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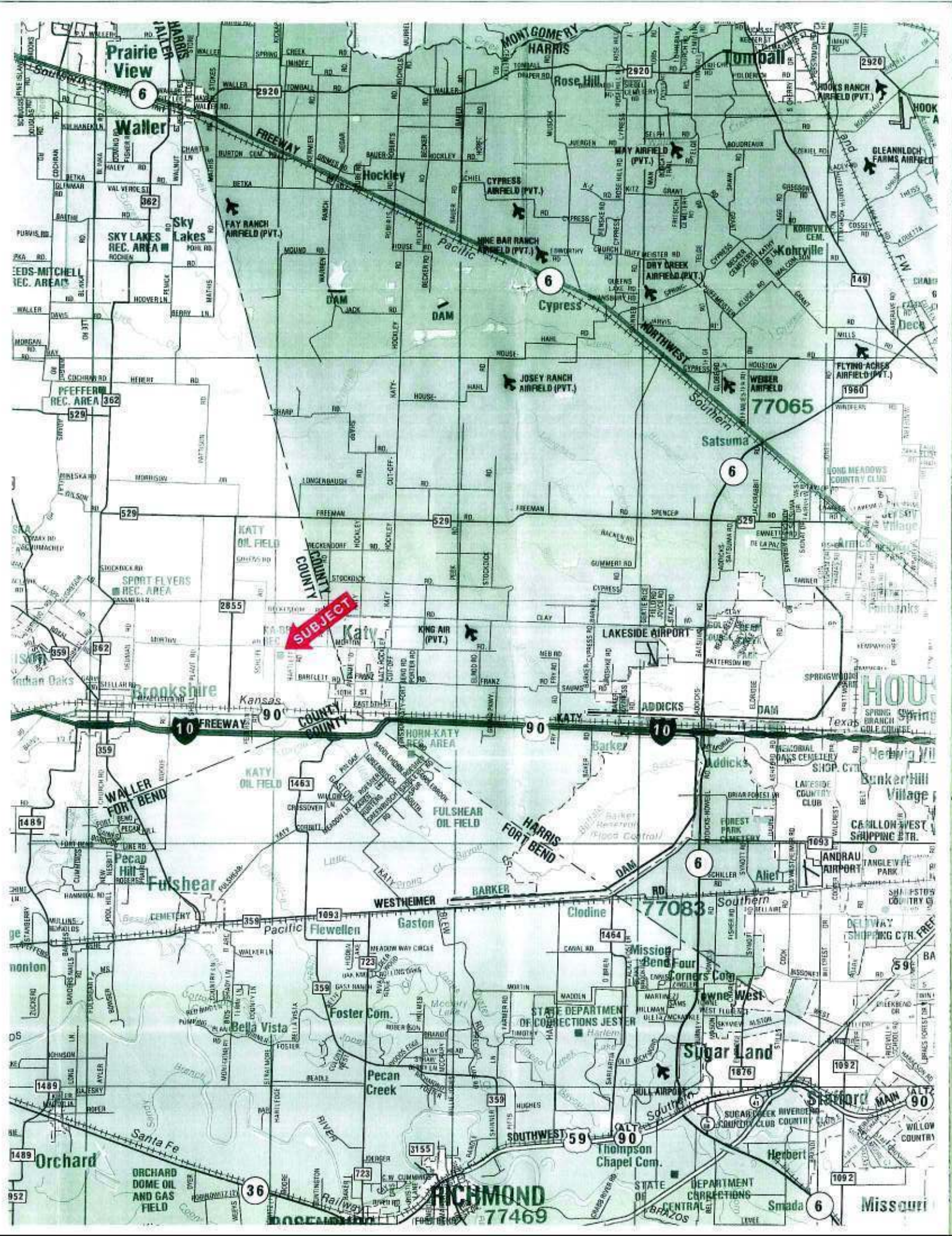
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SEE 483 MAP

