

EXHIBIT A

County: Montgomery
Highway: State Highway 105
Limits: Grimes County Line to FM 149
RCSJ: 0338-02-043

Property Description for P00063626.001 & .002 (Parcel 9 Part 1 & 2)

Being a 0.1620 of an acre (7,060 square feet) parcel of land situated in the Jacob Shannon Survey, Abstract No. 35, Montgomery County, Texas; said 0.1620 of an acre parcel of land being out of and a part of a called 21.54 acre tract of land described in a deed dated August 15, 2000, from Richard A. Smith and Ann S. Smith, husband and wife, to Mark M. Mischnick and Deirdre H. Mischnick, husband and wife, recorded under Montgomery County Clerk File (M.C.C.F.) No. 2000-073833, Film Code No. 765-00-1150, of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.T.); said 0.1620 of an acre parcel of land being more particularly described by metes and bounds as follows:

Part 1

Being 0.1613 of an acre (7,028 square feet)

COMMENCING at a 1/2 inch iron rod found at an angle point for the southwesterly corner of said 21.54 acre tract and the northerly corner of a called 11.65 acre tract of land described in a deed executed November 25, 1966, from Bess W. Minnock to Otto Kenneth Koehler Jr., recorded under Volume 629, Page 775 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.);

THENCE, South 44° 20' 43" East, along the southwest boundary line of said 21.54 acre tract and the northeast boundary line of said 11.65 acre tract, a distance of 198.84 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed northwest right-of-way line of State Highway 105 (SH 105), for the westerly southwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 10,125,090.63, E= 3,731,931.33; said point being 76.00 feet left from the proposed SH 105 baseline station 68+83.98;

EXHIBIT A

- 1) **THENCE**, North 45° 07' 27" East, along the proposed northwest right-of-way line of SH 105, at a distance of 616.02 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set (Station 75+00.00, 76.00 feet left), and continuing for a total distance of 916.24 feet to a point (unable to set, falls in 4 inch wood fence post) in an interior boundary line of said 21.54 acre tract and the southwest boundary line of Restricted Reserve "A" (called 1.700 acres), Block 1, Dobbin 105 DTP Addition, recorded under Cabinet Z, Sheet 6949 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), and a tract of land (plat called 1.700 acres) described as Restricted Reserve "A" in a deed executed November 3, 2021, from Montgomery (Dobbin) DTP, LLC to Lucky Tree Properties LLC, recorded under M.C.C.F. No. 2021155102, O.P.R.M.C.T., for the northeast corner of the herein described parcel;**
- 2) **THENCE**, South 44° 55' 47" East, along an interior boundary line of said 21.54 acre tract and the southwest boundary line of said Restricted Reserve "A", a distance of 8.30 feet to a point in the existing northwest right-of-way line of SH 105 (120 feet wide per Volume 253, Page 158, D.R.M.C.T.), for the southerly corner of said Restricted Reserve "A" and an easterly corner of said 21.54 acre tract and of the herein described parcel;
- 3) **THENCE**, South 45° 12' 13" West, along the existing northwest right-of-way line of said SH 105 and the southeast boundary line of said 21.54 acre tract, a distance of 916.31 feet to a point (from which a found 3/4 inch iron pipe bears South 44° 20' 43" East, 2.81 feet) for the southerly corner of said 21.54 acre tract, the easterly corner of said 11.65 acre tract and the southerly southwest corner of the herein described parcel;
- 4) **THENCE**, North 44° 20' 43" West, along the northeast boundary line of said 11.65 acre tract, and the southwest boundary line of said 21.54 acre tract, a distance of 7.04 feet to the **POINT OF BEGINNING** and containing 0.1613 of an acre (7,028 square feet) parcel of land.

