

Jared E. Groce Survey, Abstract 30
Waller County, Texas
7.606 acres

EXHIBIT "A"

BEING A 7.606 ACRE TRACT OF OUT OF A 26.997 ACRE TRACT OF LAND RECORDED IN CLERK'S FILE NUMBER (CFN) 502434, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (OPRWC, TX), AND LYING IN THE JARED E. GROCE SURVEY, ABSTRACT 30, WALLER COUNTY, TEXAS, SAID 7.606 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod for the southwest corner of the herein described tract (X = 2893124.76, Y = 13936328.23), and lying in the South boundary line of said 26.997 acre tract, lying also in the North right-of-way (ROW) line of Jozwiak Lane (Jozwiak Ln) (based on a 60 feet wide ROW);

THENCE N 00°24'27" E severing said 26.997 acre tract a distance of 257.07 feet to a 1/2 inch iron rod for an angle corner (X = 2893122.93, Y = 13936585.29);

THENCE N 09°05'34" W at 434.64 feet pass a 1/2 inch iron rod set for reference (X = 2893054.27, Y = 13937014.29), and continuing for a total distance of 447.13 feet to a point for the northeast corner of the herein described tract, and lying in the centerline of a creek, said creek centerline being also the most westerly South boundary line of a 14.119 acre tract of land recorded in CFN 1103637, OPRWC, TX;

THENCE in an easterly and southeasterly direction with the centerline of the creek with all of its meanders to a point for the northeast corner of the herein described tract (X = 2893558.06, Y = 13936667.22);

THENCE S 03°33'34" E with the most southerly West boundary line of said 14.119 acre tract a distance of 320.08 feet to a 1/2 inch iron rod for the southeast corner of the herein described tract (X = 2893577.94, Y = 13936347.76), being also the most southerly southwest corner of said 14.119 acre tract, and lying in the South boundary line of said 26.997 acre tract, lying also in the North ROW line of Jozwiak Ln;

THENCE S 87°31'54" W with the South boundary line of said 26.997 acre tract and the North ROW line of Jozwiak Ln a distance of 453.60 feet to the **PLACE OF BEGINNING** and containing 7.606 acres of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, South Central Zone.

Wesley C. Hunter
Registered Professional Land Surveyor
No. 6268 – State of Texas



EXPLORER SURVEYING

37807 MAYO ST., HEMPSTEAD, TX 77445
(432) 425-4022 & (281) 305-4069 WWW.EXPSURVEY.COM
FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

DATE: December 23, 2020