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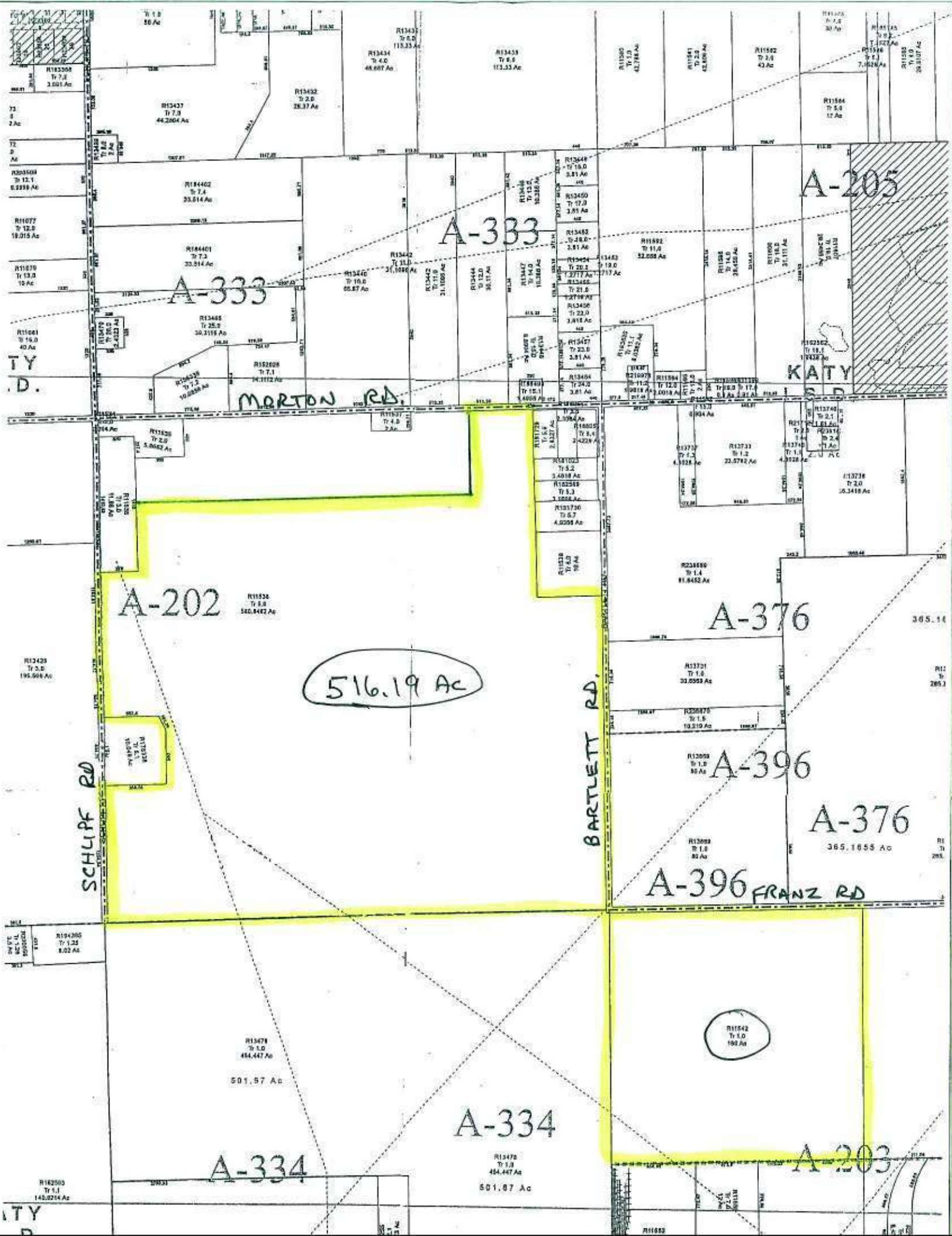
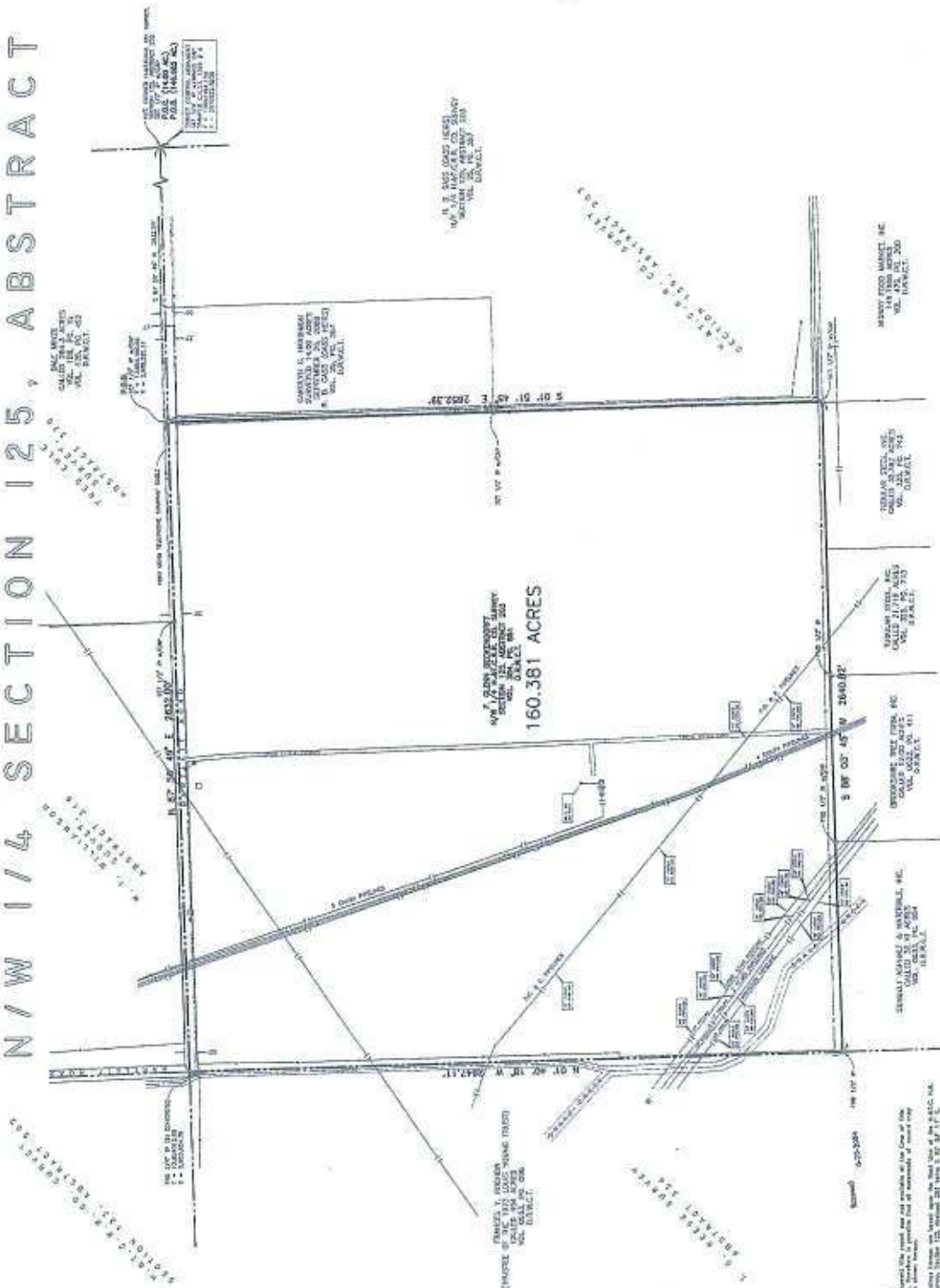


