

## EXHIBIT A

17.74 acres, more or less, being the remainder of Lots Eleven (11) and Twelve (12) of the Rhoda Cash Estate Partition in the J.W. Jones League, Abstract No. 35, Wharton County, Texas, being that same real property specifically described in Deed dated April 20, 2016 from Ben Shwab to Darrick Vasquez, recorded in Volume 1019, Page 866 of the Official Records of Wharton County, Texas, being more particularly described by metes and bounds as follows:

FIELD NOTES OF A 17.74 ACRES TRACT OF LAND SITUATED IN THE J. W. JONES LEAGUE, ABSTRACT NO. 35 WHARTON COUNTY TEXAS, AND BEING THE REMAINDER OF LOT ELEVEN (11) AND LOT TWELVE (12) OF THE RHODA CASH ESTATE PARTITION, THE OFFICIAL PLAT THEREOF BEING RECORDED IN VOLUME 76 PAGE 494 OF THE WHARTON COUNTY DEED RECORDS AND BEING THE SAME REAL PROPERTY DESCRIBED AS "TRACT NO. 7" (SHWAB 12 ACRES), "TRACT NO. 8" (SHWAB - 17 ACRES), AND "TRACT NO. 9" (SHWAB 3.03 ACRES) IN A PARTITION DEED RECORDED IN VOLUME 113 PAGE 193 ET SEQ.

(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE, DISTANCES ARE GRID)

BEGINNING at a 1" iron pipe found in place in the North line of Lot No. 11, the South line of Lot No. 10 of the Rhoda Cash Estate Partition, the Official Plat thereof being recorded in Vol. 76 pg. 494 of the Wharton County Deed Records, in the West right of way of CR #257, same being the North line "Tract No. 9" (Shwab 3.03 acres) described in a Partition Deed recorded in Vol. 113 pg. 193 et seq of the Official Records of Wharton County, Texas,

THENCE S. 17°01'14"W., (call S. 20°W.) with said right of way, at 678.3' (call 244.2 varas) cross the South line of said Lot 11 same being the North line of Lot 12 and continuing in all 1393.9' (call 501.8 varas) to a 1/2" iron rod capped #4652 set for the Southeast corner hereof in the South line of said Lot 12, described as "Tract No. 8" (Shwab - 17 acres), in the North line of Lot No. 13, described said Partition Deed to Clara Jane Lovell,

THENCE N. 72°58'46"W. (call N. 70°W.), with the common line hereof, at 784.12' pass a 1/2" iron rod capped #4652 set for reference, and continuing in all 814.97' to a point for the Southwest corner hereof, on the top bank of the Colorado River (top bank used per Mr. Ben C. Shwab instructions)

THENCE with the top bank the following courses and distances: N. 52°27'22" E. 16.20, N. 51°11'26" E. 63.59', N. 53°40'09" E. 86.74, N. 54°09'30" E. 54.76, N. 61°02'07" E. 61.05, N. 25°15'09" E. 53.72, N. 36°02'52" E. 55.14, N. 65°00'16" E. 43.29', N. 44°54'00" E. 34.01, N. 46°05'15" E. 28.32', N. 28°18'24" E. 40.82, N. 46°27'43" E. 46.28', N. 36°57'45" E. 21.56', N. 36°23'32" E. 18.37', N. 39°35'13" E. 29.20', N. 41°29'00" E. 17.91', N. 44°57'19" E. 31.77', N. 18°25'47" E. 27.28, N. 11°26'59" E. 24.52' E., N. 18°43'21" E. 52.17', N. 45°46'28" E. 18.15', N. 15°22'40" E. 36.92', N. 28°35'40" E. 37.36', N. 21°26'27" E. 72.59', N. 00°27'24" E. 32.50', N. 11°39'21" E. 32.82', N. 22°31'18" E. 25.26', N. 14°05'31" E. 24.99', N. 03°03'38" E. 22.51', N. 11°44'11" E. 26.47', N. 13°38'55" E. 43.52', N. 02°38'53" E. 69.17', N. 12°49'47" E. 54.90', N. 06°52'36" E. 30.61', N. 06°30'52" E. 26.03', N. 10°46'41" W. 39.72', N. 14°44'20" W. 34.69', N. 01°26'20" E. 29.43', N. 00°55'58" W. 35.01', N. 17°45'08" W. 32.73' to a point for the Northeast corner hereof,

THENCE S. 72°58'46" E. at 18.53' pass a 1/2" iron rod capped #4652 set for reference, and continuing in all 614.24' to THE PLACE OF BEGINNING CONTAINING 17.74 ACRES OF LAND, MORE OR LESS.

