

Exhibit A

INST. #:21-08303
Vol:2022 Page:491



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 2
12.058 ACRES
IN THE FAYETTE COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 182
FAYETTE COUNTY, TEXAS

BEING a 12.058 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain called 24.25 acre tract described in instrument to Windsor Chase, LLC., recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 12.058 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the intersection of the southerly margin of Knape Road, with the westerly margin of U.S. Highway 77 (HWY 77), for the northeasterly corner of said 24.25 acre tract;

THENCE South 01°54'00" East, 454.19 feet, with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northeasterly corner of the herein described 12.058 acre tract;

THENCE South 01°54'00" East, 452.94 feet, continuing with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a 5/8 inch iron rod found for the common easterly corner of said 24.25 acre tract and that certain called 5.364 acre tract described in instrument to Cy A. Hawkins and Lori M. Hawkins, recorded in Volume 1751, Page 745, O.R.F.C.T., being the southeasterly corner of the herein described 12.058 acre tract;

THENCE South 88°06'32" West, 1,168.88 feet, with the common line between said 24.25 acre tract and said 5.364 acre tract, to a 5/8 inch iron rod found in the easterly line of that certain called 24.25 acre tract described in instrument to John Leon Marek (Marek tract), recorded in Volume 1094, Page 316, O.R.F.C.T., for the common westerly corner of said 24.25 acre tract and said 5.364 acre tract, being the southwest corner of the herein described 12.058 acre tract;

THENCE North 01°52'33" West, 449.16 feet, with the common line between said 24.25 acre tract and said Marek tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 12.058 acre tract;

THENCE severing, over and across said 24.25 acre tract, with an existing fence, the following thirteen (13) courses and distances:

1. North 88°17'40" East, 125.44 feet, to a fence angle for corner;
2. North 88°17'40" East, 325.00 feet, to a fence angle for corner;
3. North 88°17'40" East, 52.05 feet, to a fence angle for corner;
4. North 86°09'56" East, 14.48 feet, to a fence angle for corner;
5. North 88°29'53" East, 16.18 feet, to a fence angle for corner;
6. North 85°43'49" East, 12.83 feet, to a fence angle for corner;

