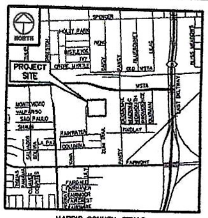
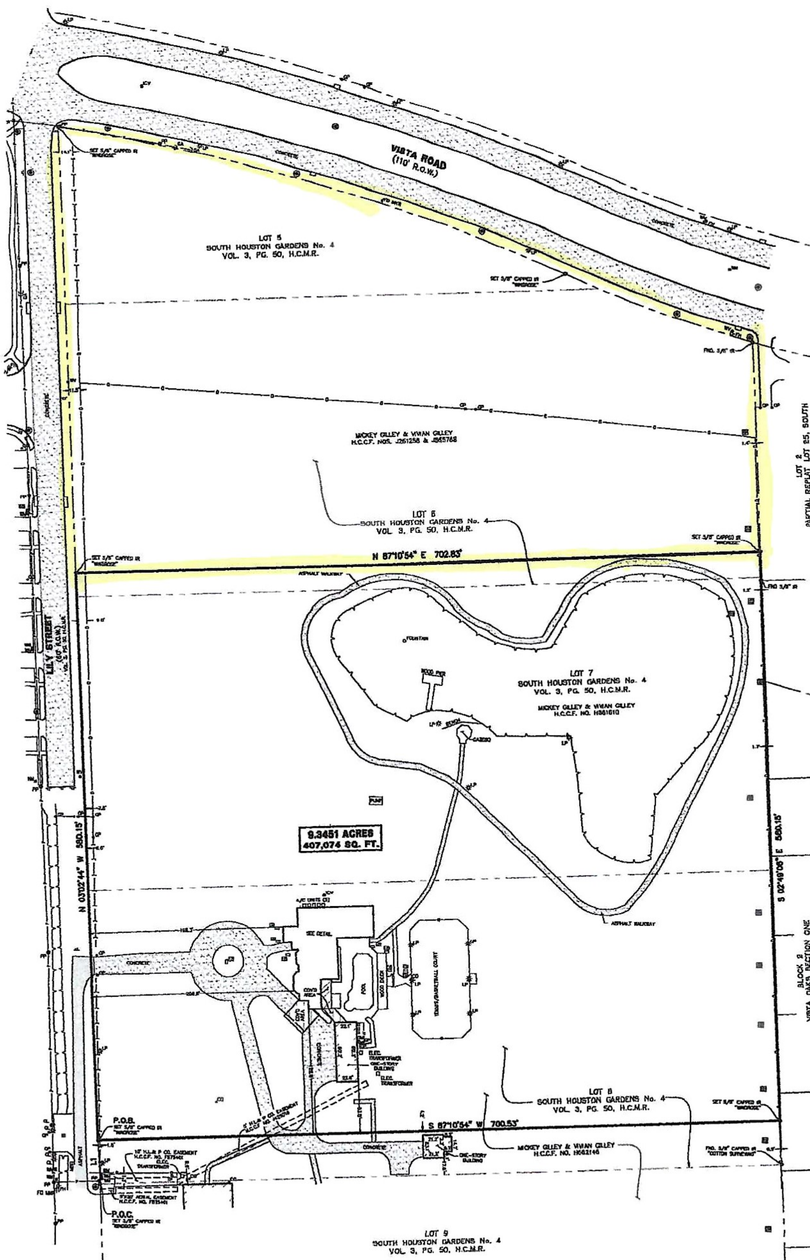
Exhibit A



HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 50'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 9.3451 ACRES OR 407,074 SQUARE FEET OF LAND, SITUATED IN THE J.M. SWISHER SURVEY, ABSTRACT NO. 1280, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOTS 6 AND 8 AND ALL OF LOT 7, SOUTH HOUSTON GARDENS NO. 4, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 3, PAGE (PG.) 50, HARRIS COUNTY MAP RECORDS (H.C.M.R.), ALL CONVEYED TO MICKEY GILLEY AND VIVIAN GILLEY, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NOS. H861610, H682146, J261258 AND J865768, WITH SAID 9.3451 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARING BASED ON THE MONUMENTED SOUTH LINE OF SAID LOT 1, DANZIGER-REESE SUBDIVISION;

