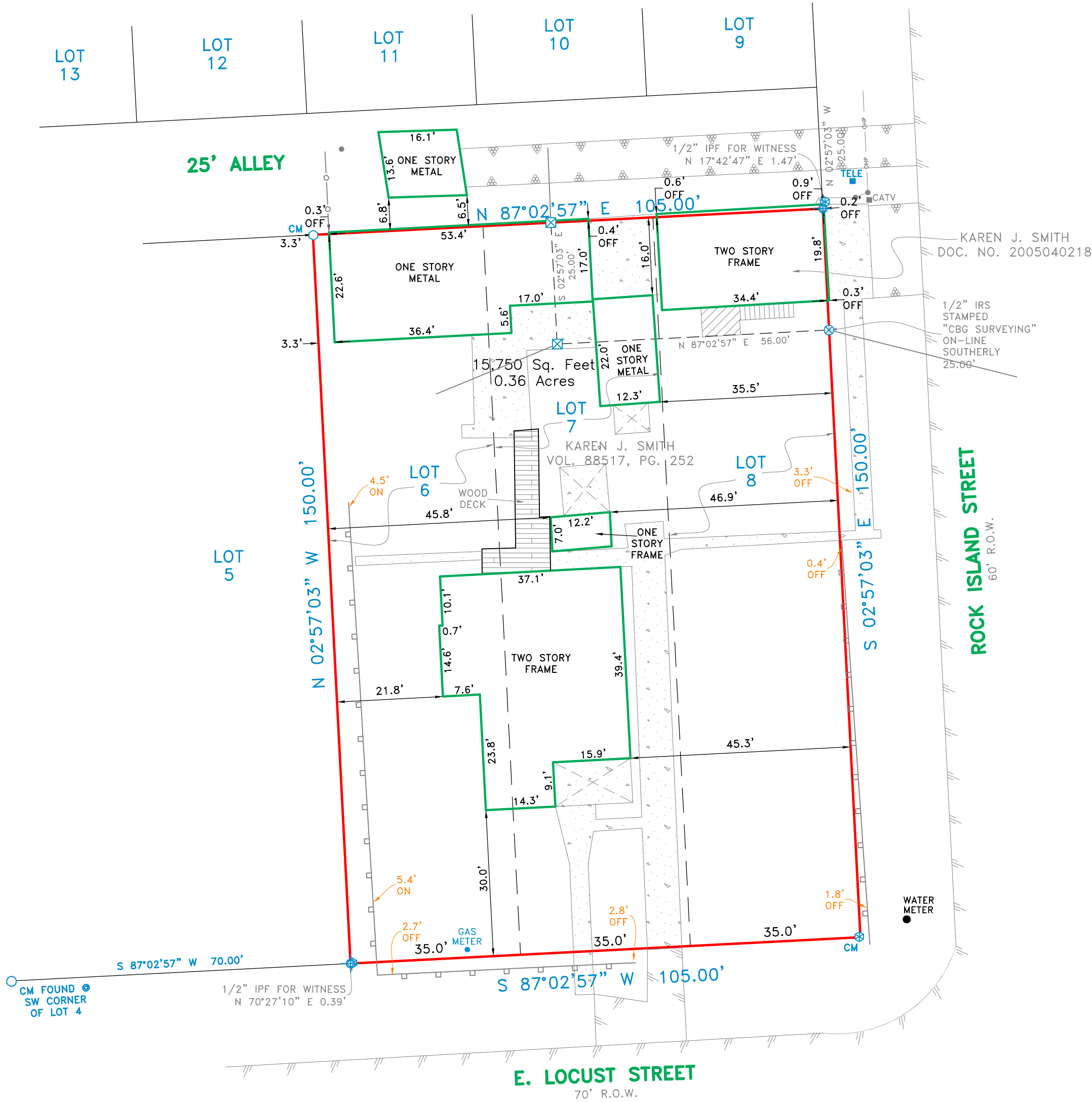


EXHIBIT A

627 E. Locust Street

Lots Six (6), Seven (7) and Eight (8), in Block One Hundred Twelve (112), of High School Addition to the City of Angleton, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 109, as corrected in Volume 2, Page 111, of the Plat Records of Brazoria County, Texas.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Legacy VIP Investments and Properties of Texas, LLC, and StarTex Title Company, in connection with the transaction described in G.F. No. ST-0321-4903212400668-CM that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 19th day of November, 2024

Nathan Alan Pare
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48039C0445K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

THERE IS AN APPARENT ENCROACHMENT OVER THE PROPERTY LINE.

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT		LEGEND	
CM	1/2" IRON ROD FOUND	PE	POOL EQUIPMENT
⊗	1/2" IRON ROD SET	■	COLUMN
○	1" IRON PIPE FOUND	AC	AIR CONDITIONING
□	FENCE POST CORNER	⊙	FIRE HYDRANT
⊗	"X" FOUND / SET	—	PIPE FENCE
⊗	1/2" IRON PIPE FOUND	—	COVERED PORCH/DECK OR CARPORT
▲	UNDERGROUND ELECTRIC	—	OVERHEAD ELECTRIC SERVICE
△	OVERHEAD ELECTRIC	—	OVERHEAD POWER LINE
●	POWER POLE	+	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE	—	CONCRETE PAVING
		—	DOUBLE SIDED WOOD FENCE

		419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtxllc.com		
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	11/19/2024	2418831	SEE CERT.	MARIA

0.36 ACRES
LOTS 6, 7 AND 8, IN BLOCK 112 OF HIGH SCHOOL ADDITION
BRAZORIA COUNTY, TEXAS
627 E. LOCUST STREET