Part 2

Being 0.0007 of an acre (32 square feet)

COMMENCING at a 1/2 inch iron rod with cap stamped "J Cowan & Assoc" cap found for an interior corner of said 21.54 acre tract and the northerly corner of said Restricted Reserve "A";

EXHIBIT A

THENCE, South 44° 55' 25" East, along an interior boundary line of said 21.54 acre tract and the northeast boundary line of said Restricted Reserve "A", a distance of 239.19 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed northwest right-of-way line of SH 105, for the southwest corner of the herein described parcel and the **POINT OF BEGINNING** having coordinates of N= 10,125,948.05, E= 3,732,793.89; said point being 75.00 feet left from the proposed SH 105 baseline station 81+00.20,**

- 1) **THENCE**, North 45° 07' 27" East, along the proposed northwest right-of-way line of SH 105, a distance of 8.21 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the east boundary line of said 21.54 acre tract and the west boundary line of a called 0.77 acre tract of land (Tract III, Tract 2) described in a deed executed January 11, 2017, from Sharon Luise Shiver Hulon and Eva Diann Callaham Shiver, as Independent Co-Executors of the Estate of Ruby L. Shiver, a/k/a Ruby Shiver, a/k/a Ruby S. Shiver, a/k/a Ruby Legge Shiver, a/k/a Ruby Sarah Legge Shiver, a/k/a Ruby Sarah Shiver, to Sharon Louise Shiver Hulon, recorded under M.C.C.F. No. 2018007437, O.P.R.M.C.T., for the northeast corner of the herein described parcel;
- 2) **THENCE**, South 01° 51' 28" West, along the east boundary line of said 21.54 acre tract and the west boundary line of said 0.77 acre tract, a distance of 11.26 feet to a 3/4 inch iron pipe found in the existing northwest right-of-way line of SH 105 (120 feet wide per Volume 253, Page 158, and Volume 263, Page 82, D.R.M.C.T.), for the east corner of said Restricted Reserve "A", the south corner said 0.77 acre tract, the southeast corner of said 21.54 acre tract and of the herein described parcel;
- 3) **THENCE**, North 44° 55' 25" West, along an interior boundary line of said 21.54 acre tract and the northeast boundary line of said Restricted Reserve "A", a distance of 7.72 feet to the **POINT OF BEGINNING** and containing 0.0007 of an acre (32 square feet) parcel of land.

Parcel 9 Acquisition Summary
Part 1 = 0.1613 of an acre (7,028 square feet)
Part 2 = 0.0007 of an acre (32 square feet)
Total = 0.1620 of an acre (7,060 square feet)

EXHIBIT A

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00003.

TXDOT Monument Nos. H 2001-0050 and H 2001-0054 prepared by J.F. Thompson, Inc., dated Jan. 28, 2003, CSJ No. 0338-02-032, and revised by Landtech, Inc. September 17, 2017 were held for horizontal control. All measurements are in U. S. Survey feet.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

Abstracting was completed in December, 2023.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: January, 2024

LM 01/31/24

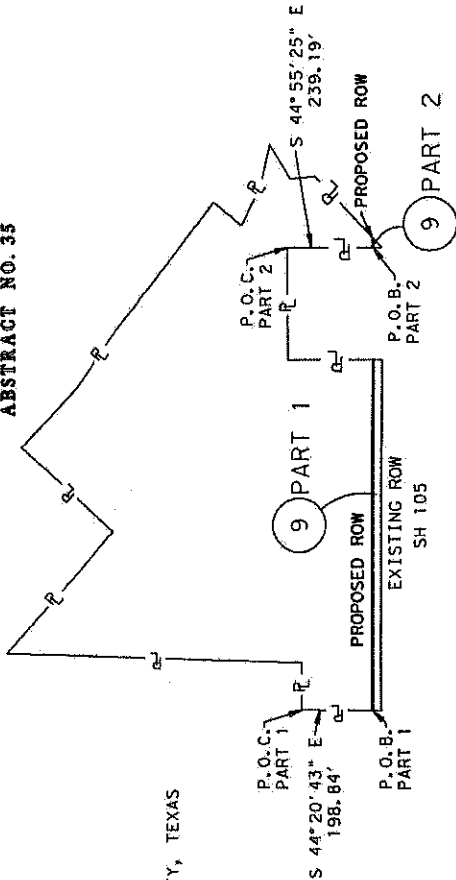
Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113

Landtech, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068
TBPELS Firm No. 10019100





**JACOB SHANNON
SURVEY
ABSTRACT NO. 35**



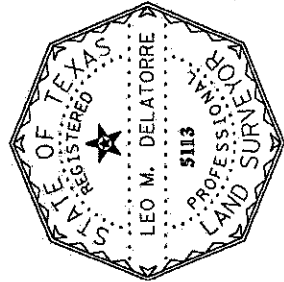
PARENT TRACT INSET FOR
PARCEL NO. 9
N. T. S.

LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED R.O.W. AND ACCESS DENIAL LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- O.P.R.M.C.T. - OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY
- O.P.R.P.M.C.T. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY MONTGOMERY COUNTY
- M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
- M.R.M.C.T. - MAP RECORDS MONTGOMERY COUNTY, TEXAS
- D.R.M.C.T. - DEED RECORDS MONTGOMERY COUNTY, TEXAS
- C.C.M.C.T. - COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING LINE
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- I.R. - IRON ROD
- I.P. - IRON PIPE
- SET 5/8" IR. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- FOUND 5/8" IR. W/TXDOT ALUM CAP
- SET (AS INDICATED)
- ⊙ FOUND PROPERTY CORNER (AS DESCRIBED)

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. TXDOT MONUMENT NOS. H 2001-0050 AND H 2001-0054 PREPARED BY J.F. THOMPSON, INC., DATED JAN. 28, 2003, CSJ NO. 0338-02-032, AND REVISED BY LANDTECH, INC. SEPTEMBER 17, 2017 WERE HELD FOR HORIZONTAL CONTROL. HORIZONTAL SURVEY METHOD: BASE STATION (RTK) AND TXDOT RTN.
3. UNIT OF MEASURE: U.S. SURVEY FEET
4. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. ABSTRACTING WAS COMPLETED IN DECEMBER, 2023.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. FIELD SURVEYS WERE COMPLETED IN JANUARY, 2024.
8. RIGHT-OF-WAY MAP WAS COMPLETED IN JANUARY, 2024.
9. ALL EASEMENTS AND BUILDING LINES SHOWN WITHIN THE BOUNDARY OF ANY SUBDIVISION ARE PER THAT SUBDIVISION'S RECORDED PLAT UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Leo M. Delatorre
DATE: 01/31/24
LEO M. DELATORRE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

| EXISTING AC. | TAKING AC./S.F. | | REMAINDER AC. |
|--------------|---------------------------|-------|---------------|
| | LEFT | RIGHT | |
| 19.84 | PART 1 0.1613 7,028 | | 19.678 |
| | PART 2 0.0007 32 | | |

LANDTECH

2525 NORTH LOOP WEST SUITE 300
HOUSTON, TX 77008
713-861-7068
TBEL'S FIRM NO. 10019100

PARCEL PLAT

SHOWING
P00063626.001 & .002
(PARCEL 9 PART 1 & 2)

STATE HIGHWAY 105
MONTGOMERY COUNTY
R. C. S. J. NO. 0338-02-043
JANUARY, 2024



P.O.C. PARCEL 9 PART 1

FND. 1/2" I.R.

S 44°20'43" W 198.84'

OTTO KENNETH KOEHLER, JR.
 CALLED 11.65 ACRES
 VOL. 629, PG. 775
 D.R.M.C.T.
 EXECUTED
 NOVEMBER 25, 1966

P.O.B. PARCEL 9 PART 1

N = 10,125,090.63
 E = 3,731,931.33
 STA. 68+83.98
 OFF. 76.00' LT

JACOB SHANNON SURVEY
 ABSTRACT NO. 35

MARK M. MISCHNICK AND DEIRDRE H. MISCHNICK,
 HUSBAND AND WIFE
 CALLED 21.54 ACRES
 M.C.F. NO. 2000-073833
 F.C. NO. 765-00-1150
 O.P.R.R.P.M.C.T.
 DATED: AUGUST 15, 2000

9 PART 1

FND. 3/4" I.P. BEARS
 S 44°20'43" E, 2.81'

SH 105
 (120' R.O.W.)
 VOL. 253, PG. 158
 D.R.M.C.T.

PROPOSED ROW

616.02'

N 45°07'27" E 916.24'

S 45°12'13" W 916.31'

EXISTING ROW

PROPOSED BASELINE SH 105

70+00

N 45°07'27" E 6,854.31'

71+00

MATCH LINE SEE PAGE 7

| LINE DATA | | |
|-----------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N 44°20'43" W | 7.04' |

LANDTECH

2525 NORTH LOOP WEST, SUITE 300
 HOUSTON, TX 77008
 713-861-7068
 TBPELS FIRM NO. 10019100

PARCEL PLAT

SHOWING

P00063626.001 & .002
 (PARCEL 9 PART 1 & 2)

STATE HIGHWAY 105

MONTGOMERY COUNTY

R. C. S. J. NO. 0338-02-043

JANUARY, 2024

PAGE 6 OF 9

SCALE: 1"=50'



DOBBIN 105 DTP ADDITION
 CAB. Z, SHEET 6949
 M.R.M.C.T.

