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EXHIBIT A

FIELD NOTES OF A 3.35 ACRE TRACT OUT OF LOT 5, BLOCK 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 26, PAGE 210 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found in concrete in the East right-of-way line of Shanks Road (City of Angleton, 60 feet wide); said nail marking the Northwest corner of Lot 5, Block 5 of the Subdivision of the East one-half of the Edwin Waller League, Abstract 134, Brazoria County, Texas;

- THENCE; South 2° 56' 53" East (Reference Bearing) 275.83 feet, along the East right-of-way line of Shanks Road, to a 5/8" iron rod found, with plastic cap stamped "Baker and Lawson",
- THENCE; North 52° 07' 25" East 26.78 feet to a 5/8" iron rod, with plastic cap stamped "Baker and Lawson", found for angle point in the Southwest right-of-way line of the relocated Shanks Road;
- THENCE; In a southeasterly direction, along the Southwest right-of-way line of Shanks Road, around a non-tangent curve to the left having a radius of 455.00 feet, through a chord which bears South 47° 59' 56" East 160.74 feet to a 1/2" iron rod found for the place of beginning of the herein described tract;
- THENCE; In a southeasterly direction, along the Southwest right-of-way line of Shanks Road around said non-tangent curve to the left having a radius of 455.00 feet, through a chord which bears South 67° 08' 41" East 140.51 feet to a 5/8" iron rod, with plastic cap stamped "Baker and Lawson", found at the end of said curve;
- THENCE; South 75° 54' 10" East 175.69 feet, along the Southwest right-of-way line of Shanks Road, to a 5/8" iron rod, with plastic cap stamped "Baker and Lawson", found at the beginning of a curve to the right having a radius of 380.93 feet;
- THENCE; In a southeasterly direction, along the Southwest right-of-way line of Shanks Road, around said curve to the right through a chord which bears South 46° 33' 44" East 374.83 feet to a 5/8" iron rod found for corner in the North right-of-way line of County Road 220;

FIELD NOTES OF A 3.35 ACRE TRACT CONTINUED.....PAGE 2 OF 2

THENCE; South 85° 22' 49" West 130.10 feet, along the North right-of-way line of County Road 220, to a 5/8" iron rod, with plastic cap stamped "Weisser", found at the beginning of a curve to the right having a radius of 6162.00 feet;

THENCE; Along the North right-of-way line of County Road 220, around said curve to the right through a chord which bears South 85° 48' 54" West 222.70 feet to a 5/8" iron rod, with plastic cap stamped "Weisser", found at the end of said curve;

THENCE; South 84° 52' 17" West 27.37 feet, along the North right-of-way line of County Road 220, to a 5/8" iron rod, with plastic cap stamped "Weisser", found at the beginning of a curve to the left having a radius of 5898.00 feet;

THENCE; In a westerly direction, along the North right-of-way line of County Road 220, around said curve to the left, through a chord which bears South 84° 09' 17" West 172.87 feet to a 1/2" iron rod found for corner at the Southeast corner of a 1.25 acre tract;

THENCE; North 2° 57' 01" West 402.09 feet, along the East line of said 1.25 acre tract, to the place of beginning.

Said tract therein containing 3.35 acres of land.

CERTIFIED:

Randy L. Stroud

Randy L. Stroud, P. E.

Registered Professional Land Surveyor #2112

*See attached plat.

4T27677B

September 8, 2022