Exhibit "A-2"



S U R V E Y

OF A 160.381 ACRE TRACT OF
LAND IN THE H&T C.R.R. CO. SECTION 12,
WALLER COUNTY, TEXAS

S&D 160.381 ACRE TRACT BE-
ING THE CALLED NORTHWEST 1/4 OF THE
SURVEY, SECTION 12S, ABSTRACT
RECORDED IN VOLUME 384, PAGE 815,
WALLER COUNTY, TEXAS

SCALE: 1" = 200'

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For references and further descriptions, see tables and complete descriptions, Job No. 27-01-01-04, prepared by the Civil Engineering Department, for use in many states.

Chad's Katering
Date 12/05/20



CHARLES KALININ
 1000 14th St. NW
 Washington, DC 20004
 (202) 462-1111

[illegible]

Exhibit "A-2"

CHARLIE KALKOMEY SURVEYING, INC.

1815 MONS AVENUE
ROSENBERG, TEXAS 77471
281 342-2033

CHARLIE KALKOMEY
REGISTERED PROFESSIONAL LAND SURVEYOR

CHARLES A. KALKOMEY
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTES FOR A 160.381 ACRE TRACT OF LAND IN THE H.&T.C. RAILROAD COMPANY SURVEY, SECTION 125, ABSTRACT 203, WALLER COUNTY, TEXAS, SAID 160.381 ACRE TRACT BEING CALLED THE NORTHWEST 1/4 OF THE H.&T.C. RAILROAD COMPANY SURVEY, SECTION 125, ABSTRACT 203, RECORDED IN VOLUME 384, PAGE 851, DEED RECORDS, WALLER COUNTY, TEXAS; THE BASE BEARING FOR THE HEREIN DESCRIBED TRACT IS THE NORTH LINE OF SAID H.&T.C. RAILROAD COMPANY SURVEY, SECTION 125, ABSTRACT 203, SAID BEARING BEING NORTH 87 DEGREES 56 MINUTES 49 SECONDS EAST;