**JACOB SHANNON SURVEY
 ABSTRACT NO. 35**

BLOCK 1
 RESTRICTED RESERVE "A"
 CALLED 1.700 ACRES
 LUCKY TREE PROPERTIES LLC
 RESTRICTED RESERVE "A", BLOCK
 DOBBIN 105 DTP ADDITION
 M.C.C.F. NO. 2021155102
 O.P.R.M.C.T.
 EXECUTED NOVEMBER 3, 2021

MARK M. MISCHNICK AND DEIRDRE H. MISCHNICK,
 HUSBAND AND WIFE
 CALLED 21.54 ACRES
 M.C.C.F. NO. 2000-073833
 F.C. NO. 765-00-1150
 O.P.R.M.C.T.
 DATED: AUGUST 15, 2000.

MID-SOUTH ELECTRIC COOPERATIVE, INC
 20' UTILITY EASEMENT
 M.C.C.F. NO. 9207761
 EXECUTED: OCTOBER 25, 1991
 M.C.C.F. NO. 9207736
 O.P.R.M.C.T.
 EXECUTED: JULY 26, 1991

STA: 75+00.00
 OFF: 76.00' LT

9 PART 1

STA: 78+00.22
 OFF: 76.00' LT

UNABLE TO SET
 FALLS IN 4" WOOD FENCE POST

PROPOSED ROW

N 45° 07' 27" E 916.24'

300.22'

EXISTING ROW

S 45° 12' 13" W 916.31'

SH-105

(R.O.W. WIDTH VARIES)
 VOL. 253, PG. 158
 D.R.M.C.T.

ASPHALT

PROPOSED BASELINE SH 105

N 45° 07' 27" E 6,854.31'

76+00

78+00

H-110

MATCH LINE SEE PAGE 7

MATCH LINE SEE PAGE 9

| LINE DATA | | |
|-----------|-----------------|---------|
| LINE | BEARING | LENGTH |
| L2 | S 44° 55' 47" E | 8.30' |
| L3 | S 45° 12' 13" W | 299.98' |

LANDTECH

2525 NORTH LOOP WEST, SUITE 300
 HOUSTON, TX 77008
 713-861-7068
 TBPELS FIRM NO. 10019100

SHOWING
 PARCEL PLAT

P00063626.001 & .002
 (PARCEL 9 PART 1 & 2)
 STATE HIGHWAY 105
 MONTGOMERY COUNTY
 R. C. S. J. NO. 0338-02-043
 JANUARY, 2024

**JACOB SHANNON SURVEY
ABSTRACT NO. 35**

P.O.C. PARCEL 9 PART 2
FND. 1/2" I.R. W/CAP
STAMPED "J COWAN & ASSOC"