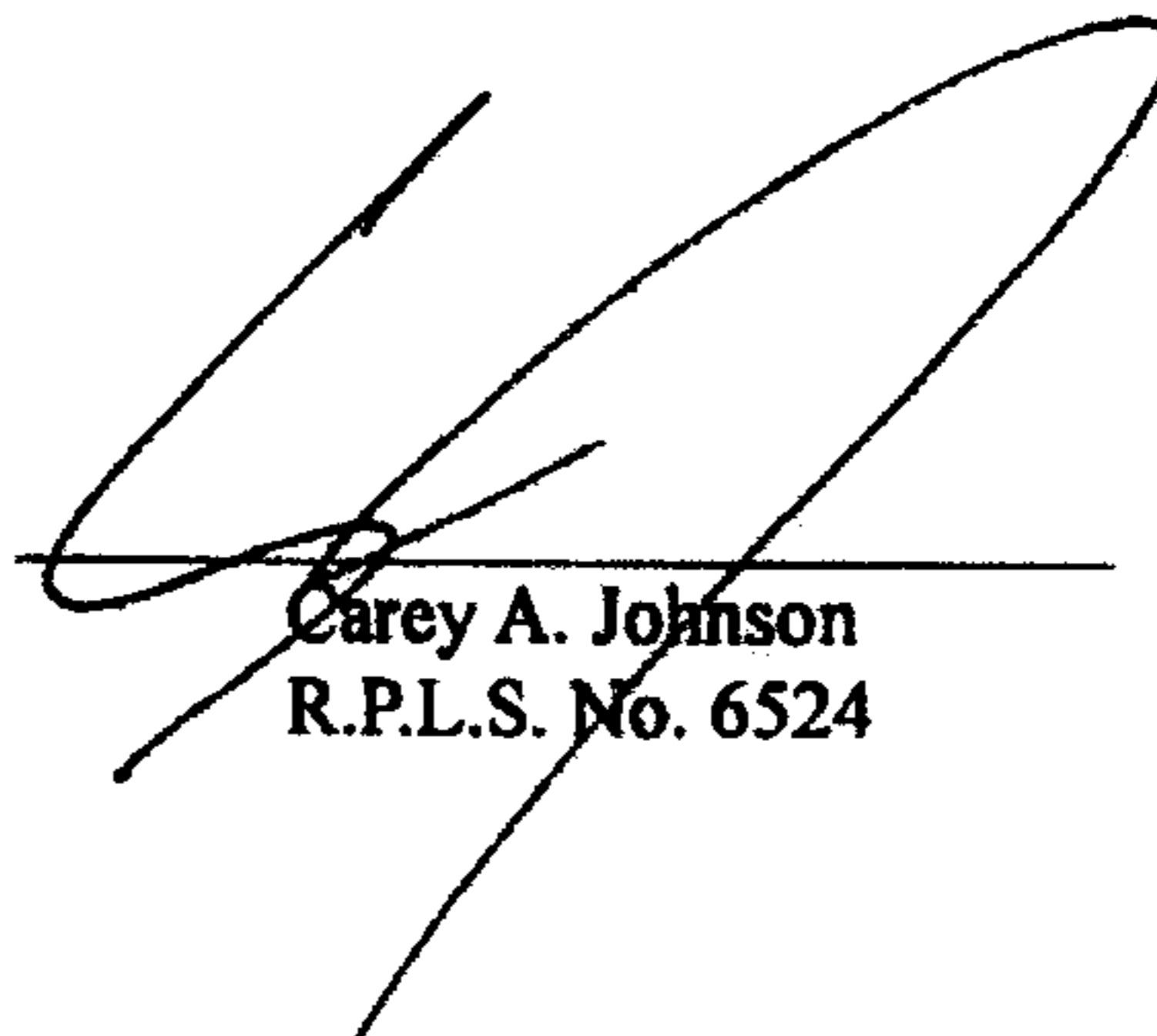
7. North 87°50'49" East, 46.13 feet, to a fence angle for corner;
8. North 89°56'54" East, 13.31 feet, to a fence angle for corner;
9. North 87°38'23" East, 473.93 feet, to a fence angle for corner;
10. North 87°41'07" East, 25.00 feet, to a fence angle for corner;
11. North 87°41'07" East, 25.00 feet, to a fence angle for corner;
12. North 87°41'07" East, 27.07 feet, to a fence angle for corner;
13. North 86°55'44" East, 12.33 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 12.058 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 11, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-20.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

