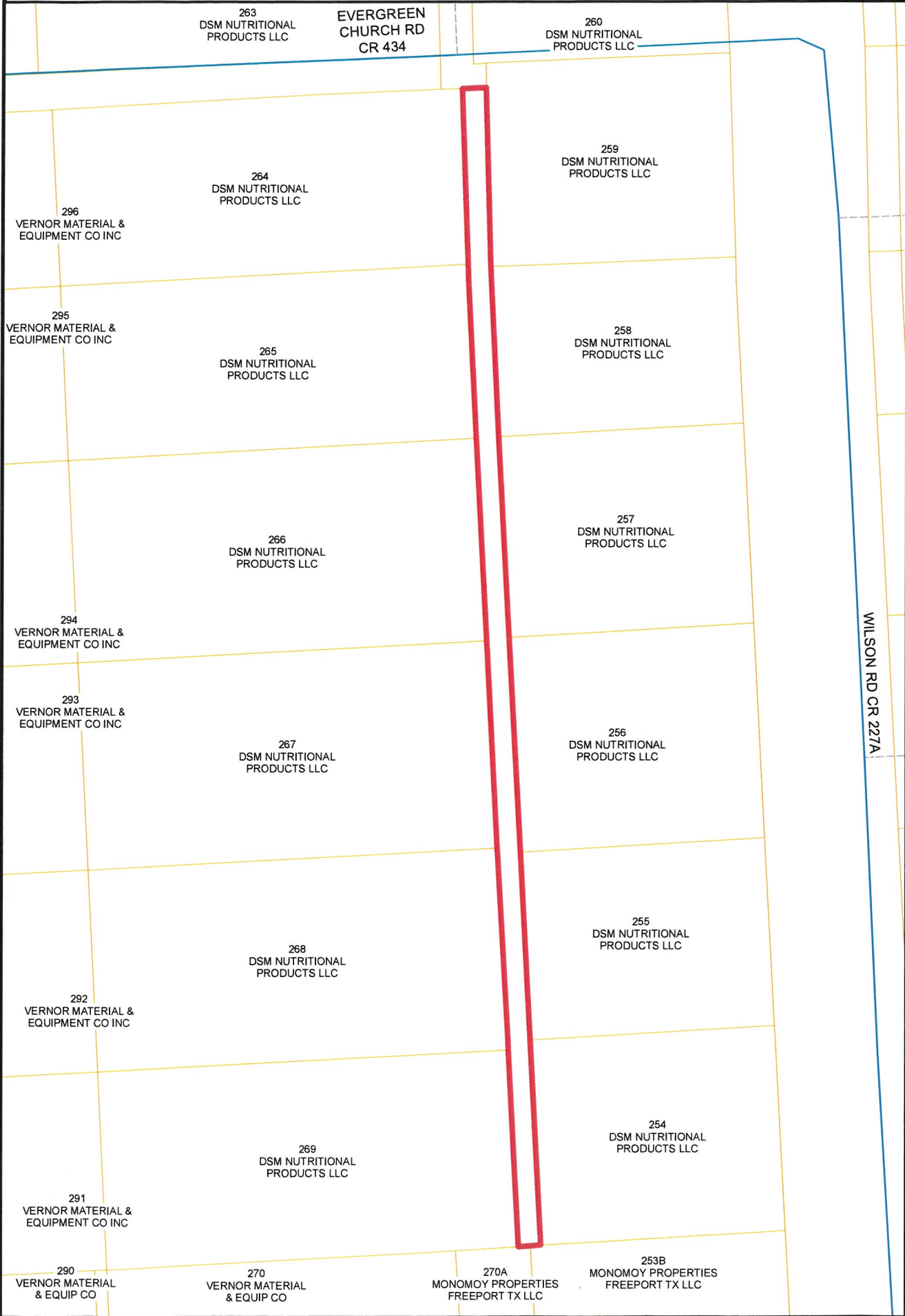


Exhibit A







County Rd

Private Street

ROW to be abandoned

Brazoria County Engineering



30' ROW to be abandoned

1/13/2026

JBX2 Logistics, LLC.
1180 S Beverly Drive #500
Los Angeles, CA 90035

November 13, 2025

Matt Hanks, County Engineer
451 N. Velasco, Suite 230
Angleton, TX 77515

RE: Petition to Abandon 30-ft Road Easement
2204 CR 434, Freeport, TX 77541

Dear Mr. Hanks,

As the property owners of Tract 2 (29.49 acres), Tract 3 (17.81 acres), and 30-foot road easement, in the A. Calvit League, A-49, Brazoria County, Texas, according to the Plat of Said Subdivision Recorded in Volume 2, Page 141, of the Plat records of Brazoria County, Texas. We would like to formally request the abandonment of the following described easement. Our property includes a 30-foot Road Easement between Tract 2 and Tract 3 as shown yellow highlighted on attached survey. As I cannot see any future value in a road at this location and an unmaintained easement will create an adverse impact on the development our property. We plan to combine two tracts and the abandoned road to one tract for future development. We would like to petition the County to abandon this road easement.

We can be reached by phone at (310-592-7936)/ (310-498-2882) or e-mail justin.wpe@gmail.com / jonathanbergman18@gmail.com.

Thank you,

Justin Bergman
Justin Bergman

Title: Manager
JBX2 Logistics, LLC.

Jonathan Bergman
Jonathan Bergman

Title: Manager
JBX2 Logistics, LLC.

[illegible][illegible]

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE _____ "C", ACCORDING TO F.I.R.M. MAP NO. _____, DATED _____, BY CHARTING PLATTING COM. OF _____.

WE DO NOT ASSUME RESPONSIBILITY FOR EXACT HYDROLOGICAL, ENGINEER OR DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS COVERED, THE COMPANY, CITY AND COUNTY IN WHICH SUBJECT TRACTS ARE LOCATED. SAID EXPERTS ARE NOTED UNDER VARIOUS SUBJECT PLANNING, DESIGN, ENGINEERING, AND DEVELOPMENT, F.I.R.M. MAPS, AND THE UNITED STATES GOVERNMENT.

[illegible][illegible]

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED
(Cash)

Date: June 13, 2025

Grantor: DSM Nutritional Products, LLC, a Delaware Limited Liability Company

Grantor's Mailing Address: 250 Plainsboro Road, Plainsboro NJ 08534

