

EXHIBIT "A"

The Property

FIELD NOTES FOR 4.8764 ACRE

Being a tract of land containing 4.8764 acres (212,415 square feet), located within I.T. Tinsley, Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 4.8764 acre tract being all of Lots 1, 2, 3, and 4, Block 1 of Pecan Park Terrace, a subdivision recorded in Volume (Vol.) 9, Page 25 of the Brazoria County Plat Records (B.C.P.R.), being a portion of a tract recorded in the name of the Estate of Rosie Mae Oberhelman under Brazoria County Clerk's File (B.C.C.F.) No. 2001053988 and all of a called 0.4183 acre tract recorded in the name of Jose Ochoa under B.C.C.F. No. 2019024215; Said 4.8764 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found in the southeast corner of the right-of-way (R.O.W.) intersection of Southside Drive (sixty feet per, Volume 9, Page 25 B.C.P.R.) and South Anderson Street (sixty feet wide per Vol. 9, Pg. 25 B.C.P.R.) at the northwest corner of said Lot 1, and the herein described tract;

THENCE, with the south line of said Southside Drive, North 87 degrees 06 minutes 05 seconds East, a distance of 174.86 feet to 1/2-inch iron rod found at the northeast corner of said Lot 1, for the northwest corner of Lot 5, Block 1 of said Pecan Park Terrace, for the northeast corner of the herein described tract;

THENCE, with the west lines of Lots 5-9 of said Block 1, and the east lines of said Lots 1-4, Block 1 of said Pecan Park Terrace, South 02 degrees 51 minutes 59 seconds East, a distance of 376.10 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 9, being the southeast corner of said Lot 4;

THENCE, with the west line of said Block 1, South 02 degrees 50 minutes 58 seconds East, a distance of 835.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the north line of Cemetery Road (width varies, Vol. 29, Pg. 75 B.C.D.R., Vol. 9, Pg. 25 B.C.P.R.), at the southwest corner of said Lot 20, for the southeast corner of the herein described tract;

THENCE, with the north line of said Cemetery Road, South 87 degrees 09 minutes 02 seconds West, a distance of 175.91 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of the intersection of said Cemetery Road and said South Anderson Street, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said South Anderson Street, North 02 degrees 47 minutes 06 seconds West, a distance of 835.19 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of said Lot 4;

THENCE, continue with the east R.O.W. line of said South Anderson Street, and the west line of said Block 1, North 02 degrees 50 minutes 55 seconds West, a distance of 375.88 feet to the **POINT OF BEGINNING** and containing 4.8764 acres of land.