

I. R.R. CO. SURVEY,
A-211

BARBARA B. DIEBEL, ET AL
TO
BARBARA B. DIEBEL FAMILY LIMITED PARTNERSHIP
INSTRUMENT NO. 200215600
OFFICIAL PUBLIC RECORDS

I. R.R. CO. SURVEY,
A-428

SOLOMON PRINCE SURVEY,
A-273

Exhibit A

PHILIP HOLMES SURVEY,
A-178

1570 ACRES
BRUCE BUHLER
TO
FRANK S. BUHLER, III, ET AL
INSTRUMENT NO. 202300341
OFFICIAL PUBLIC RECORDS

Z. LANNINGHAM SURVEY,
A-250

LEMUEL GRANT SURVEY,
A-170

SOLOMON PRINCE SURVEY,
A-273

TRACT 1
575.52 ACRES

TRACT 2
646.78 ACRES

S.A. & M.G. R.R. SURVEY,
A-324

NOTES:
THE REFERENCED IS SUBJECT TO:
1. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
2. BLANKET EASEMENT TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 380, PAGE 389, DEED RECORDS OF VICTORIA COUNTY, TEXAS.
3. EASEMENT AND/OR RIGHT-OF-WAY TO HOUSTON PIPE LINE CO. RECORDED IN VOLUME 634, PAGE 303, DEED RECORDS OF VICTORIA COUNTY, TEXAS.
4. EASEMENT AND/OR RIGHT-OF-WAY TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. RECORDED IN INSTRUMENT NO. 200800321, OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS.
5. THAT CERTAIN ORDINANCE REGULATING THE HEIGHT OF STRUCTURES AND OF OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, KNOWN AS THE VICTORIA COUNTY AIRPORT NAVIAD PROTECTION AND OBSTRUCTION PREVENTION ORDINANCE, ADOPTED AUGUST 13, 1973, AND RECORDED IN VOLUME 29 AT PAGE 152 OF THE COMMISSIONER'S COURT MINUTES OF VICTORIA COUNTY, TEXAS.
6. A LEGAL DESCRIPTION OF EVIDENCE HERETHWITH ACCOMPANIES THIS SURVEY DRAWING.
7. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011) (2011). ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000130.

LEGEND	
CRF	FOUND 5/8" INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
FCCP	FOUND FENCE CORNER POST
FCR	FOUND 5/8" INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS"
FIP	FOUND 1" INCH DIAMETER IRON PIPE
FIR	FOUND 5/8" INCH DIAMETER IRON ROD
IRC	FOUND 5/8" INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GARDEN & KELLY"
MON	FOUND CONCRETE MONUMENT
RCF	FOUND 5/8" INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC."
SIR	SET 5/8" INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
OE	OVERHEAD ELECTRICAL
PLM	PIPELINE MARKER
PP	POWER POLE
UP	UTILITY POLE
XX	EXISTING FENCE

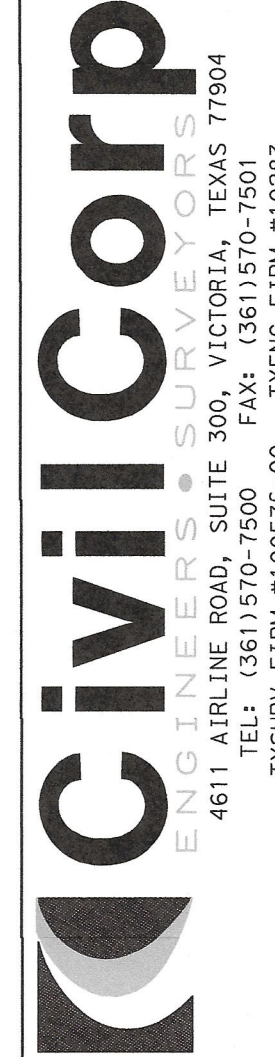
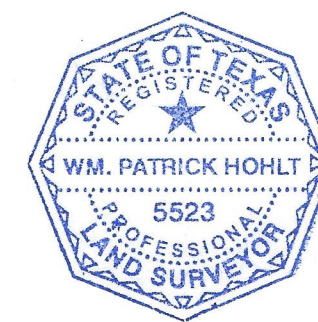
FIELDNOTE POINT
OF BEGINNING
TRACT 1

FIELDNOTE POINT
OF BEGINNING
TRACT 2

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND ON 07/24/2024, UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48469 C 0305 N, MAP EFFECTIVE JULY 17, 2024, THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA AND PARTIALLY LOCATED IN ZONE A WHICH IS A SPECIAL FLOOD HAZARD AREA.