Grantee: JBX2 Logistics LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 1180 S. Beverly Drive #500, Los Angeles CA 90035

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Lots 254, 255, 256, 257, 258 and 259 of the BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO. 13, in the A. CALVIT LEAGUE, A-49, Brazoria County, Texas, according to the plat of said subdivision recorded in Volume 2, Page 141, of the Plat Records of Brazoria County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivisions in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as a part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

Grantor, for the above Consideration, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

DSM Nutritional Products, LLC

By: 

Printed Name: Hugh C. Welsh

Title: President

ACKNOWLEDGMENT

STATE OF New Jersey §

COUNTY OF Monmouth §

This instrument was acknowledged before me on the 13th day of June, 2025, by
Hugh C. Welsh, the President of DSM Nutritional Products, Inc.





Notary Public, State of New Jersey
My commission expires: 2/3/2027

Exhibit "A "

Lots 254, 255, 256, 257, 258 and 259 of the BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO. 13, in the A. CALVIT LEAGUE, A-49, Brazoria County, Texas, according to the plat of said subdivision recorded in Volume 2, Page 141, of the Plat Records of Brazoria County, Texas.

FILED and RECORDED

Instrument Number: 2025028262

Filing and Recording Date: 06/16/2025 12:58:27 PM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman". The signature is written in a cursive style.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
(Cash)**

Date: January 9, 2025

Grantor: DSM Nutritional Products, Inc., a Delaware corporation

Grantor's Mailing Address: 250 Plainsboro Road, Plainsboro NJ 08536

Grantee: JBX2 Logistics LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 1180 S Beverly Drive #500, Los Angeles CA 90035

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Tracts F1A, 88, 263, 264, 265, 266, 267, 268, 269, 391, 392 and 393 of the Brazos Coast Investment Company Subdivision No. 13, in the A. Calvit League, A-49, according to the plat of said subdivision recorded in Volume 2, Page 141 of the Plat Records of Brazoria County, Texas and also described more particularly on Exhibit "A."