August 25, 2021
Date

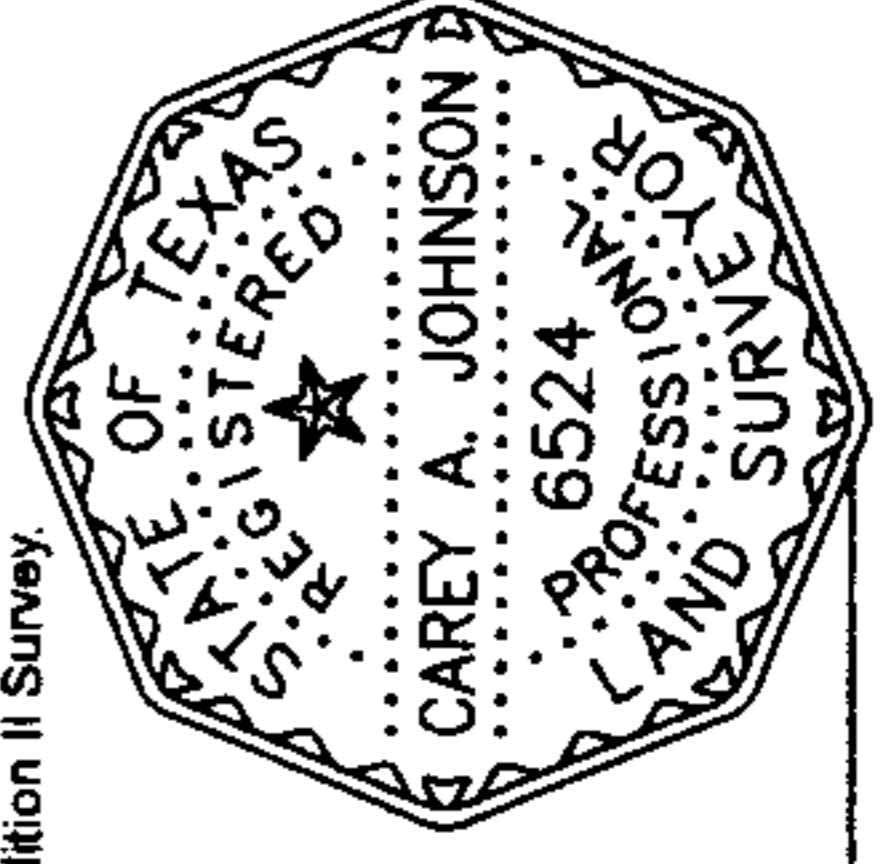

Carey A. Johnson
R.P.L.S. No. 6524

U
N
O
F
F
I
C
I
A
L

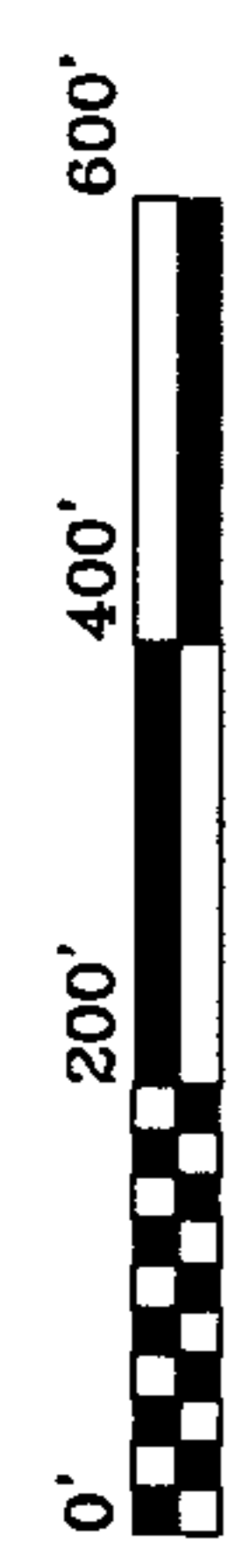
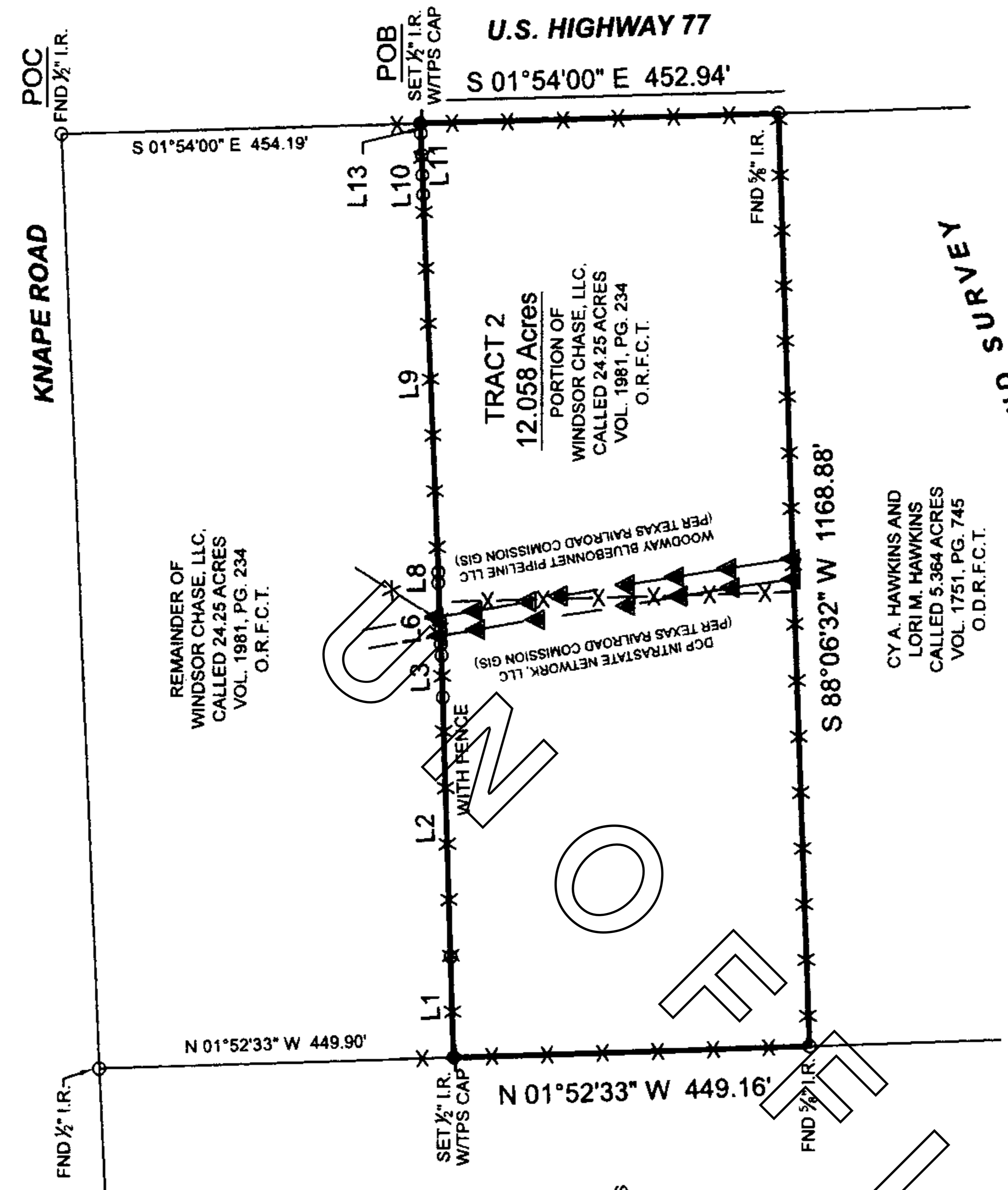
LINE	BEARING	DISTANCE
L1	N 88°17'40" E	125.44'
L2	N 88°17'40" E	325.00'
L3	N 88°17'40" E	52.05'
L4	N 86°09'56" E	14.48'
L5	N 88°29'53" E	16.18'
L6	N 85°43'49" E	12.83'
L7	N 87°50'49" E	46.13'
L8	N 89°56'54" E	13.31'
L9	N 87°38'23" E	473.93'
L10	N 87°41'07" E	25.00'
L11	N 87°41'07" E	25.00'
L12	N 87°41'07" E	27.07'
L13	N 86°55'44" E	12.33'