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF LILY STREET (60' R.O.W.), AS RECORDED UNDER VOL. 3, PG. 50, H.C.M.R., AND MARKING THE COMMON WEST CORNER OF SAID LOT 8 AND LOT 9 OF SAID SOUTH HOUSTON GARDENS NO. 4;

THENCE, NORTH 03 DEG. 02 MIN. 44 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID LILY STREET, A DISTANCE OF 45.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID LOT 8, MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 02 MIN. 44 SEC. WEST, CONTINUING WITH THE AFORESAID EAST R.O.W. LINE, A DISTANCE OF 580.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID LOT 6, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 10 MIN. 54 SEC. EAST, OVER AND ACROSS SAID LOT 6, A DISTANCE OF 702.83 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 2, PARTIAL REPLAT LOT 23, SOUTH HOUSTON GARDENS NO. 4, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 538284, H.C.M.R., MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 49 MIN. 06 SEC. EAST, WITH THE COMMON LINE OF SAID SOUTH HOUSTON GARDENS NO. 4, SAID LOT 2, PARTIAL REPLAT LOT 23, AND BLOCK 2, VISTA OAKS SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 351088, H.C.M.R., A DISTANCE OF 560.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF SAID LOT 8 AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 10 MIN. 54 SEC. WEST, OVER AND ACROSS SAID LOT 8, A DISTANCE OF 700.53 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.3451 ACRES OR 407,074 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 3022921-01921 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF NOVEMBER 23, 2021, ISSUED DATE OF DECEMBER 2, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999881666.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0920M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SCHEDULE 'B' NOTES

10g. AN UNOBSTRUCTED EASEMENT 5 FEET WIDE, LOCATED ON BOTH SIDES OF A 10 FOOT WIDE EASEMENT CENTERED ALONG THE COMMON PROPERTY LINE OF LOTS 8 AND 9, BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF LOT 9 AND RUNNING ALONG SAID COMMON LINE, A DISTANCE OF 79.6 FEET TO A POINT OF TERMINUS, AND AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT(S) FILED UNDER HARRIS COUNTY CLERK'S FILE NO(S). F575401. (AS TO LOT 8) (SHOWN HEREON)

10h. AN EASEMENT 5 FEET WIDE TRAVERSING ACROSS THE SOUTHERLY PORTION OF SUBJECT PROPERTY AS FURTHER DESCRIBED IN INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. J425016. (AS TO LOT 8) (SHOWN HEREON)

10i. IN THE EVENT SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF PASADENA, SELLER MUST PROVIDE WRITTEN NOTICE TO PURCHASER OF THE RESTRICTIVE COVENANTS AFFECTING SUBJECT PROPERTY AND NOTICE OF THE CITY'S RIGHT TO ENFORCE SAME (IN COMPLIANCE WITH CITY OF PASADENA ORDINANCE NO. 90-6), FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. M494333.

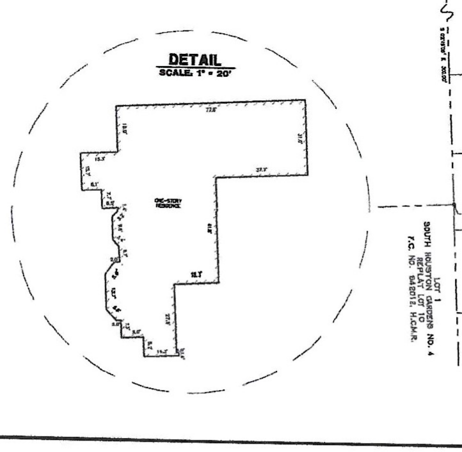
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