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivisions in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as a part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

Grantor, for the above Consideration, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

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GRANTOR:

DSM Nutritional Products, LLC

By: 

Printed Name: Hugh C. Welsh

Title: President

ACKNOWLEDGMENT

STATE OF New Jersey §

COUNTY OF Monmouth §

This instrument was acknowledged before me on the 9 day of January, 2025, by

Hugh C. Welsh, the President of DSM Nutritional Products, Inc.



Lauren C. Hartman

Notary Public, State of New Jersey

My commission expires: 11-01-2026

Exhibit "A "

Tracts F1A, 88, 263, 264, 265, 266, 267, 268, 269, 391, 392 and 393 of the Brazos Coast Investment Company Subdivision No. 13, in the A. Calvit League, A-49, according to the plat of said subdivision recorded in Volume 2, Page 141 of the Plat Records of Brazoria County, Texas.

Also being described as:

TRACT 1

BEING A 25.9524-ACRE TRACT OUT OF TRACTS F1A, 88, 263, 264, 265, 266, 267, 268, 269, 391, 392 AND 393 OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO. 13, IN THE A. CALVIT LEAGUE, A-49, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 141 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARING IS PER G.P.S OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD 83, GEOID 18);

COMMENCING AT A CONCRETE MONUMENT WITH DISC FOUND IN THE NORTH LINE OF COUNTY ROAD 434 RIGHT-OF-WAY AND SOUTHWEST CORNER OF A CALLED 4.89-ACRE TRACT OF LAND OWNED BY DOW CHEMICAL COMPANY (PROPERTY ID NUMBER 191691);

THENCE NORTH 87 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 781.51 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 434 TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF SAID 25.9524-ACRE TRACT OF LAND AND BEING THE SOUTHEAST CORNER OF SAID 4.89-ACRE TRACT OF LAND ALSO BEING THE POINT OF BEGINNING OF SAID TRACT 1;

THENCE NORTH 02 DEGREES 42 MINUTES 55 SECONDS WEST, A DISTANCE OF 201.04 FEET TO A CONCRETE MONUMENT FOUND IN THE SOUTH LINE OF A CALLED 5.00-ACRE TRACT OF LAND OWNED BY DOW CHEMICAL COMPANY (PROPERTY ID NUMBER 152974), AND BEING THE NORTHEAST CORNER OF SAID 4.89-ACRE TRACT OF LAND;

THENCE SOUTH 59 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 199.90 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTH CORNER OF SAID 5.00-ACRE TRACT OF LAND;

THENCE NORTH 30 DEGREES 36 MINUTES 47 SECONDS EAST, A DISTANCE OF 1257.04 FEET ALONG THE EAST LINE OF SAID 5.00-ACRE TRACT OF LAND TO A CONCRETE MONUMENT FOUND FOR THE EAST CORNER OF A CALLED 3.32-ACRE TRACT OF LAND OWN BY DOW CHEMICAL COMPANY (PROPERTY ID NUMBER 152974);

THENCE NORTH 59 DEGREES 12 MINUTES 35 SECONDS WEST, A DISTANCE OF 310.73 FEET ALONG THE NORTH LINE OF SAID 3.32-ACRE TRACT OF LAND TO A CONCRETE MONUMENT FOUND FOR THE SOUTH CORNER OF A CALLED 5.00-ACRE TRACT OF LAND OWNED BY DOW CHEMICAL COMPANY (PROPERTY IN NUMBER 152974);

THENCE NORTH 30 DEGREES 48 MINUTES 28 SECONDS EAST, A DISTANCE OF 232.89 FEET ALONG THE EAST LINE OF SAID 2.38-ACRE TRACT OF LAND TO A POINT THAT FALLS IN THE WATER OF OYSTER CREEK, AND MARKING THE NORTHWEST CORNER OF SAID 25.9524-ACRE TRACT OF LAND;

THENCE SOUTH 63 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 84.82 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH HIGH BANK OF OYSTER CREEK;

THENCE SOUTH 71 DEGREES 30 MINUTES 40 SECONDS EAST, A DISTANCE OF 190.49 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH HIGH BANK OF OYSTER CREEK;

THENCE SOUTH 78 DEGREES 57 MINUTES 24 SECONDS EAST, A DISTANCE OF 88.54 FEET TO A POINT THAT FALLS IN THE WATERS OF OYSTER CREEK;