SIGNED: *WM. PATRICK HOHLT*
WM. PATRICK HOHLT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5523
9/4/24



PARTITION SURVEY

REVISIONS	
1	AS SHOWN
DRAWN BY: JLP	
JOB NO.: 2403100	
FLD. BK. NO.: NA	
DATE: 09/03/24	
SCALE: 1" = 400'	
SHEET 1 OF 1	

TRACT 1

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 575.52 acre tract of land situated partially in the S.A. & M.G. R.R. Survey, Abstract No. 324, partially in the Solomon Prince Survey, Abstract No. 273, and partially in the Lemuel Grant Survey, Abstract No. 170, Victoria County, Texas, said 575.52 acres being a portion of a residual 1730.91 tract of land conveyed from Oscar C. Wedemeier, et ux to Oscar C. Wedemeier, Jr., et ux by deed dated December 17, 1954 as recorded in Volume 385, Page 270 of the Deed Records of Victoria County, Texas, said 575.52 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod yellow plastic cap stamped "LANDTECH CONSULTANTS" found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the residual 1730.91 acre Wedemeier tract, the South corner of a residual 5.00 acre tract of land conveyed from Cecil A. Johnston, et ux to Paul V. Atkinson as recorded in Volume 1185, Page 90 of the Deed Records of said county, in the northwest line of Abstract No. 170, in the southeast line of Abstract No. 324, and in the northeast right-of-way line of Loop 463 (R.O.W. varies);

THENCE, North 44°30'04" East (deed call, North 45° East), with the common line of the residual 1730.91 acre Wedemeier tract, the residual 5.00 acre Atkinson tract, Abstract No. 170, and Abstract No. 324, passing at an approximate distance of 374 feet the East corner of the residual 5.00 acre Atkinson tract and the South corner of a 40 acre tract of land conveyed from Kenneth A. Motl, et al to Dennis Renken and Grace Renken as recorded in Instrument No. 201011397 of the Official Public Records of said county, and continuing for an overall distance of 1,038.51 feet to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod also being an interior corner of the residual 1730.91 acre Wedemeier tract and the East corner of the 40 acre Renken tract;

THENCE, North 45°25'18" West, with the common line of the residual 1730.91 acre Wedemeier tract and the 40 acre Renken tract, a distance of 2,618.51 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract, said iron rod also being the West corner of the residual 1730.91 acre Wedemeier tract, the North corner of the 40 acre Renken tract, and in the southeast right-of-way line of Salem Road (R.O.W. varies);

THENCE, North 44°33'58" East, with the northwest line of the residual 1730.91 acre Wedemeier tract and the southeast right-of-way line of Salem Road, a distance of 603.17 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract, said iron rod also being an exterior corner of the residual 1730.91 acre Wedemeier tract, in the northeast line of Abstract No. 324, and in the southwest line of Abstract No. 273;

THENCE, South 45°28'26" East, with the northwest line of the residual 1730.91 acre Wedemeier tract, the northeast line of Abstract No. 324, the southwest line of Abstract No. 273, and the southeast right-of-way line of Salem Road, a distance of 18.08 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract, said iron rod also being an interior corner of the residual 1730.91 acre Wedemeier tract;

THENCE, North 44°33'55" East, with the northwest line of the residual 1730.91 acre Wedemeier tract and the southeast right-of-way line of Salem Road, a distance of 2,235.79 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the North corner of the herein described tract, said iron rod being an exterior corner of the residual 1730.91 acre Wedemeier tract, the West corner of a 5.00 acre tract of land conveyed from Todd T. Wedemeier to Covenant Life Center, Inc. as recorded in Instrument No. 201814341 of the Official Public Records of said county, and being South 44°31'29" West, a distance of 399.95 feet from a 1 inch iron pipe found for the North corner of the 5.00 acre Covenant Life Center, Inc. tract and the West corner of a 9.5 acre tract of land, described as Tract Three, conveyed from Shirley R. Smith to Falcon Lease Operating Company, Inc. as recorded in Instrument No. 200313950 of the Official Public Records of said county;