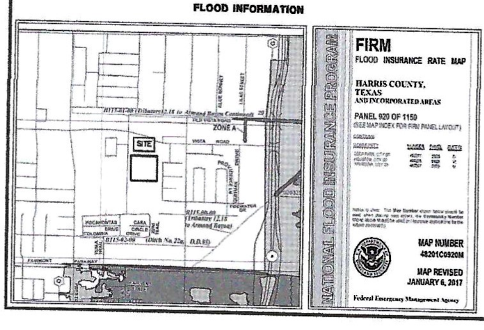
BO	- BOLLARD	PLM	- PIPELINE MARKER
	- HANDICAP	UCS	- UNDERGROUND CABLE SIGN
GM	- GAS METER	CTL	- CATHODIC TEST LEAD
GV	- GAS VALVE	MW	- MONITORING WELL
FH	- FIRE HYDRANT		- PIN FLAG/PAINT MARK
WM	- WATER METER	TC	- TOP OF CURB
WV	- WATER VALVE	G	- GUTTER
ICV	- IRRIGATION CONTROL VALVE	TG	- TOP OF GRATE
	- GRATE INLET	FL	- FLOW LINE
	- GRATE INLET	HB	- HIGHBANK
	- MANHOLE	SAN	- SANITARY SEWER
CO	- CLEANOUT	STM	- STORM SEWER
TP	- TELEPHONE PEDESTAL	CMP	- CORRUGATED METAL PIPE
EB	- ELECTRIC BOX	CPP	- CORRUGATED PLASTIC PIPE
TSB	- TRAFFIC SIGNAL BOX	RCP	- REINFORCED CONCRETE PIPE
LP	- LIGHT POLE	TEL	- TELEPHONE
TLP	- TRAFFIC LIGHT POLE	SWBT	- SOUTHWESTERN BELL TELEPHONE CO.
GL	- GROUND/SPOT LIGHT	WTR	- WATER
PP	- POWER POLE	UG	- UNDERGROUND
PP/T	- POWER POLE W/TRANSFORMER	FND	- FOUND
PP/LT	- POWER POLE W/LIGHT	H.C.C.F.	- HARRIS COUNTY CLERK FILE
PP/CT	- POWER POLE W/CONDUIT	H.C.D.R.	- HARRIS COUNTY DEED RECORDS
MP	- METER POLE	H.C.M.R.	- HARRIS COUNTY MAP RECORDS
SP	- SERVICE POLE	IP	- IRON PIPE
GA	- GUY ANCHOR	IR	- IRON ROD
	- OVERHEAD POWER LINE	NO.	- NUMBER
	- BARBED WIRE FENCE	PG.	- PAGE
	- WROUGHT IRON FENCE	R.O.W.	- RIGHT-OF-WAY
	- WOOD FENCE	SQ. FT	- SQUARE FEET
	- CHAINLINK FENCE	VOL.	- VOLUME
GP	- GATE POST	F.C.	- FILM CODE
(P)	- PER PLANS	B.L.	- BUILDING LINE
APPROX.	- APPROXIMATE	U.E.	- UTILITY EASEMENT
	- HIGHBANK		- TREE/SHRUB
	- SIGN		

LINE	BEARING	DISTANCE
L1	N 03°02'44" W	45.00'

DETAIL
SCALE: 1" = 20'



FLOOD INFORMATION



SURVEYOR'S CERTIFICATION

TO: MICKEY GILLEY & VIVIAN GILLEY
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

04/29/2022
DATE

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE, STE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

LAND TITLE SURVEY OF
9.3451 AC. / 407,074 SQ. FT.
A PORTION OF LOTS 6 & 8, AND ALL OF LOT 7
SOUTH HOUSTON GARDENS NO. 4, VOL. 3, PG. 50, H.C.M.R.
SITUATED IN THE
J.M. SWISHER SURVEY, ABSTRACT NO. 1280
HARRIS COUNTY, TEXAS

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FIELDED BY: JF	CHECKED BY: RK	JOB NO. 57312-9.3451
DRAWN BY: NC/RV/OP	DATE: APRIL 2022	SHEET NO. 1 OF 1

REVISIONS

DATE	REASON	BY