

Exhibit A

Ashland Fire Station
2.00 Acres

Shubael Marsh Survey
Abstract No. 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 2.00 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 165.94 acre tract of land (Tract 2) conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Clerk's File No. 2022002351 and a called 1.943 acre tract of land conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Instrument No. 2024009600, both of the Official Public Records of Brazoria County (OPRBC); said 2.00 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") at the northwest corner of said called 1.943 acre tract, being common with a northwesterly corner of said called 165.94 acre tract, and being in the east right-of-way line of FM 521 Highway (called 100-foot wide right-of-way), dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from which a found 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") bears North 14°05'31" East, 70.37 feet;

THENCE, North 87°21'22" East, along the north line of said called 1.943 acre tract, 264.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner;

THENCE, South 02°55'13" East, 145.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner;

THENCE, South 14°02'16" West, 197.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner;

THENCE, North 75°55'36" West, 295.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner in the east right-of-way line of said FM Highway 521, being common with a westerly line of said called 165.94 acre tract, from which a found concrete monument bears South 14°05'31" West, 764.66 feet;

THENCE, North 14°05'31" West, along said common line, 261.15 feet to the **POINT OF BEGINNING**, **CONTAINING** 2.00 acres of land in Brazoria County, Texas, as shown on Drawing No. 20467B in the office of Quiddity Engineering in Bellaire, Texas.

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Registration No. 10046100

Acting By/Through Steven Jares
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