THENCE, South 45°28'31" East (deed call, South 45°28'31" East), with the common line of the residual 1730.91 acre Wedemeier tract and the 5.00 acre Covenant Life Center, Inc. tract, a distance of 544.71 feet (deed call, 544.50 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for an interior corner of the herein described tract, said iron rod also being an interior corner of the residual 1730.91 acre Wedemeier tract and the South corner of the 5.00 acre Covenant Life Center, Inc. tract;

THENCE, North 44°31'29" East (deed call, North 44°31'29" East), with the common line of the residual 1730.91 acre Wedemeier tract and the 5.00 acre Covenant Life Center, Inc. tract, a distance of 399.95 feet (deed call, 400.00 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for an exterior corner of the herein described tract, said iron rod also being an exterior corner of the residual 1730.91 acre Wedemeier tract, the East corner of the 5.00 acre Covenant Life Center, Inc. tract, and in the southwest line of a 0.5 acre tract of land conveyed from Shirley R. Smith to Daryl Smith as recorded in Instrument No. 200313949 of the Official Public Records of said county;

THENCE, South 45°28'31" East (deed call, South 45° East), with the common line of the residual 1730.91 acre Wedemeier tract and the 0.5 acre Smith tract, passing at an approximate distance of 113 feet the South corner of the 0.5 acre Smith tract and an exterior corner of the 9.5 acre Falcon Lease Operating Company, Inc. tract, passing at an approximate distance of 760 feet the South corner of the 9.5 acre Falcon Lease Operating Company, Inc. tract and the West corner of a 4.01 acre tract of land conveyed from Allen R. Smith, et ux to Duane E. Beal, et ux as recorded in Volume 88, Page 536 of the Official Records of said county, and continuing for an overall distance of 2,052.35 feet to a 1 inch diameter iron pipe found for an interior corner of the herein described tract, said iron pipe also being an interior corner of the residual 1730.91 acre Wedemeier tract, the South corner of the 4.01 acre Beal tract, and in the common line of Abstract No. 273 and Abstract No. 170;

THENCE, North 44°37'34" East (deed call, North 45° East), with the common line of the residual 1730.91 acre Wedemeier tract, the 4.01 acre Beal tract, Abstract No. 273, and Abstract No. 170, passing at an approximate distance of 270 feet the East corner of the 4.01 acre Beal tract and the South corner of a 0.759 acre tract of land conveyed from Russell L. Pruitt to Michael Gonzales as recorded in Instrument No. 202204482 of the Official Public Records of said county, passing at an approximate distance of 500 feet the East corner of the 0.759 acre Gonzales tract and the South corner of Schell Road (55.6' R.O.W.), passing at an approximate distance of 555.6 feet the East corner of Schell Road and the South corner of a 4.6918 acre tract of land conveyed from Cheri L. Davenport to Rene Cantu as recorded in Instrument No. 200201079 of the Official Public Records of said county, and continuing for an overall distance of 1,289.53 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract, said iron rod also being South 44°37'34" West, a distance of 1,517.16 feet from a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the residual 1730.91 acre Wedemeier tract and an interior corner of a tract of land conveyed from Barbara B. Diebel, et al to Barbara B. Diebel Family Limited Partnership as recorded in Instrument No. 200215600 of the Official Public Records of said county;

THENCE, South 45°19'09" East, crossing the residual 1730.91 acre Wedemeier tract, a distance of 3,576.88 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the East corner of the herein described tract;

THENCE, South 44°40'51" West, crossing the residual 1730.91 acre Wedemeier tract, a distance of 1,793.35 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract;

THENCE, North 50°30'51" West, crossing the residual 1730.91 acre Wedemeier tract, a distance of 1,152.16 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract;

THENCE, South 31°30'34" West, crossing the residual 1730.91 acre Wedemeier tract, a distance of 3,588.73 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the South corner of the herein described tract, said iron rod being in the southwest line of the residual 1730.91 acre Wedemeier tract and in the northeast right-of-way line of Loop 463;

