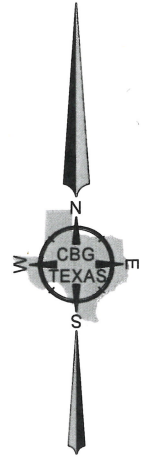


**EXHIBIT "A"**  
**ACCESS EASEMENT**  
 SITUATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 327,  
 WALLER COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 02°21'01" W	27.06'
L2	N 87°31'50" E	1433.17'
L3	S 02°28'10" E	31.60'
L4	S 87°42'43" W	1433.23'



WILLIE BRANDON HARE, INDIVIDUALLY  
 INST. NO. 2409277  
 WILLIE BRANDON HARE, AS TRUSTEE OF  
 THE LARRY ALLEN DODD TRUST  
 INST. NO. 2409278

TROG RANCH, LLC  
 INST. NO. 1607842

APPROX. LOCATION  
 H.&T.C. R.R. CO. SURVEY  
 ABSTRACT NO. 182

JAMES H. BURTON AND WIFE,  
 CHANSUN BURTON  
 VOL. 0508, PG. 206

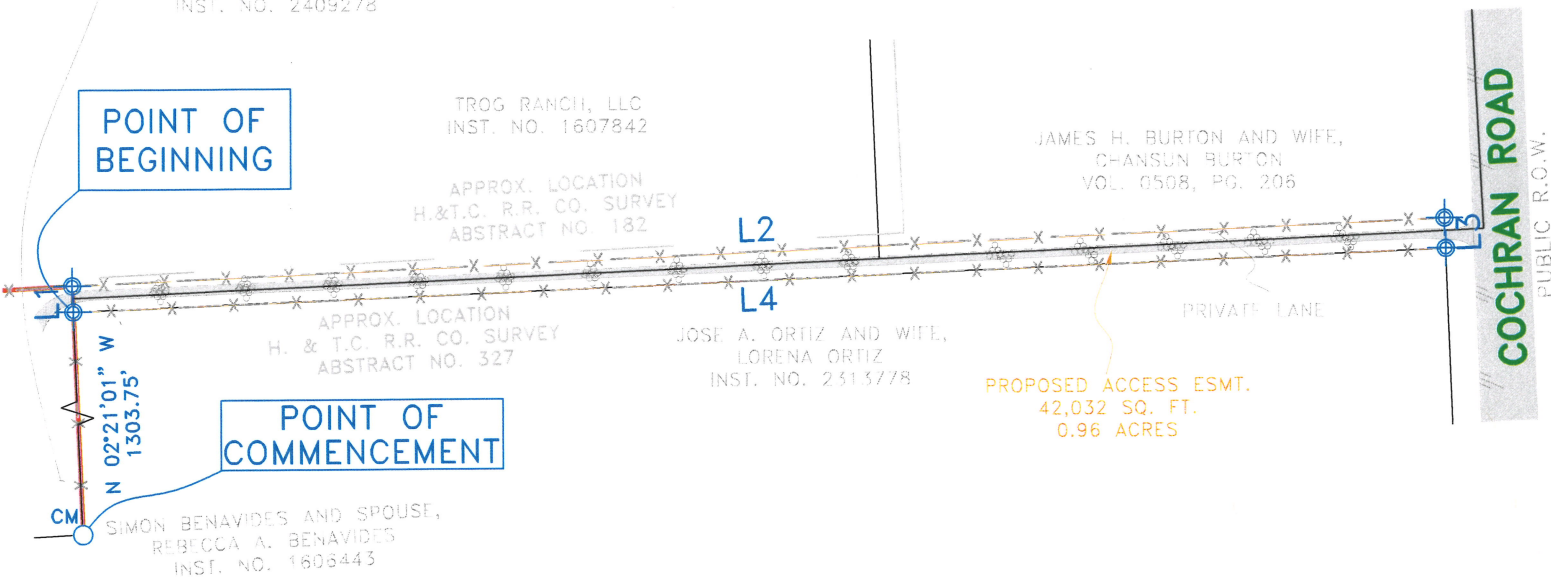
APPROX. LOCATION  
 H. & T.C. R.R. CO. SURVEY  
 ABSTRACT NO. 327

JOSE A. ORTIZ AND WIFE,  
 LORENA ORTIZ  
 INST. NO. 2313778

PRIVATE LANE

PROPOSED ACCESS ESMT.  
 42,032 SQ. FT.  
 0.96 ACRES

**COCHRAN ROAD**  
 PUBLIC R.O.W.



**LEGEND**

- 1/2" IRON ROD FOUND
- POINT FOR CORNER

INST. NO. INSTRUMENT NUMBER  
 VOL., PG. VOLUME, PAGE  
 R.O.W. RIGHT-OF-WAY  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,  
 DALLAS COUNTY, TEXAS  
 D.R.D.C.T. DEED RECORDS,  
 DALLAS COUNTY, TEXAS  
 ESMT. EASEMENT  
 SQ. FT. SQUARE FEET



NATHAN ALAN PARE  
 R.P.L.S. NO. 6845

**GENERAL NOTES:**

BEARING SHOWN ARE BASED ON  
 NAD 83 TEXAS SOUTH CENTRAL  
 ZONE



**CBG Surveying Texas, LLC.**

**PLANNING · SURVEYING**  
 419 CENTURY PLAZA · DR. SUITE 210 HOUSTON, TX 77073  
 P 214.349.9485 · F 214.349.2216  
 Firm No. 10194280  
 www.cbglctx.com

SHEET 1 OF 2  
 JOB NO. 10249  
 DRAWN BY: SG  
 DATE: 02/04/26

EXHIBIT "A"  
ACCESS EASEMENT  
SITUATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 327,  
WALLER COUNTY, TEXAS

Being an access easement situated in the H. & T.C. R.R. CO. Survey, Abstract No. 327, Waller County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northwest corner of that tract of Land conveyed to Simon Benavides and spouse, Rebecca A. Benavides, by deed recorded in Instrument Number 1606443, Deed Records of Waller County, Texas, same said corner being the Southeast corner of that tract of land conveyed to Willi Brandon Hare, Individually by deed recorded in Instrument Number 2409277, Deed records of Waller County Texas, and Willi Brandon Hare, as Trustee of the Larry Allen Dodd Trust, by deed recorded in Instrument Number 2409278, Deed Records of Waller County, Texas;