DOBBIN 105 DTP ADDITION
CAB. Z, SHEET 6949
M.R.M.C.T.
BLOCK 1
RESTRICTED RESERVE "A"
CALLED 1.700 ACRES

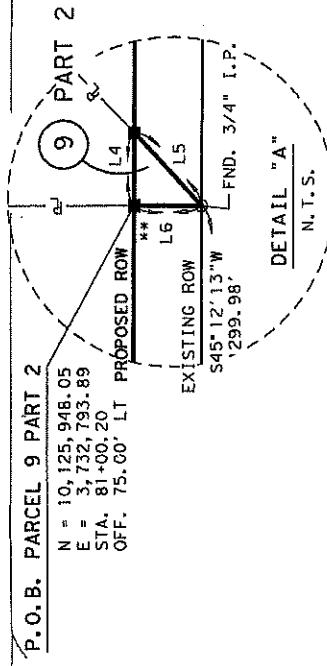
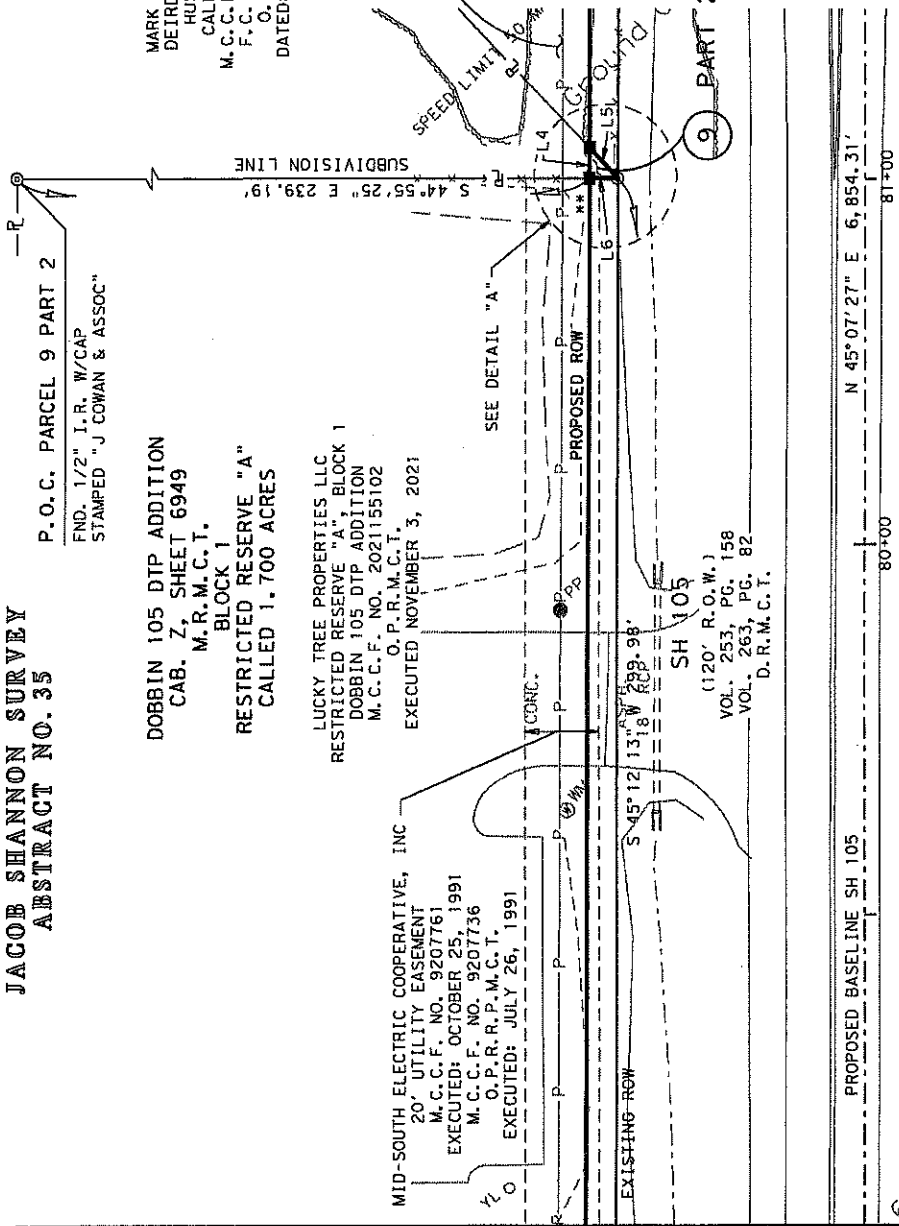
LUCKY TREE PROPERTIES LLC
RESTRICTED RESERVE "A", BLOCK 1
DOBBIN 105 DTP ADDITION
M.C.C.F. NO. 2021155102
O.P.R.M.C.T.
EXECUTED NOVEMBER 3, 2021

MID-SOUTH ELECTRIC COOPERATIVE, INC
20' UTILITY EASEMENT
M.C.C.F. NO. 9207761
EXECUTED: OCTOBER 25, 1991
M.C.C.F. NO. 9207736
O.P.R.M.C.T.
EXECUTED: JULY 26, 1991

SHARON LOUISE SHIVER HULON
TRACT III, TRACT 2
CALLED 0.77 ACRE
M.C.C.F. NO. 2018007437
O.P.R.M.C.T.
EXECUTED: JANUARY 11, 2017

MARK M. MISCHNICK AND
DEIRDRE H. MISCHNICK,
HUSBAND AND WIFE
CALLED 21.54 ACRES
M.C.C.F. NO. 2000-073833
F.C. NO. 765-00-1150
O.P.R.M.C.T.
DATED: AUGUST 15, 2000

