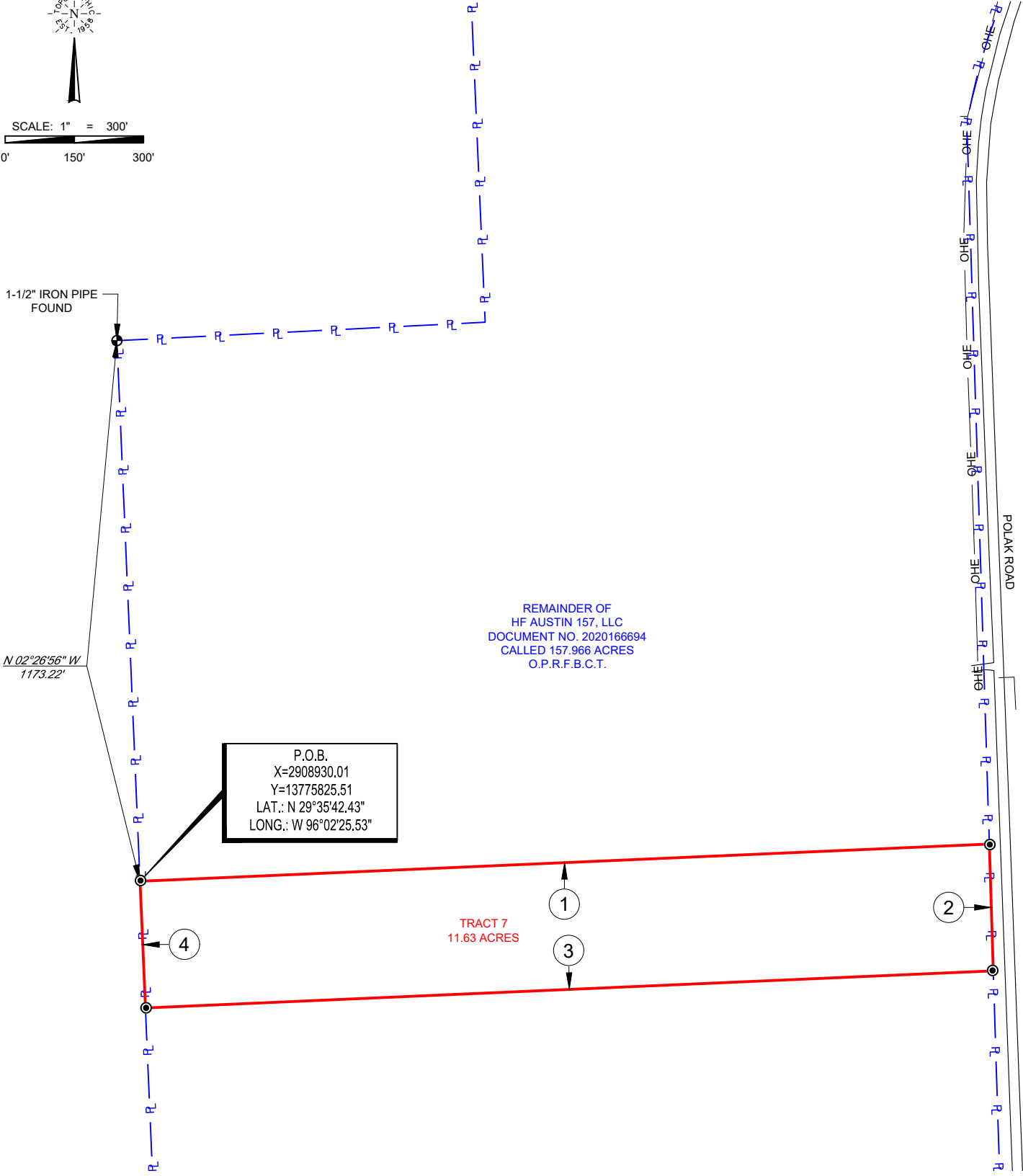


EXHIBIT "A"

J. S. O'CONNOR SURVEY, A-66
 FORT BEND COUNTY, TEXAS
 SURVEY OF 11.63 ACRES



SCALE: 1" = 300'
 0' 150' 300'



REMAINDER OF
 HF AUSTIN 157, LLC
 DOCUMENT NO. 2020166694
 CALLED 157.966 ACRES
 O.P.R.F.B.C.T.

P.O.B.
 X=2908930.01
 Y=13775825.51
 LAT.: N 29°35'42.43"
 LONG.: W 96°02'25.53"

TRACT 7
 11.63 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
1	N 87°29'14" E	1843.60'
2	S 01°47'08" E	275.00'
3	S 87°29'12" W	1840.41'
4	N 02°26'56" W	275.00'

LEGEND

- PARENT TRACT BORDER
- PROPOSED TRACT
- ROAD WAY
- OVERHEAD ELECTRIC
- IRON ROD SET
- IRON PIPE FOUND



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



Patrick A. Fox, R.P.L.S. No. 5069
 SURVEYED ON THE GROUND: October 6, 2020
 Field note description of even date accompanies this plat.