BEGINNING at a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set on the north line of said H.&T.C. Railroad Company Survey, Section 125, Abstract 203, Waller County, Texas, as located in Bartlett Road (50-foot wide) for the northeast corner and Place of Beginning of the herein described 160.381 acre tract of land, same being on the south line of the adjoining Fred Eule Survey, Abstract 376, being Dale Minze called 284.3 acre tract recorded in Volume 108, Page 15 and Volume 125, Page 452, Deed Records, Waller County, Texas, said point bears South 87 degrees 56 minutes 47 seconds West, 2,632.00 feet from a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set at the northeast corner of said Section 125, said beginning point having coordinates Y=13,854,106.89 X=2,968,285.11;

THENCE South 01 degrees 51 minutes 45 seconds East along the east line of the herein described tract being the west line of the adjoining R.B. Gass (Gass Heirs) being the northeast 1/4 of the H.&T.C. Railroad Company Survey, Section 125, Abstract 203, recorded in Volume 25, Page 357, Deed Records, Waller County, Texas for a distance of 2,652.39 feet to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for the southeast corner of the herein described 160.381 acre tract of land, same being the southwest corner of the aforementioned adjoining R.B. Gass tract, said point also being the northwest corner of the Midway Food Market Incorporated tract recorded in Volume 479, Page 200, Deed Records, Waller County, Texas, said point also being the northeast corner of the Tubular Steel Incorporated called 32.782 acre tract recorded in Volume 325, Page 743, Deed Records, Waller County, Texas;

THENCE South 88 degrees 03 minutes 45 seconds West along the south line of the herein described 160.381 acre tract, being the north line of the aforementioned Tubular Steel Incorporated called 32.782 acre tract recorded in Volume 325, Page 743, the north line of the Tubular Steel Incorporated called 21.719 acre tract recorded in Volume 325, Page 713, Deed Records, Waller County, Texas, the north line of the Brookshire Tree Farm Incorporated called 12 acre tract recorded in Volume 0622, Page 411, Official Records, Waller County, Texas, and the north line of Sunbelt Asphalt and Materials Incorporated called 30.10 acre tract recorded in Volume 0633, Page 954, Official Records, Waller County, Texas for a total distance of 2,640.82 feet to a 1/2 inch iron pipe found on said line for the southwest corner of the herein described 160.381 acre tract of land, same being the northwest corner of the aforementioned Sunbelt Asphalt and Material Incorporated called 30.10 acre tract, being on the east line of the Francis Y. Rochow (Trustee of 1973 Louis Young Trust) recorded in Volume 0553, Page 096, Official Records, Waller County, Texas, and being on the common line of the H.&T.C. Railroad Company Survey, Section 125, Abstract 203 and the T.S. Reese Survey, Abstract 334;

THENCE North 01 degree 40 minutes 18 seconds West along the common line of the H.&T.C. Railroad Company Survey, Section 125 and the T.S. Reese Survey, Abstract 334, 2,647.11 to a 3/4 inch iron pipe set in concrete found for the northwest corner of the herein described 160.381 acre tract of land, same being the northeast corner of the

FIELD NOTES 160.381 Acre Tract of Land (Cont'd)

Page 2

aforementioned adjoining T.S. Recse Survey, Abstract 334, Waller County, Texas, the southeast corner of the H.&T.C. Railroad Company Survey, Section 123, Abstract 202, Waller County, Texas, and the southwest corner of the W.I. Williamson Survey, Abstract 316, Waller County, Texas, said point having coordinates $Y=13,854,012.60$ $X=2,965,654.79$;

THENCE North 87 degrees 56 minutes 49 seconds East along the north line of the herein described tract being the north line of the H.&T.C. Railroad Company Survey, Section 125, the south line of the W.I. Williamson Survey, Abstract 316, and the south line of the Fred Eule Survey, Abstract 376 as located in Bartlett Road for a distance of 2,632 feet to the Place of Beginning and containing 160.381 acres of land, more or less.

For reference and further description see Survey Plat No. 0718-01-WA, prepared by the undersigned on same date.