MATCH LINE SEE PAGE 8



| LINE DATA | | | |
|-----------|-----------------|--------|--|
| LINE | BEARING | LENGTH | |
| L4 | N 45° 07' 27" E | 8.21' | |
| L5 | S 01° 51' 28" W | 11.26' | |
| L6 | N 44° 55' 25" W | 7.72' | |

P.O.B. PARCEL 9 PART 2
N = 10,125,948.05
E = 3,732,793.89
STA. 81+00.20
OFF. 75.00' LT PROPOSED ROW

LANDTECH
2525 NORTH LOOP WEST, SUITE 300
HOUSTON, TX 77008
713-861-7068
TBPELS FIRM NO. 10019100

PARCEL PLAT
SHOWING
P00053626.001 & .002
(PARCEL 9 PART 1 & 2)
STATE HIGHWAY 105
MONTGOMERY COUNTY
R. C. S. J. NO. 0338-02-043
JANUARY, 2024

SH 105 PARCEL 9 PART 1.TXT

HIGHWAY: SH 105
LIMITS: GRIMES COUNTY LINE TO FM 149
RCSJ: 0338-02-043
PARCEL P00063626.001 (PARCEL 9 PART 1)
DATE: JANUARY, 2024

POC 17120

| From Pt | Bearing | Distance | To Point | Delta North | Delta East | Delta Elev |
|---------|--------------|----------|----------|-------------|------------|------------|
| 17120 | S 44°20'43"E | 198.84 | 7580 | -142.19481 | 138.98218 | |

* Prepared by: Landtech, Inc.

* Routine: Area Summary Coord File: 2320052-Calcs.crd 7/24/23 15:29:37

* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

SH 105 PARCEL 9 PART 1

POB
N = 10125090.62904
E = 3731931.32628

| Point ID | Ang Rt | Bearing | Distance | Point ID | Northing | Easting |
|----------|-----------|--------------|----------|----------|----------------|---------------|
| 7580 | | N 45°07'27"E | 916.24 | 7606 | 10125737.09961 | 3732580.60771 |
| 7606 | 90°03'14" | S 44°55'47"E | 8.30 | 7396 | 10125731.22031 | 3732586.47259 |
| 7396 | 89°52'00" | S 45°12'13"W | 916.31 | 7252 | 10125085.59651 | 3731936.24511 |
| 7252 | 89°32'56" | N 44°20'43"W | 7.04 | 7580 | 10125090.62904 | 3731931.32628 |
| 7580 | 90°31'49" | | | | | |

Perimeter: 1847.89 Cumulative Perimeter: 1847.89

Sq. Feet: 7028 Acres: 0.1613
Total - Sq. Feet: 7028 Acres: 0.1613

SH 105 PARCEL 9 PART 2.TXT

HIGHWAY: SH 105
LIMITS: GRIMES COUNTY LINE TO FM 149
RCSJ: 0338-02-043
PARCEL P00063626.002 (PARCEL 9 PART 2)
DATE: JANUARY, 2024

POC 7398

| From Pt | Bearing | Distance | To Point | Delta North | Delta East | Delta Elev |
|---------|--------------|----------|----------|-------------|------------|------------|
| 17398 | S 44°55'25"E | 239.19 | 7608 | -169.35653 | 168.90577 | |

*-----
* Prepared by: Landtech, Inc.
* Routine: Area Summary Coord File: 2320052-Calcs.crd 7/24/23 15:32:07
* Input Scale Factor: 1.00000000 Output Scale Factor: 1.00000000
*-----

SH 105 PARCEL 9 PART 2

POB
N = 10125948.05004
E = 3732793.89265

| Point ID | Ang Rt | Bearing | Distance | Point ID | Northing | Easting |
|----------|-----------|--------------|----------|----------|----------------|---------------|
| 7608 | | N 45°07'27"E | 8.21 | 7609 | 10125953.84109 | 3732799.70888 |
| 7609 | 43°16'00" | S 01°51'28"W | 11.26 | 7096 | 10125942.58436 | 3732799.34379 |
| 7096 | 46°46'53" | N 44°55'25"W | 7.72 | 7608 | 10125948.05004 | 3732793.89265 |
| 7608 | 89°57'07" | | | | | |

Perimeter: 27.19 Cumulative Perimeter: 27.19

Sq. Feet: 32 Acres: 0.0007
Total - Sq. Feet: 32 Acres: 0.0007