

EXHIBIT A

All coordinates and elevations are U.S. Survey Feet and were established in December 2017.

All horizontal coordinate values are based on data obtained from the EAST-VRS-CMR solution in the TxDOT RTK Network with an adjustment applied to match existing published values of the City of Bryan control monuments as requested. This adjustment consisted of constraining to monuments GPS-33, GPS-34 and GPS-35 and applying a 2d Helmert Transformation with a northing shift of -0.06 feet and an easting shift of +0.28 feet. All horizontal coordinates are referenced to Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD '83), 2011 adjustment, 2010.00 epoch.

Surface distances and coordinates may be converted to grid by dividing by a combined adjustment factor of 1.00012.

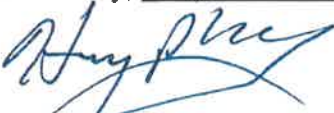
A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was performed in November 2018 and updated in August 2022.

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

I, Henry P. Mayo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

On this day, September 1, 2022 .



Henry P. Mayo, RPLS
Texas Registration No. 5045



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