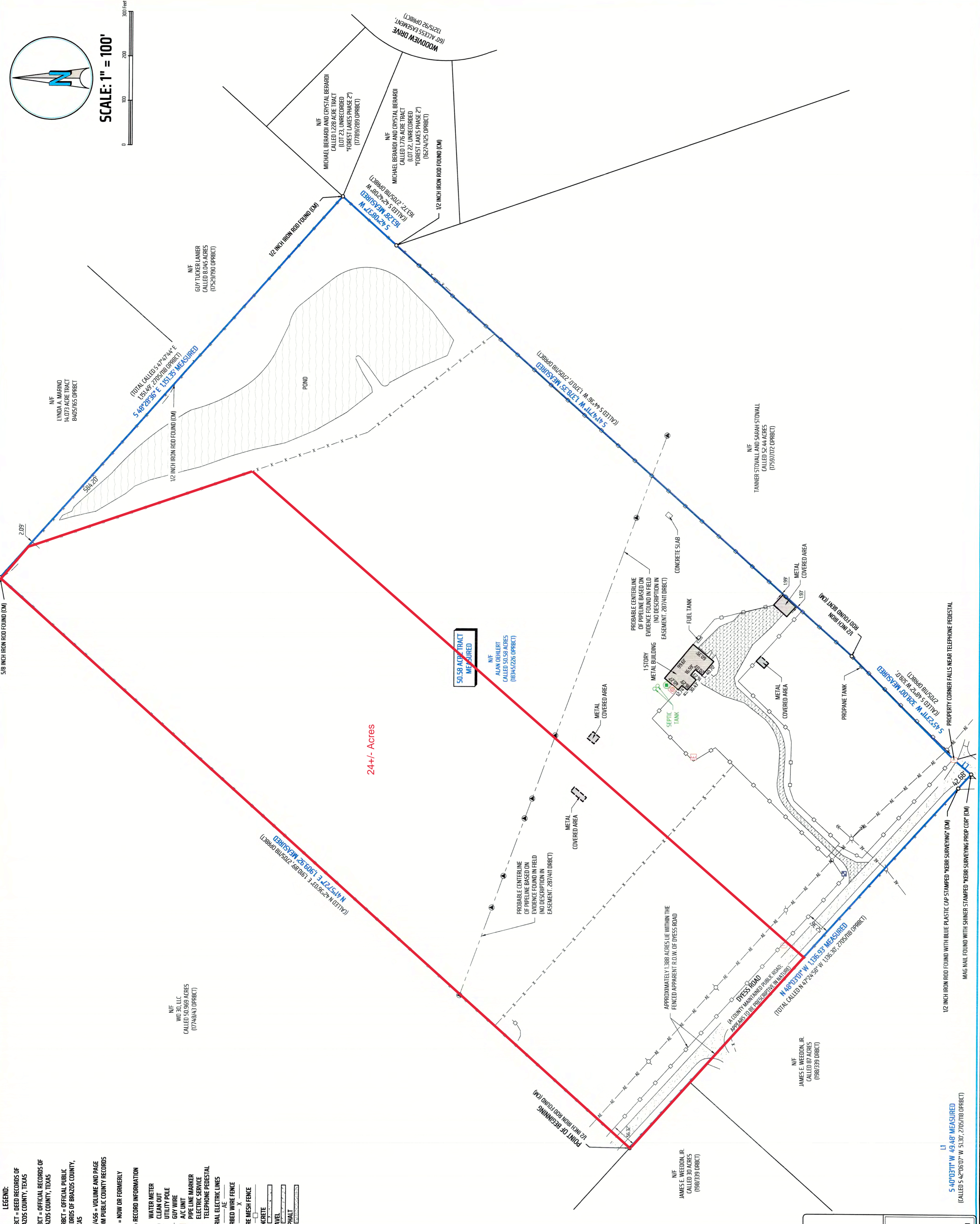


Exhibit A - 24+/- Acres



- LEGEND:**
- DIRT - DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - DIRT - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - DIRT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - 12/1/56 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N.F. = NOW OR FORMERLY
 - (-) = RECORD INFORMATION
 - WATER METER
 - CLEAN OUT
 - UTILITY POLE
 - GUY WIRE
 - A/C UNIT
 - PIPE LINE MARKER
 - ELECTRIC SERVICE
 - TELEPHONE PEDISTAL
 - AERIAL ELECTRIC LINES
 - AE
 - BARBED WIRE FENCE
 - X
 - WIRE MESH FENCE
 - CONCRETE
 - GRAVEL
 - ASPHALT

GENERAL NOTES:

BEARING SYSTEM SHOWN HEREIN IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET MAB3 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001179773738 (CALCULATED USING GEOID28).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE SURVEYOR'S LETTER ISSUED BY LAYERS TITLE COMPANY, FILE NO. 547391, DATED: 05/19/2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 101: IN PIPELINE EASEMENT TO SANTA FE PIPELINE CO. RECORD IN VOLUME 360, PAGE 401 (DIRBCT) DOES CROSS THIS TRACT. NO WIDTH OF RECORD OTHER THAN DOUBLE CENTERLINE SHOWN HEREIN BASED ON EVIDENCE LOCATED BY CREWS IN THE FIELD.
- ITEM 102: BLANKET WATER LINE EASEMENT TO WIXOM WATER SUPPLY CORP. RECORDED IN VOLUME 360, PAGE 527 (DIRBCT) DOES AFFECT THIS TRACT BUT CONTAINS NO PLOTTABLE OBJECTS.
- ITEM 103: BLANKET WATER LINE EASEMENT TO WIXOM WATER SUPPLY CORP. RECORDED IN VOLUME 360, PAGE 588 (DIRBCT) DOES NOT AFFECT THIS TRACT.
- ITEM 104: BLANKET WATER LINE EASEMENT TO WICKSON CREEK SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 1039, PAGE 246 (DIRBCT) DOES AFFECT THIS TRACT. 20' WATER LINE EASEMENT CENTERED ON WATER LINE IS NOT PLOTTABLE DUE TO LACK OF EVIDENCE AND LACK OF DESCRIPTION.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHARED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANGE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 480410250E, REVISED DATE: 05-16-2012.

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, P.O.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531

**LAND TITLE SURVEY PLAT
OF A
50.58 ACRE TRACT
CALLED TO BE 50.58 ACRES IN
VOLUME 18345, PAGE 226 DIRBCT
THOMAS J. ALLCORN 3/4-LEAGUE SURVEY, ABSTRACT 61
BRAZOS COUNTY, TEXAS**

SCALE: 1"=100 FEET
SURVEY DATE: 03-19-2024 | PLAT DATE: 03-28-2024
JOB NUMBER: 24-316 | CAD NAME: 24-316-TITLE
POINT FILE: 21-671.cmn
DRAWN BY: MS CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPOLS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 266-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



"When one person stands to gain over another, the facts must be uncovered"