



EXHIBIT "A"
2459 PINE ROAD
CLEVELAND, TEXAS 77328
1.997 ACRES (86,981 SQUARE FEET)
ASC NO. 5995

A TRACT OF LAND CONTAINING 1.997 ACRES (86,981 SQUARE FEET) OF LAND, BEING OUT OF A CALLED 10.00 ACRE TRACT AS DESCRIBED IN THE DEED RECORDS OF MONTGOMERY COUNTY (M.C.D.R.), TEXAS, FILM CODE NO. 199010132, SITUATED IN THE HAIL BARTON SURVEY ABSTRACT NO. 88, MONTGOMERY COUNTY, TEXAS, SAID 1.997 ACRES BEING THAT SAME TRACT OF LAND AS DESCRIBED IN DEED TO PHILLIP. R. MARTIN, SR. AND BETTY MARTIN, RECORDED UNDER THE MONTGOMERY COUNTY CLERK FILE (M.C.C.F.) NO. 2016069802 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/8 INCH IRON ROD FOUND MARKING A POINT ALONG THE EAST LINE OF A TRACT OF LAND DEEDED TO JOHNNIE S. AND BOBBIE D. IRWIN, RECORDED UNDER C.F NO. 9801724, M.C.C.F., COMMON WITH THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO GLENDA PORTER, RECORDED UNDER C.F. NO. 2013135220, M.C.C.F., SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT,

THENCE, NORTH 0 DEGREES 32 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 215.72 FEET, THE NORTHEAST CORNER OF SAID JOHNNIE S. AND BOBBIE D. IRWIN TRACT COMMON WITH THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CAROLINA TELLO-MOROS, RECORDED UNDER C.F. NO. 2017091761, M.C.C.F., FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 86 DEGREES 57 MINUTES EAST, A DISTANCE OF 2.1 FEET, CONTINUING FOR A TOTAL DISTANCE OF 401.09 FEET TO A POINT ALONG THE WEST LINE OF PINE ROAD (WIDTH VARIES, PER 8721884, M.C.C.F.), SAID POINT BEING THE NORTHERNMOST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT BEING THE WEST LINE OF SAID PINE ROAD COMMON WITH THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT, HAVING A RADIUS OF 154.17 FEET, A DELTA OF 66 DEGREES 32 MINUTES 23 SECONDS, A CHORD BEARING OF SOUTH 32 DEGREES 43 MINUTES 57 SECONDS EAST, A CHORD LENGTH OF 169.15 FEET, FOR A DISTANCE OF 179.04 FEET TO A 5/8 INCH IRON ROD WITH AN ARTHUR CAP (SET) ALONG THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2075.14 FEET, A DELTA OF 10 DEGREES 02 MINUTES 47 SECONDS, A CHORD BEARING OF SOUTH 60 DEGREES 58 MINUTES 43 SECONDS EAST, A CHORD LENGTH OF 363.37 FEET, FOR A DISTANCE OF 363.84 FEET TO A 5/8 INCH IRON ROD WITH AN ARTHUR CAP (SET) ALONG WEST LINE OF SAID PINE ROAD COMMON WITH THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 315.60 FEET, A DELTA OF 21 DEGREES 01 MINUTES 08 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES 27 MINUTES 57 SECONDS EAST, A CHORD LENGTH OF 115.13 FEET, FOR A DISTANCE OF 115.78 FEET TO A 5/8 INCH IRON ROD WITH AN ARTHUR CAP (SET) ALONG THE WEST LINE OF SAID PINE ROAD, SAID POINT BEING THE EASTERNMOST NORTHEAST CORNER OF HEREIN DESCRIBED TRACT,



THENCE, SOUTH 1 DEGREES 18 MINUTES 49 SECONDS EAST, A DISTANCE OF 24.63 FEET ALONG THE WEST LINE OF A TRACT OF LAND DEEDED TO EARNEST T. PARKER, RECORDED UNDER C.F. NO. 8721887, M.C.C.F., COMMON WITH THE EASTERNMOST LINE OF HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD WITH AN ARTHUR CAP (SET) ON THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT,

THENCE, SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID GLENDA PORTER COMMON WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 519.23 FEET TO THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT CONTAINING 1.997 ACRES (86,981 SQUARE FEET) OF LAND.

A handwritten signature in black ink, appearing to read 'Lisa M. Dobrowski', is written above a horizontal line.

LISA M. DOBROWSKI, RPLS #6544
ARTHUR LAND SURVEYING
DATE: 09/11/19

SEAL:

