

EXHIBIT "A"

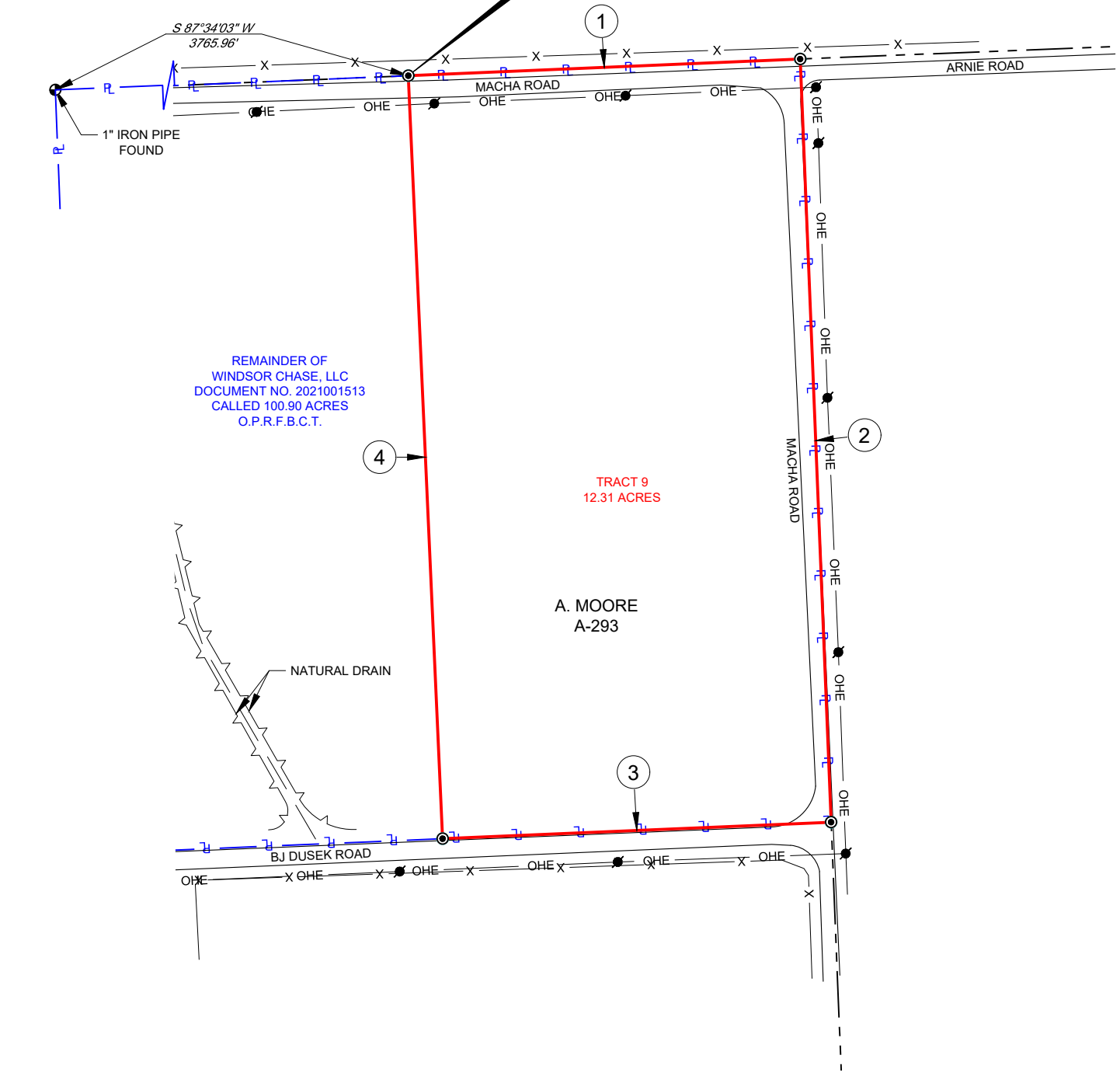
A. MOORE SURVEY, A-293
 FORT BEND COUNTY, TEXAS
 SURVEY OF 12.31 ACRES



SCALE: 1" = 200'
 0' 100' 200'

