

EXHIBIT "A"

BRAZORIA COUNTY, TEXAS

BEING A 20.00 ACRE TRACT OF LAND SITUATED IN THE R.H. WILLIAMS LEAGUE, ABSTRACT-683, BRAZORIA COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 380, PAGE 476 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), SAID 20.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 321 (BOONE ROAD) MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE SOUTH CORNER OF A CALLED 9.893 ACRE TRACT CONVEYED TO JAMES WEEKS IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.#) 2018061345, O.R.B.C.T.;

THENCE S 45° 00' 00" W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 321, A DISTANCE OF 1,181.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE EAST CORNER OF A CALLED 19.607 ACRE TRACT CONVEYED TO ELNOR BOONE IN DEED RECORDED UNDER C.C.F.# 1986033780, O.R.B.C.T. AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

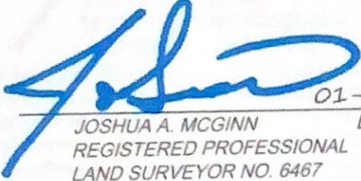
THENCE N 45° 00' 00" W ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 19.607 ACRE TRACT, AT 15 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR A 15-FOOT WIDE RIGHT-OF-WAY EASEMENT AS RECORDED IN SAID VOLUME 380, PAGE 476, O.R.B.C.T., A TOTAL DISTANCE OF 737.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 45° 00' 00" E, AT A DISTANCE OF 181.00 FEET PASSING A 2-INCH IRON PIPE MARKING THE EAST CORNER OF A CALLED 50.00 ACRE TRACT CONVEYED TO WILLIAM FAIR IN DEED RECORDED IN VOLUME 383, PAGE 476, O.R.B.C.T. AND THE SOUTH CORNER OF A CALLED 40.00 ACRE TRACT CONVEYED TO LORENZO BETANCORT IN DEED RECORDED UNDER C.C.F.# 2015003173, O.R.B.C.T., CONTINUING A TOTAL DISTANCE OF 1,181.10 FEET TO A 2-INCH IRON PIPE MARKING THE WEST CORNER OF SAID 9.893 ACRE TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 45° 00' 00" E ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 9.893 ACRE TRACT, AT 722.60 FEET PASSING A 2-INCH IRON PIPE MARKING A SAID 15-FOOT WIDE RIGHT-OF-WAY EASEMENT, A DISTANCE OF 737.60 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT CONTAINING 20.00 ACRES (OR 871,200.00 SQUARE FEET) OF LAND;

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.


01-15-2020
DATE
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467



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FIELD NOTES DESCRIPTION

OF A
20.00 ACRE TRACT OF LAND

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JN 19119