THENCE, North 48°27'35" West, with the southwest line of the residual 1730.91 acre Wedemeier tract and the northeast right-of-way line of Loop 463, passing at a distance of 683.45 feet a concrete monument found on line for reference, passing at a distance of 1,683.39 feet a concrete monument found on line for reference, and continuing for an overall distance of 1,829.20 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "GANEM & KELLY" found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the residual 1730.91 acre Wedemeier tract and the South corner of a residual 0.50 acre tract of land conveyed from Evelyn Jeanette Schlein, et al to South Texas Electric Cooperative, Inc. (STEC) as recorded in Volume 344, Page 291 of the Official Records of said county;

THENCE, North 41°06'58" East (deed call, North 41°32'34" East), with the common line of the residual 1730.91 acre Wedemeier tract and the residual 0.50 acre STEC tract, passing at an approximate distance of 75 feet the East corner of the residual 0.50 acre STEC tract and the South corner of a 0.55 acre tract of land conveyed from Evelyn Jeanette Schlein, et al to South Texas Electric Cooperative, Inc. (STEC) as recorded in Instrument No. 200610522 of the Official Public Records of said county, and continuing for an overall distance of 141.38 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "GANEM & KELLY" found for an interior corner of the herein described tract, said iron rod being an interior corner of the residual 1730.91 acre Wedemeier tract and the East corner of the 0.55 acre STEC tract;

THENCE, North 48°28'03" West (deed call, North 48°27'29" West), with the common line of the residual 1730.91 acre Wedemeier tract and the 0.55 acre STEC tract, a distance of 308.13 feet (deed call, 308.25 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "GANEM & KELLY" found for an interior corner of the herein described tract, said iron rod being an interior corner of the residual 1730.91 acre Wedemeier tract and the North corner of the 0.55 acre STEC tract;

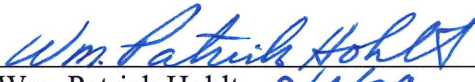
THENCE, South 41°37'23" West (deed call, South 41°32'30" West), with the common line of the residual 1730.91 acre Wedemeier tract and the 0.55 acre STEC tract, a distance of 141.33 feet (deed call, 141.25 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "GANEM & KELLY" found for an exterior corner of the herein described tract, said iron rod being an exterior corner of the residual 1730.91 acre Wedemeier tract and the West corner of the 0.55 acre STEC tract;

THENCE, North 48°27'35" West, with the southwest line of the residual 1730.91 acre Wedemeier tract and the northeast right-of-way line of Loop 463, passing at a distance of 545.69 feet a concrete monument found on line for reference, and continuing for an overall distance of 1,098.83 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 575.52 acres of land, more or less, of which approximately 36.36 acres are located in Abstract No. 324, approximately 152.18 acres are located in Abstract No. 273, and approximately 386.98 acres are located in Abstract No. 170 of Victoria County, Texas.

All bearings are based on the Texas Coordinate System, South Central Zone (4204) NAD83 GEOID G18. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in July 2024 and is true and correct to the best of my knowledge and belief.


Wm. Patrick Hohlt 9/4/24
Registered Professional Land Surveyor
Texas No. 5523
TXSURV Firm #100576-00



2403100-T1

TRACT 2

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 646.78 acre tract of land situated in the Lemuel Grant Survey, Abstract No. 170, Victoria County, Texas, said 646.78 acres being a portion of a residual 1730.91 tract of land conveyed from Oscar C. Wedemeier, et ux to Oscar C. Wedemeier, Jr., et ux by deed dated December 17, 1954 as recorded in Volume 385, Page 270 of the Deed Records of Victoria County, Texas, said 646.78 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod yellow plastic cap stamped "URBAN SURVEYING, INC." found for the South corner of the herein described tract, said iron rod being the South corner of the residual 1730.91 acre Wedemeier tract, the West corner of a 1570 acre tract of land conveyed from Bruce Buhler to Frank S. Buhler, III, et al as recorded in Instrument No. 202300341 of the Official Public Records of said county, in the southeast line of Abstract No. 170, in the northwest line of the Z. Lanningham Survey, Abstract No. 250, in the northeast right-of-way line of Loop 463 (R.O.W. varies), and being the beginning of a curve to the left;