THENCE NORTH 85 DEGREES 57 MINUTES 28 SECONDS EAST, A DISTANCE OF 432.75 FEET TO A POINT THAT FALLS IN THE WATERS OF OYSTER CREEK;

THENCE NORTH 82 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE 158.00 FEET TO A POINT THAT FALLS IN THE WATERS OF OYSTER CREEK MARKING THE NORTHEAST CORNER OF SAID 25.9524-ACRE TRACT OF LAND AND BEING THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 227A;

THENCE SOUTH 02 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 411.90 FEET ALONG THE WEST LINE OF COUNTY ROAD 227A TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHEAST CORNER OF A CONTROLLED ACCESS ROAD (55.00 FEET WIDE); THENCE SOUTH 87 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 492.00 FEET ALONG THE NORTH LINE OF SAID CONTROLLED ACCESS ROAD TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER OF SAID CONTROLLED ACCESS ROAD;

THENCE SOUTH 02 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 995.50 FEET ALONG THE WEST LINE OF SAID CONTROLLED ACCESS ROAD TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 434 AND BEING THE SOUTHEAST CORNER OF SAID 25.9524-ACRE TRACT OF LAND;

THENCE SOUTH 87 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 1163.80 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 434 TO THE POINT OF BEGINNING CONTAINING 25.9524 ACRES (1,130,485 SQUARE FEET) OF LAND, MORE OR LESS

TRACT 2

BEING A 29.6437-ACRE TRACT OUT OF TRACTS 264-269 OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO. 13, IN THE A. CALVIT LEAGUE, A-49, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 141 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARING IS PER G.P.S OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD 83, GEOID 18);

COMMENCING AT A CONCRETE MONUMENT WITH DISC FOUND IN THE SOUTH LINE OF COUNTY ROAD 434 RIGHT-OF-WAY AND NORTHWEST CORNER OF A CALLED 2.72-ACRE TRACT OF LAND OWNED BY DOW CHEMICAL COMPANY (PROPERTY ID NUMBER 191608);

THENCE NORTH 87 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 1333.75 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 434 TO A 1-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 29.6437-ACRE TRACT OF LAND AND BEING THE POINT OF BEGINNING OF SAID TRACT 2;

THENCE NORTH 87 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 665.76 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 434 TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHEAST CORNER OF SAID 29.6437-ACRE TRACT OF LAND AND BEING THE WEST LINE OF 30 FOOT ABANDONED PLATTED ROAD (VOLUME 2 PAGE 146 B.C.P.R.);

THENCE SOUTH 02 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 1937.54 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 30-FOOT ROAD TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE NORTH LINE OF A CALLED 3.00-ACRE TRACT OF LAND RECORDED IN VOLUME 2 PAGE 141 IN THE BRAZORIA COUNTY PLAT RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID 29.6437-ACRE TRACT OF LAND;

THENCE SOUTH 87 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 665.74 FEET ALONG THE SOUTH LINE OF SAID 29.6437-ACRE TRACT OF LAND TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 09 DEGREES 39 MINUTES EAST, A DISTANCE OF 0.87 FEET,

SAID POINT MARKING THE SOUTHEAST CORNER OF A CALLED 29.49 ACRES BEING A PORTION OF LOTS 291-296 RECORDED IN VOLUME 2 PAGE 141 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE NORTH 02 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 1941.68 FEET ALONG THE EAST LINE OF SAID 29.49-ACRE TRACT OF LAND TO THE POINT OF BEGINNING CONTAINING 29.6437 ACRES (1,291,280 SQUARE FEET) OF LAND, MORE OR LESS.

FILED and RECORDED

Instrument Number: 2025001724

Filing and Recording Date: 01/10/2025 03:05:38 PM Pages: 6 Recording Fee: \$41.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-tonya

Showing Location of Divisions
with reference to Original Surveys.
in

Scale - 4000 ft = 1 in.