4327 POLAK RD, WALLIS, TX TRACT 7	REVISION:	
	INT	DATE
DATE: 11/02/2020		
FILE:BO_POLAK_RD_TR7		
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
11.63 ACRE TRACT DESCRIPTION

November 2, 2020
Sheet 2 of 2

Field notes of a 11.63 acre tract as shown on sheet 1 of 2 of this Exhibit "A", situated in the J. S. O'Conner Survey, Abstract No. 66, Fort Bend County, Texas, also being out of a called 157.966 acre tract of land, described in deed to HF Austin 157, LLC, recorded in Document No. 2020166694, Official Public Records, Fort Bend County, Texas, (O.P.R.F.B.C.T.), said 11.63 acre tract being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=2908930.01, Y=13775825.51) at a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set, on the most Westerly West line of said 157.966 acre tract, for the Northwest corner of this 11.63 acre tract, from which a 1-1/2-inch iron pipe found for the most Westerly Northwest corner of said 157.966 acre tract, bears: North 02°26'56" West, a distance of 1,173.22 feet;

THENCE North 87°29'14" East, a distance of 1,843.60 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set, on the West right-of-way line of Polak Road, and the East line of said 157.966 acre tract, for the Northeast corner of this 11.63 acre tract;

THENCE South 01°47'08" East, along the West right-of-way line of Polak Road, and the East line of said 157.966 acre tract, a distance of 275.00 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set for the Southeast corner of this 11.63 acre tract;

THENCE South 87°29'12" West, a distance of 1,840.41 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the most Westerly West line of said 157.966 acre tract, for the Southwest corner of this 11.63 acre tract;

THENCE North 02°26'56" West, along the most Westerly West line of said 157.966 acre tract, a distance of 275.00 feet to the POINT OF BEGINNING containing 11.63 acres.

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: October 6, 2020

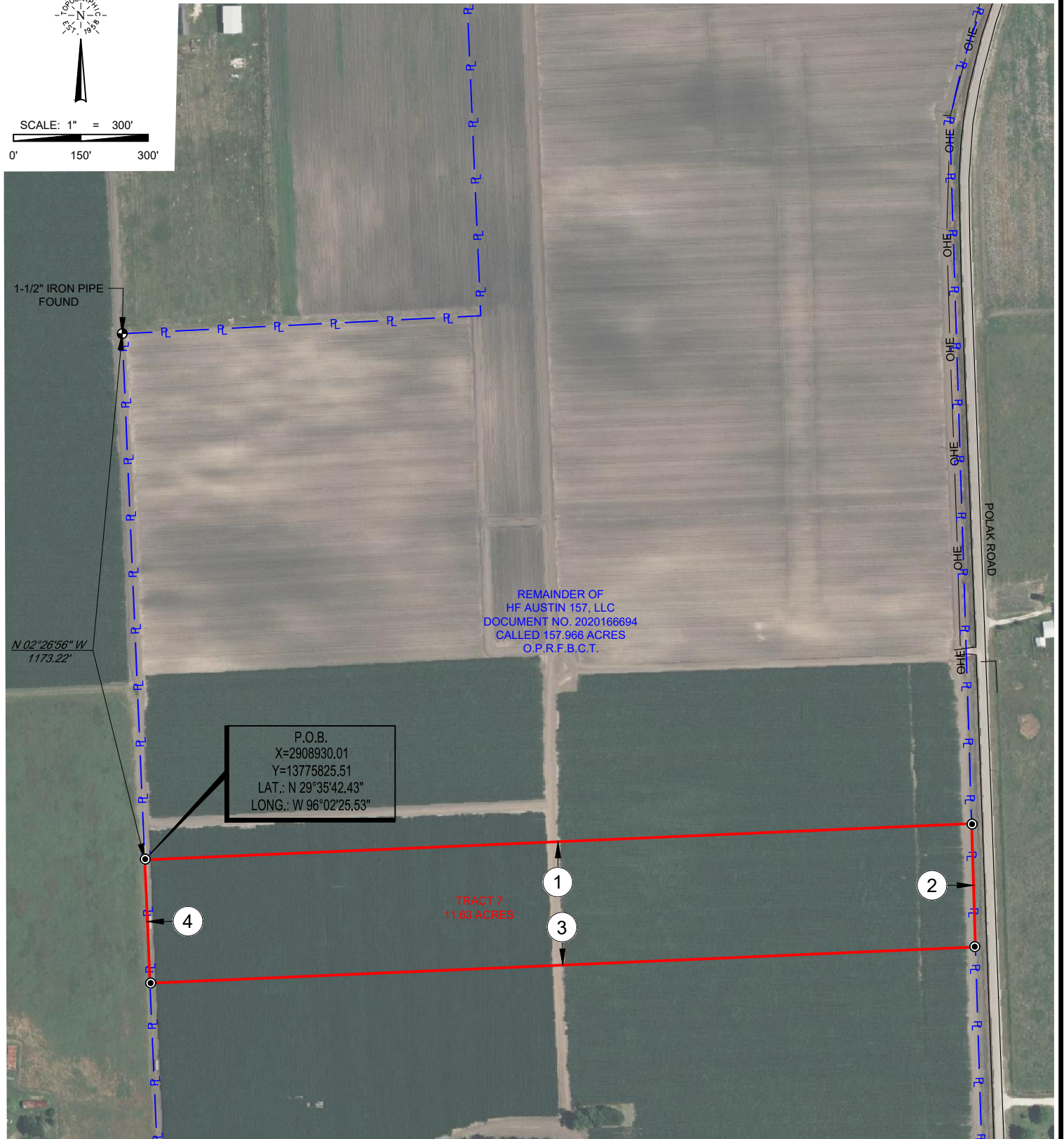
AERIAL MAP

J. S. O'CONNOR SURVEY, A-66
FORT BEND COUNTY, TEXAS
SURVEY OF 11.63 ACRES

BLUE INDIE REALTY



SCALE: 1" = 300'
0' 150' 300'



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LEGEND

- R — PARENT TRACT BORDER
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