**5.000 ACRES**

**Wharton County, Texas**

FIELD NOTES OF A 5.000 ACRES TRACT OF LAND SITUATED IN THE J. W. JONES LEAGUE, ABSTRACT No. 35 WHARTON COUNTY TEXAS, AND BEING OUT OF LOT THIRTEEN (13) OF THE RHODA CASH ESTATE PARTITION, THE OFFICIAL PLAT THEREOF BEING RECORDED IN VOLUME 47 PAGE 538 OF THE WHARTON COUNTY TEXAS DEED RECORDS AND BEING THE SAME REAL PROPERTY DESCRIBED AS "TRACT No. 21" (LOVELL 17.71 ACRES) IN A PARTITION DEED RECORDED IN VOLUME 113 PAGE 193 ET SEQ. BEING MORE PARTICULARLY DESCRIBED BY MEET AND BOUND AS FOLLOWS:

(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE, DISTANCES ARE GRID)

**BEGINNING** at a W. E. Wilson 1/2 inch iron rod capped 4652 found in place for the Northeast corner of said Tract No. 21 same being the Southeast corner of a 17.71 acres tract of land recorded in Vol. 1043 Pg. 356 of the Official Wharton County Deed Records, in the West right of way of County Road No. 257, and **THE POINT OF BEGINNING** hereof;

**THENCE** S. 17°01'14" W., (call S. 20° W.) with said right of way line, a distance of 274.84 feet to a W. E. Wilson 1/2 inch iron rod capped 4652 set for the Southeast corner hereof,

**THENCE** N. 72°58'46" W. over and across said Lot Thirteen (13), at 879.03 feet pass a 1/2" iron rod capped #4652 set for reference, and continuing in all 929.89' to a point for the Southwest corner hereof, on the top bank of the Colorado River,

**THENCE** with the top bank as of May 2019 the following courses and distances:

N. 60°03'37" E. 104.01 feet;

N. 84°29'17" E. 210.84 feet;

N. 53°37'32" E. 70.13 feet to a point for the Northeast corner hereof,

**THENCE** S. 72°58'46" E. at 50.44 feet pass a 1/2" iron rod capped #4652 set for reference, and continuing in all 661.96 feet to **THE PLACE OF BEGINNING CONTAINING 5.000 ACRES OF LAND, MORE OR LESS.**

Surveyed on the ground under my supervision May 21st and 24th, 2019  
Witness my hand this July 3rd, 2019

W. E. Wilson (W. E. Wilson)  
Registered Professional Land Surveyor No. 4652  
9226 Needville Fairchilds  
Needville, Texas, 77461  
979-793-3428



**LESS SAVE AND EXCEPT**

**40 FOOT WIDE EASEMENT**

**Wharton County, Texas**

FIELD NOTES THE CENTERLINE OF AN 40 FOOT WIDE EASEMENT SITUATED IN THE J. W. JONES LEAGUE, ABSTRACT No. 35 WHARTON COUNTY TEXAS, OVER AND ACROSS A 5.00 ACRES TRACT OF LAND SURVEYED ON THIS DAY. BEING MORE PARTICULARLY DESCRIBED BY MEET AND BOUND AS FOLLOWS:

(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE, DISTANCES ARE GRID)

**BEGINNING** at a W. E. Wilson 1/2 inch iron rod capped 4652 found in place for the Northeast corner of said 5.00 acres tract of land, and being the Southeast corner of a 17.71 acres tract of land recorded in Vol. 1043 Pg. 356 of the Official Wharton County Deed Records, in the West right of way of County Road No. 257;

**THENCE** N. 72°58'46" W., with the South line of the 17.71 acres tract of land and the North line of the said 5.00 acres tract of land, a distance of 222.29 feet to a point in an existing dirt trail for the **THE POINT OF BEGINNING**;

**THENCE** S. 66°52'29" W. along the centerline of the said dirt trail, a distance of 76.23 feet to a point for an angle point;

**THENCE** S. 52°04'33" W. continuing along the centerline of the said dirt trail, a distance of 50.06 feet to a point for an angle point;

**THENCE** S. 46°21'26" E. a distance of 201.13 feet to the point in the South line of the said 5.00 acres tract of land, surveyed on this day for the **POINT OF TERMINATION**, from which bears the said W. E. Wilson 1/2 inch iron rod capped 4652 set for the Southeast corner of the said 5.00 acres tract of land. (S. 72°56'46" E, 398.21 feet)

Surveyed on the ground under my supervision May 21st and 24th, 2019

Witness my hand this July 5th, 2019

W. E. Wilson (W. E. Wilson)  
Registered Professional Land Surveyor No. 4652  
9226 Needville Fairchilds  
Needville, Texas, 77461  
979-793-3428