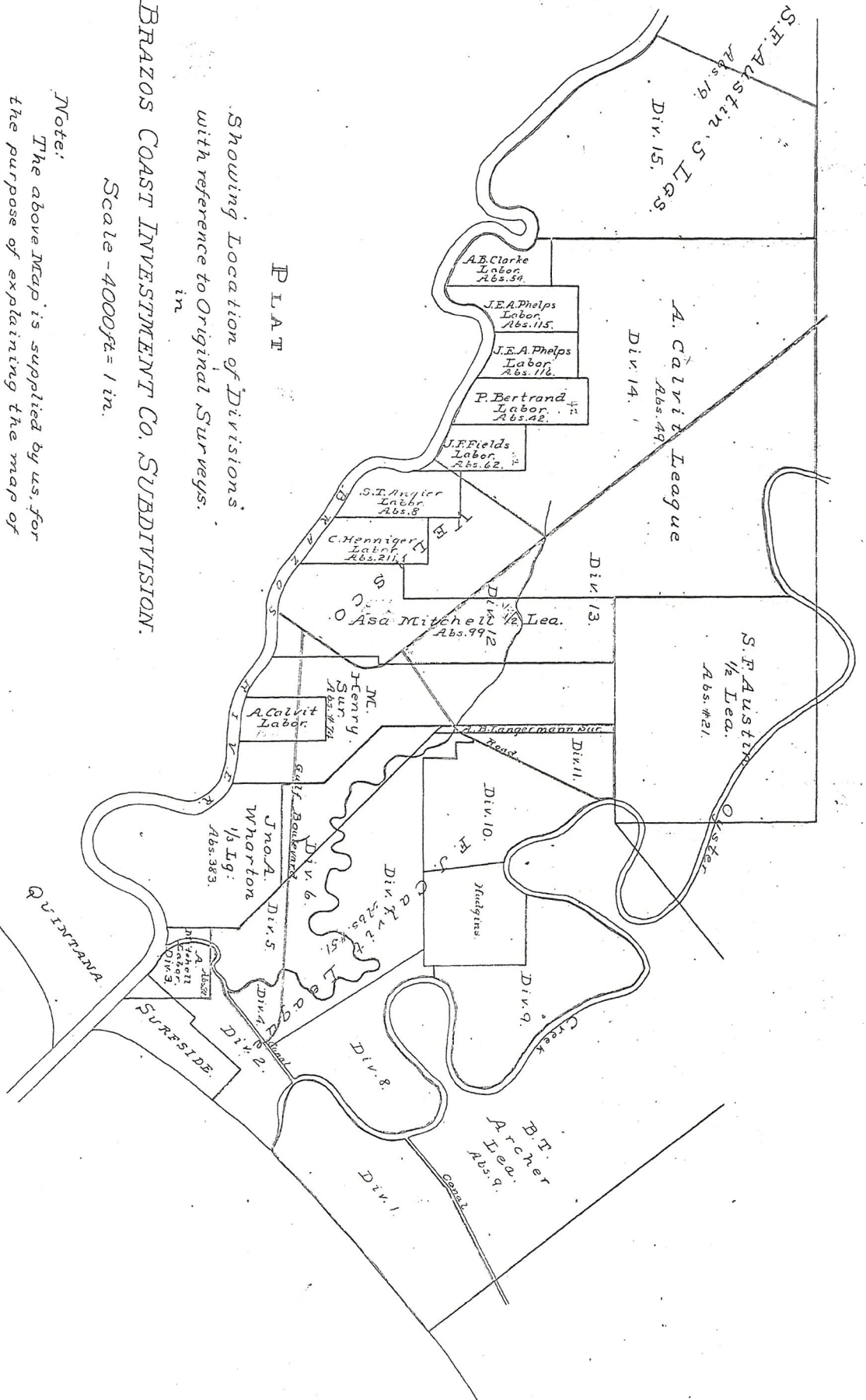
The above Map is supplied by us, for the purpose of explaining the map of the Brazos Coast Iron Co. Sub., which, because of its large size is cut up into a number of sections and recorded in full on the seven pages following.

Division numbers and boundaries shown in red.

P. R. Shirley,
Clerk County Court,
Brazoria Co., Texas.

Records Certificate. I, P. C. Shirley, Clerk of the County Court do hereby certify that the map of the Brazos Coast Insetment Commission, which was filed in No. 6, 12, 1909, by G. H. Sweeney, were received by order of the Commissioners Court passed at its July term 1916, on pages 142 to 148, inclusive, following.

J. Shirley,
Wil. Co. Cr., Brazoria Co., Texas.



S. I. AUSTIN 1/2 LEAGUE.