INST. #:21-08303
Vol:2022 Page:493

I hereby certify that this survey was this day made under my supervision on the ground of the above described property and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specification for a Category 1A, Condition II Survey.



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524



- SYMBOL LEGEND**
- Overhead Power Line
 - Guy Wire
 - Wood Fence
 - Wrought Iron Fence
 - Chainlink Fence
 - Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pedestal
 - Water Valve
 - Water Meter
 - Set Iron Rod w/TPS Cap
 - End Iron Rod

JOHN LEON MAREK
CALLED 24.25 ACRES
VOL. 1094, PG. 316
O.R.F.C.T.

TRACT 2
12.058 ACRES
WINDSOR CHASE, LLC.
CALLED 24.25 ACRES
VOL. 1981, PG. 234
O.R.F.C.T.

CYA HAWKINS AND
LORI M. HAWKINS
CALLED 5.364 ACRES
VOL. 1751, PG. 745
O.D.R.F.C.T.

Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. TA-20-889
Effective date: February 26, 2021

- The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment
- 1) Easement to United Gas Pipe Line Company, per Vol. 272, Pg. 207, D.R.F.C.T. (Blanket)
 - 2) Easement to Fayette Water Supply Corporation, per Vol. 521, Pg. 941, D.R.F.C.T. (Blanket)
 - 3) R.O.W. Agreement to PGP Gas Products, Inc., per Vol. 532, Pg. 246, D.R.F.C.T. (Blanket)
 - 4) R.O.W. Agreement to PGP Gas Products, Inc., per Vol. 532, Pg. 248, D.R.F.C.T. (Blanket)

BOUNDARY SURVEY

BEING a 12.058 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain 24.25 acre tract described in instrument to Windsor Chase, LLC., recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 12.058 acre tract being more particularly described by attached metes and bounds description.

This Property lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48148C0425C having an effective date of 10/17/2006.

Job No.: BS43-20-TR2
Scale: 1"=200'
Date: 8/11/2021
Drawn By: AF
Checked By: DVB/MLJW
Field Crew: JM
Revised: 08/26/2021 DVB

Purchaser Windsor Chase, LLC
Address U.S. Highway 77, La Grange, Tx 78945
Lot Block Section
Survey Fayette County School Land A 182
Area 12.058 Acres
Subdivision
Cabinet Sheet County, Texas Records

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET, CONROE, TX 77303
PH (936)756-7447 · FAX (936)756-7446
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION No. 100834-00