P.O.B.
 X=2921038.57
 Y=13775044.21
 LAT.: N 29°35'31.64"
 LONG.: W 96°00'08.63"

EMIGRATION CO.
 A-176



LINE TABLE

LINE	BEARING	DISTANCE
1	N 87°34'03" E	526.04'
2	S 02°19'11" E	1024.00'
3	S 87°34'03" W	521.55'
4	N 02°34'16" W	1024.00'

LEGEND

- SURVEY LINE
- PARENT TRACT BORDER
- PROPOSED TRACT
- ROAD WAY
- FENCE LINE
- OVERHEAD ELECTRIC
- TOP OF SLOPE
- TOE OF SLOPE
- IRON ROD SET
- IRON PIPE FOUND
- UTILITY/POWER POLE
- GUY ANCHOR



Patrick A. Fox, R.P.L.S. No. 5069
 SURVEYED ON THE GROUND: November 9, 2020
 Field note description of even date accompanies this plat.



1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
 TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
 TEXAS FIRM REGISTRATION NO. 10042504
 WWW.TOPOGRAPHIC.COM

BJ DUSEK RD WALLIS, TX TRACT 9	REVISION:	
	INT	DATE
DATE: 12/17/2020		
FILE:BO_BJ_DUSEK_RD_TR9		
DRAWN BY: CAR		
SHEET: 1 OF 2		

NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 14"
2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.
3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY BLUE INDIE REALTY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
5. P.O.B. = POINT OF BEGINNING
6. O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS

EXHIBIT "A"
FORT BEND COUNTY, TEXAS
12.31 ACRE TRACT DESCRIPTION

December 17, 2020
Sheet 2 of 2

Field notes of a 12.31 acre tract as shown on sheet 1 of 2 of this Exhibit "A", situated in the A. Moore Survey, Abstract No. 293, Fort Bend County, Texas, also being out of a called 100.90 acre tract of land, described in deed to Windsor Chase, LLC, recorded in Document No. 2021001513, Official Public Records, Fort Bend County, Texas, (O.P.R.F.B.C.T.), said 12.31 acre tract being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=2921038.57, Y=13775044.21) at a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set in Macha Road, on the North line of said 100.90 acre tract, for the Northwest corner of this 12.31 acre tract, from which a 1-inch iron pipe found in the right-of-way of an unknown road, for the Northwest corner of said 100.90 acre tract, bears: South 87°34'03" West, a distance of 3,765.96 feet;

THENCE North 87°34'03" East, along Macha Road, and the North line of said 100.90 acre tract, a distance of 526.04 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set in the intersection of Macha Road and Arnie Road, for the Northeast corner of said 100.90 acre tract, and the Northeast corner of this 12.31 acre tract;

THENCE South 02°19'11" East, along Macha Road, and the East line of said 100.90 acre tract, a distance of 1,024.00 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set in the intersection of Macha Road and BJ Dusek Road, for the Southeast corner of said 100.90 acre tract, and the Southeast corner of this 12.31 acre tract;

THENCE South 87°34'03" West, along said BJ Dusek Road, and the South line of said 100.90 acre tract a distance of 521.55 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Southwest corner of this 12.31 acre tract;

THENCE North 02°34'16" West, a distance of 1,024.00 feet to the POINT OF BEGINNING containing 12.31 acres of which 1.52 acres lying within the maintained and apparent right-of-way of the herein mentioned roads.

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), South Central Zone, in U.S. Survey Feet.

Plat of even date accompanies this field note description.

