

EXHIBIT "A"

United States America
Called 19,420 Acres
Vol. 183, Pg. 365
D.R.M.C.T.

POINT OF BEGINNING (TRACT 1)
POINT OF COMMENCING (TRACTS 2, 3 & 4)
FND 3" ALUMINUM DISC
CONTROLLING MONUMENT
SWC U.S.A. NATIONAL FOREST TRACT
NWC 49.939 ACRE TRACT
12" PINE BEARS N26°13'E, 23.0'
12" OAK BEARS N80°55'E, 20.5'
18" OAK BEARS S46°39'E, 6.0'

Fnd. 1/2" I.P.
NEC 49.939 ACRE TRACT
NWC 10.320 ACRE TRACT
FND. 3/4" I.P. BEARS
N21°05'E, 0.15'

LINE HELD FOR DIRECTIONAL CONTROL
N88°50'23"E 2287.85

TRACT 1
12.157 Acres
Out of Lone Star Lingo, LLC.
Called 49.939 Acres
C.C.F.N. 2020-056502 R.P.R.M.C.T.

POINT OF BEGINNING
(TRACT 4)
Set 1/2" I.R.
(See Note 2)
STA: 1730.82'

S88°49'30"W 1670.64
N88°49'30"E 1670.64

TRACT 4
12.157 Acres
Out of Lone Star Lingo, LLC.
Called 49.939 Acres
C.C.F.N. 2020-056502 R.P.R.M.C.T.

Lewis & Tachie Rhodes
Called 10.32 Acres
C.C.F.N. 2004-115774
R.P.R.M.C.T.

Ben T. Whitefield
Called 185.815 Acres
C.C.F.N. 8503270
R.P.R.M.C.T.

POINT OF BEGINNING (TRACT 2)
Set 1/2" I.R. (See Note 2)

TRACT 2
12.157 Acres
Out of Lone Star Lingo, LLC.
Called 49.939 Acres
C.C.F.N. 2020-056502 R.P.R.M.C.T.

Set 1/2" I.R.
(See Note 2)

S88°49'30"W 1670.50
N88°49'30"E 1670.50

TRACT 3
12.157 Acres
Out of Lone Star Lingo, LLC.
Called 49.939 Acres
C.C.F.N. 2020-056502 R.P.R.M.C.T.

Set 1/2" I.R.
(See Note 2)

1670.37
S88°49'30"W 2287.43

Rick L. Peterson
Residual of
Called 10.00 Acres
C.C.F.N. 8506478
R.P.R.M.C.T.

Rick L. Peterson
Called 1.00 Acres
C.C.F.N. 9868816
R.P.R.M.C.T.

FND. 1/2" I.R.
SEC 10.00 ACRE TRACT

Peterson Road
(County Maintained)
(Asphalt Road)

LAND SURVEY
(TRACT 1) 12.157 ACRES OF LAND, (TRACT 2) 12.157 ACRES OF LAND
(TRACT 3) 12.157 ACRES OF LAND AND (TRACT 4) 12.157 ACRES OF LAND
TOGETHER WITH A 60' ACCESS ROAD (1.310 ACRES OF LAND)
OUT OF A 49.939 ACRE TRACT
IN THE WILLIAM PATTERSON SURVEY, A-421

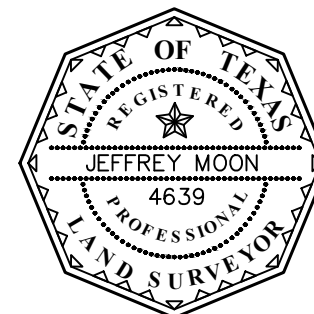
MONTGOMERY COUNTY, TEXAS
Scale: 1" = 200'

REF: _____ MAP RECORDS
Date: May 18, 2020

To: Lone Star Lingo Exclusively,

Notes:

- 1) Bearings are based upon the the North line of the 49.939 acre tract as found monumented on the ground
- 2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
- 3) This survey was done without the benefit of a Title Report that would reflect any Easements, Building lines, or other Restrictions.
- 4) Surveyor has not abstracted this tract of land for Ownership, Easements, Restrictions, etc.
- 5) This survey is based in part on a Metes and Bounds description of even date.
- 6) Surveyor has subdivided this tract solely at owners request.
- 7) The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.



Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

GF# N/A File # 20-B-09 (AC) Book LL Pg. ____
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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