Charlie Kalkomey
Charlie Kalkomey, R.P.L.S.
Texas Registration Number 1399
December 4, 2000

Job Number 0718-01-WA.

a:0718-01-WA 76 (160.381 acres)

Exhibit "A.1"



SCALE: 1" = 800'



Edminster · Hinshaw · Russ
and associates
civil engineers · surveyors · land planners
15555 westliffe drive houston, texas 77042
1-713-784-4500 f-713-784-4577 www.eh-r.com

EXHIBIT OF A 516.19 ACRE
TRACT IN THE H.&T.C. R.R.
CO. SURVEY, A-202
WALLER COUNTY, TEXAS

DATE: AUG. 5, 2011 SCALE: 1" = 600' JOB NO.: 041-054-00
DWG. NAME: 041-054-QDV-PHSD13.dwg DRAWING NO.: NONE

-p08

MORTON ROAD (60' WIDE)

TRACT 1
16.378 AC

(WIDTH VARIES)

BARTLETT ROAD
HART, C.R.R. CO. SURVEY
ABSTRACT 398

H.M.T.C.R.R. CD. SURVEY
ABSTRACT E03H.&T.C.R.R. CO. SURVEY
ABSTRACT 334

SCHLIPF ROAD (WIDTH VARIES)

509:87--ACRES

TRACT 2 ACREAGE=TABLE

GROSS AREA	509.87 AC
SAVE & EXCEPT	10.057 AC

NET AREA — 499.81 AC

11

Exhibit "A-1"

METES AND BOUNDS DESCRIPTION
509.87 ACRES
H.&T.C.R.R. CO. SURVEY, ABSTRACT NO. 202
WALLER COUNTY, TEXAS

A 509.87 ACRE TRACT OF LAND SITUATED IN THE H. & T.C.R.R. CO. SURVEY, BLOCK 1, ABSTRACT NO. 202, BEING PART OF A CALLED 618 ACRE TRACT, PART OF SECTION NO. 123, AS RECORDED IN VOLUME 384, PAGE 846 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), WALLER COUNTY, TEXAS; SAID 509.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a cotton spindle at the intersection of Morton Road (60' wide) and Bartlett Road (60' wide), being the common corner of sections 122, 123, 128, and 129;

- (1) **THENCE**, South 02°06'07" East, with the centerline of said Bartlett Road, being the common line of section 123 and section 128, at a distance of 3412.96 feet passing a found 1/2-inch iron rod bearing North 87°54" East 24.4 feet, and continuing a total distance of 5279.48 feet to a 1/2-inch iron pipe found at the common corner of Sections 123, 124, 125, and 128;
- (2) **THENCE**, South 87°54'48" West, along the common line of Sections 123 and 124, at a distance of 5273.21 passing a 3/4-inch pipe found in the east right-of-way line of Schliph Road (width varies), and continuing a total distance of 5298.21 feet to a point at the common corner of Sections 108, 110, 123, and 124;
- (3) **THENCE**, North 02°00'38" West, with the centerline of Schliph Road, being the common line of Section 110 and 123, 3680.61 feet to a point for corner;
- (4) **THENCE**, North 87°59'22" East, at a distance of 25.00 feet pass a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found at the southwest corner of that certain called 11.98 acre tract recorded in Volume 117, Page 46 of the Waller County Deed Records (W.C.D.R.), continuing a total distance of 395.00 feet to a point for corner;
- (5) **THENCE**, North 02°00'38" West, with the east line of said called 11.98 acre tract, 685.19 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- (6) **THENCE**, North 87°55'07" East, 4189.14 feet to a point for corner;
- (7) **THENCE**, South 02°00'27" East, 1065.56 feet to 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- (8) **THENCE**, North 88°00'42" East, 673.87 feet to a point for corner;
- (9) **THENCE**, North 02°06'07" West, 660.01 feet to a point for corner;
- (10) **THENCE**, South 88°00'42" West, 17.06 feet to a point for corner;
- (11) **THENCE**, North 02°00'27" West, 1271.28 feet to a point for corner;
- (12) **THENCE**, South 87°55'07" West, 655.68 feet to a 5/8-inch iron rod found for corner;
- (13) **THENCE**, North 02°00'27" West, 50.00 feet to a point for corner;
- (14) **THENCE**, North 87°55'07" East, 705.60 feet to the **POINT OF BEGINNING** and containing 509.87 acres of land.