THENCE North 02 degrees 21 minutes 01 seconds West, a distance of 1303.75 feet to a point for corner, said corner being along the East line of said Hare tract (Instrument Number 2409277) (Instrument Number 24090278), same said corner being the Northwest corner of that tract of land conveyed to Jose A. Ortiz and wife, Lorena Ortiz, by deed recorded in Instrument Number 2313778, Deed Records of Waller County, Texas, same being the POINT OF BEGINNING of herein described tract;

THENCE North 02 degrees 21 minutes 01 seconds West, along and with the East line of said Hare tract, a distance of 27.06 feet to a point for corner at the Northeast corner of said Hare tract;

THENCE North 87 degrees 31 minutes 50 seconds East, across a tract of land conveyed to Trog Ranch, LLC in Instrument Number 1607842, Deed Records of Waller County, Texas, continuing across a tract of land conveyed to James H. Burton and wife Chansun Burton, in Volume 508, Page 206, Deed Records of Waller County, Texas, a distance of 1433.17 feet to a point for corner;

THENCE South 02 degrees 28 minutes 10 seconds East, a distance of 31.60 feet to a point for corner in the West line of Cochran Road, at the Northeast corner of a tract of land conveyed to Jose A. Ortiz and wife Lorena Ortiz in Instrument Number 2313778, Deed Records of Waller County, Texas;

THENCE South 87 degrees 42 minutes 43 seconds West, along and with the North line of said Ortiz tract, a distance of 1433.23 feet to POINT OF BEGINNING and containing 42,032 square feet or 0.96 acres of land.

GENERAL NOTES:

BEARING SHOWN ARE BASED ON NAD 83 TEXAS  
SOUTH CENTRAL ZONE



NATHAN ALAN PARE  
R.P.L.S. NO. 6845



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SHEET 2 OF 2  
JOB NO. 10249  
DRAWN BY: SG  
DATE: 02/04/2026