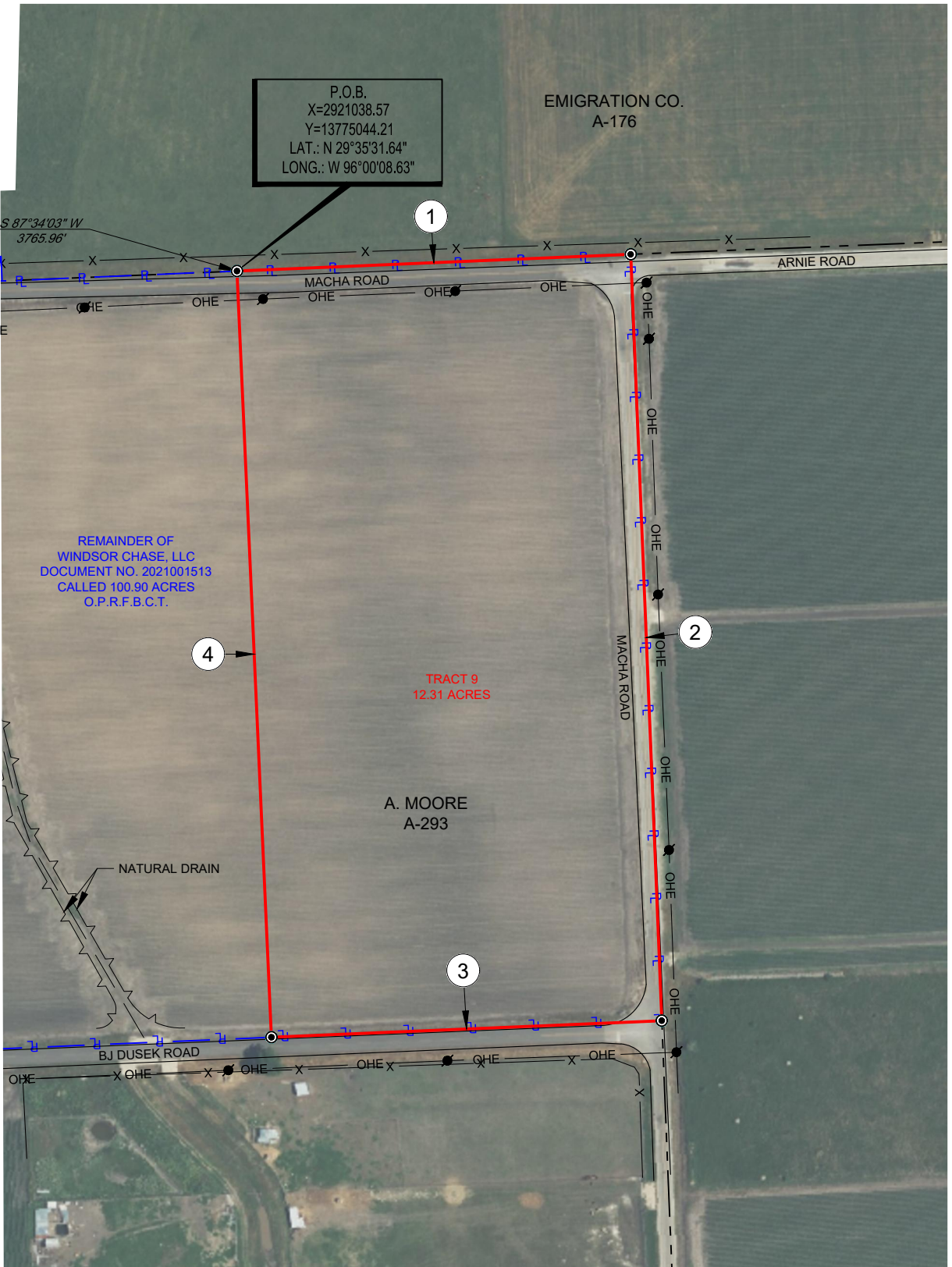
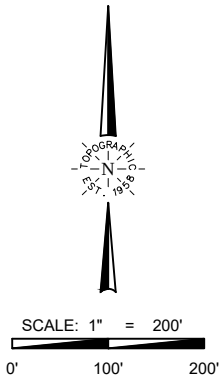
Topographic Land Surveyors
1400 Everman Parkway
Suite 146
Fort Worth, TX 76140



Patrick A. Fox, R.P.L.S. No. 5069
SURVEYED ON THE GROUND: November 9, 2020

AERIAL MAP

A. MOORE SURVEY, A-293
 FORT BEND COUNTY, TEXAS
 SURVEY OF 12.31 ACRES



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