Exhibit "A-1"

METES AND BOUNDS DESCRIPTION OF 16.378 ACRES IN THE H.&T.C. R.R. CO. SURVEY, BLOCK 1, ABSTRACT NO. 202 WALLER COUNTY, TEXAS

A 16.378 ACRE TRACT OF LAND SITUATED IN THE H.&T.C. R.R. SURVEY, BLOCK 1, ABSTRACT NO. 202, WALLER COUNTY, TEXAS, BEING OUT OF A CALLED 618 ACRE TRACT RECORDED IN VOLUME 384, PAGE 846 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.); SAID 16.378 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a cotton spindle at the intersection of Morton Road (60 feet wide by occupation) and Bartlett Road (60 feet wide by occupation), being the common corner of sections 122, 123, 128, and 129;

THENCE, South 87°55'07" West, with the centerline of said Morton Road, 705.60 feet to the POINT OF BEGINNING;

- (1) THENCE, South 02°00'27" East, at a distance of 50.00 feet pass a 5/8-inch iron rod found at the northwest corner of a called 2.8327 acre tract described in deed to Greg G. Kapitan and Monica Kapitan, recorded in Volume 666, Page 344, W.C.D.R., at a distance of 552.22 feet pass a 5/8-inch iron rod found at the southwest corner of said called 2.8327 acre tract and the northwest corner of a called 3.4818 acre tract described in deed to Victor C. and Anna M. Knapp, recorded in Volume 817, Page 873, W.C.D.R., continuing a total distance of 914.66 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- (2) THENCE, South 87°55'07" West, 780.00 feet to a point for corner;
- (3) THENCE, North 02°00'27" West, 914.66 feet to the centerline of said Morton Road;
- (4) THENCE, North 87°55'07" East, with the centerline of said Morton Road, 780.00 feet to the POINT OF BEGINNING and containing 16.378 acres of land. This description accompanies an Exhibit, prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated July 21, 2011.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.


Charles Kennedy, Jr., R.P.L.S.
Texas Registration No. 5708
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500



Date: August 5, 2011
Job No: 041-054-00
File No: R:\2004\041-054-00\documents\technical\Legal Description\0410547DV_MH-PBLT 16 AC.duc

Exhibit "A-1"

499.81 Acres
H.&T.C.R.R. CO. SURVEY ABSTRACT 202, 203, 396

SAVE & EXCEPT 10.057 ACRES:

A 10.057 ACRE TRACT OF LAND, BEING ALL OF A CALLED 10.049 ACRE TRACT AS RECORDED IN VOLUME 575, Page 14, W.C.D.R.; SAID 10.057 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a cotton spindle at the intersection of Morton Road (60' wide) and Bartlett Road (60' wide), being the common corner of sections 122, 123, 128, and 129;

THENCE, South 87°55'07" West, with the centerline of Morton Road a distance of 5289.80 feet to the point of intersection with the centerline of Schlipf Road (variable width), same being the common corner of Sections 109, 110, 122, 123;


THENCE, South 02°00'38" East, with the centerline of Schlipf Road, a distance of 3109.52 feet to a point for corner;

THENCE, North 87°57'42" East, a distance of 25.00 feet to a 1/4-inch iron rod found in the east line of said Schlipf Road, being the northwest corner of said called 10.049 acre tract and being the POINT OF BEGINNING of the herein described tract;

- (1) THENCE, North 87°57'42" East, with the north line of said called 10.049 acre tract, a distance of 557.77 feet to a found 5/8-inch iron rod with a cap stamped "E.H.R. & A 713-784-4500";
- (2) THENCE, South 27°59'46" East, with the northeast line of said called 10.049 acre tract, a distance of 161.39 feet to found 3/8 inch iron rod;
- (3) THENCE, South 02°02'18" East, with the east line of said called 10.049 acre tract, a distance of 560.00 feet to a found 5/8-inch iron rod with a cap stamped "E.H.R. & A 713-784-4500" from which a 1/2-inch iron rod found bears North 88°18' East, a distance of 31.1 feet.
- (4) THENCE, South 87°57'42" West, with the south line of said called 10.049 acre tract, a distance of 628.75 feet to a found 5/8-inch iron rod with a cap stamped "E.H.R. & A 713-784-4500" in the east line of said Schlipf Road;
- (5) THENCE, North 02°00'38" West, with the east line of said Schlipf, a distance of 705.11 feet to the POINT OF BEGINNING and containing 10.057 acres of land.

The above referenced tracts comprise a net area of 499.81 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.


Charles Kennedy, Jr., R.P.L.S.
Texas Registration No. 5708
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500



Date: August 5, 2011
Job No: 047-054-00
File No: R:\2004\10-11-05-4-00\documents\technical\Legal Description\309 acres PBST03.doc