THENCE, with the southwest line of the residual 1730.91 acre Wedemeier tract and the northeast right-of-way line of Loop 463, along said curve to the left having a radius of 23,095.26 feet, a central angle of 00°44'20", an arc length of 297.82 feet, and a chord which bears North 48°07'05" West, a distance of 297.82 feet to a concrete monument found for an angle point of the herein described tract, said monument also being an angle point of the residual 1730.91 acre Wedemeier tract and the northeast right-of-way line of Loop 463;

THENCE, North 48°27'35" West, with the southwest line of the residual 1730.91 acre Wedemeier tract and the northeast right-of-way line of Loop 463, passing at a distance of 1,925.00 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "LANDTECH CONSULTANTS" found on line for reference, and continuing for an overall distance of 2,990.37 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract;

THENCE, North 31°30'34" East, crossing the residual 1730.91 acre Wedemeier tract, a distance of 3,588.73 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract;

THENCE, South 50°30'51" East, crossing the residual 1730.91 acre Wedemeier tract, a distance of 1,152.16 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract;

THENCE, North 44°40'51" East, crossing the residual 1730.91 acre Wedemeier tract, a distance of 1,793.35 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract;

THENCE, North 45°19'09" West, crossing the residual 1730.91 acre Wedemeier tract, a distance of 3,576.88 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract, said iron rod being in the northwest line of the residual 1730.91 acre Wedemeier tract, in the southeast line of a 4.6918 acre tract of land conveyed from Cheri L. Davenport to Rene Cantu as recorded in Instrument No. 200201079 of the Official Public Records of said county, in the northwest line of Abstract No. 170, and in the southeast line of the Solomon Prince Survey, Abstract No. 273;

THENCE, North 44°37'34" East (deed call, North 45° East), with the common line of the residual 1730.91 acre Wedemeier tract, the 4.6918 acre Cantu tract, Abstract No. 170, and Abstract No. 273, passing at an approximate distance of 30 feet the East corner of the 4.6918 acre Cantu tract and an exterior corner of a tract of land conveyed from Barbara B. Diebel, et al to Barbara B. Diebel Family Limited Partnership as recorded in Instrument No. 200215600 of the Official Public Records of said county, passing at an approximate distance of 1,353 feet the East corner of Abstract No. 273 and an exterior corner of the I. R.R. Co. Survey, Abstract No. 211, and continuing for an overall distance of 1,517.16 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the herein described tract, said iron rod being the North corner of the residual 1730.91 acre Wedemeier tract, the North corner of Abstract No. 170, and an interior corner of Abstract No. 211;


THENCE, South 45°19'09" East (deed call, South 45° East), with the common line of the residual 1730.91 acre Wedemeier tract, the Barbara B. Diebel Family Limited Partnership tract, Abstract No. 170, and Abstract No. 211, passing at an approximate distance of 1,116 feet the South corner of Abstract No. 211 and the West corner of the I. R.R. Co. Survey, Abstract No. 428, and continuing for an overall distance of 6,530.08 feet (deed call, 2354 varas) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the East corner of the herein described tract, said iron rod being the East corner of the residual 1730.91 acre Wedemeier tract, an interior corner of the 1570 acre Buhler tract, the South corner of the Barbara B. Diebel Family Limited Partnership tract, the South corner of Abstract No. 428, and in the northwest line of the Philip Holmes Survey, Abstract No. 178;

THENCE, South 44°39'52" West (deed call, South 45° West), with the common line of the residual 1730.91 acre Wedemeier tract, the 1570 acre Buhler tract, Abstract No. 170, and Abstract No. 178, passing at an approximate distance of 3,296 feet the West corner of Abstract No. 178 and the North corner of Abstract No. 250, and continuing for an overall distance of 6,730.78 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 646.78 acres of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone (4204) NAD83 GEOID G18. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in July 2024 and is true and correct to the best of my knowledge and belief.


Wm. Patrick Hohlt 9/4/24
Registered Professional Land Surveyor
Texas No. 5523
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