

EXHIBIT A

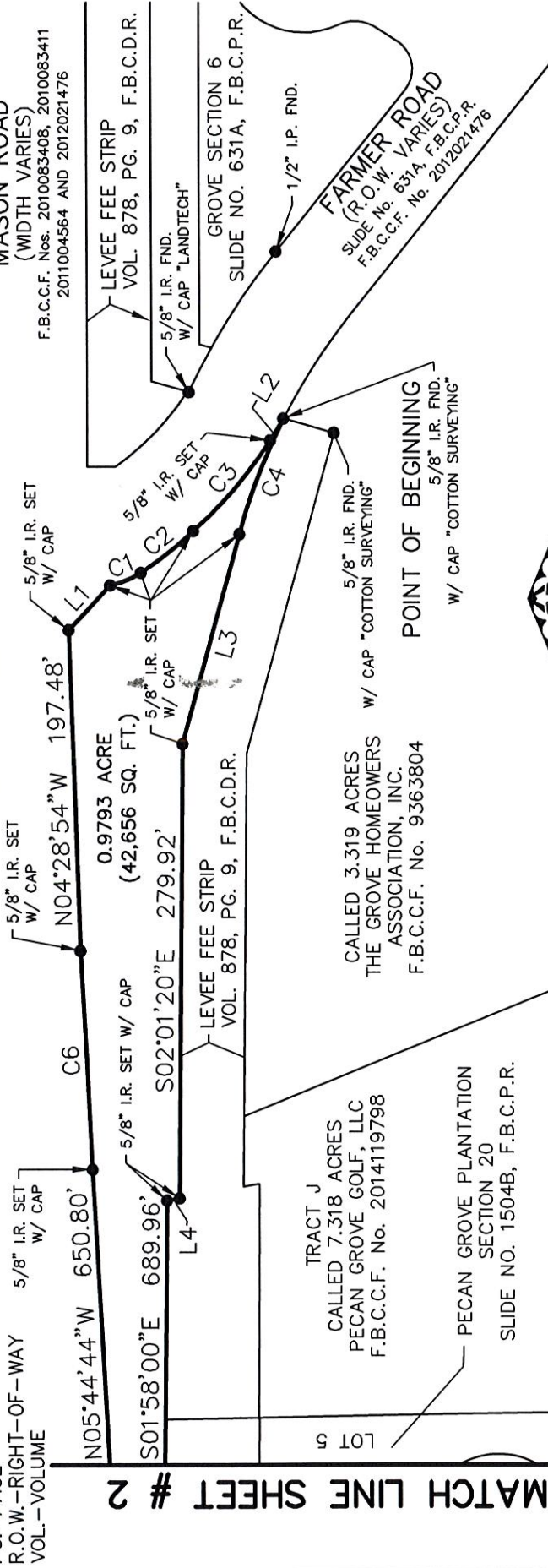
ABBREVIATIONS

F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 FND. - FOUND
 I.P. - IRON PIPE
 I.R. - IRON ROD
 PG. - PAGE
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME

MATCH LINE SHEET # 2

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	20.69	54.58	21°43'12"	N65°17'38"E	20.57
C2	41.65	246.07	9°41'55"	N49°13'11"E	41.60
C3	73.78	264.05	16°00'32"	N38°04'27"E	73.54
C4	76.40	370.00	11°49'51"	S18°33'27"W	76.26
C6	135.18	11908.43	0°39'01"	N05°32'11"W	135.18



SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- THERE IS A METES & BOUNDS DESCRIPTION OF THE 0.9793 ACRE TRACT SHOWN HEREON, DATED: SEPTEMBER 30, 2019, THAT ACCOMPANIES THIS PLAT.
- ALL SET 5/8" I.R. HAVE ORANGE PLASTIC CAPS STAMPED "WEST BELT SURVEYING INC."

LINE TABLE

LINE	BEARING	LENGTH
L1	N40°31'06"E	37.74
L2	N29°10'51"E	15.83
L3	S12°55'46"W	134.09
L4	S77°22'50"W	8.09



TO: PECAN GROVE MUNICIPAL UTILITY DISTRICT
 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

9/30/19 DATE
 JOEL D. WALKER, R.P.L.S.
 TEXAS REGISTRATION NO. 5189

**0.9793 ACRE (42,656 SQ. FT.) TRACT
 OUT OF THE
 WILLIAM MORTON SURVEY
 ABSTRACT NO. 62
 FORT BEND COUNTY, TEXAS**



**WEST BELT
 SURVEYING, INC.**
 21020 PARK ROW
 KATY, TX. 77449
 PHONE: (281) 599-8288
 FAX: (281) 492-6026
 CERTIFIED FIRM NO. 10073800

NO.	DATE	REVISIONS

SCALE: 1" = 100'
 DRAWN BY: MDL
 PROJECT NO. S630-0002G
 DATE: SEPTEMBER 30, 2019

ABBREVIATIONS

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C5	59.19	7329.77	0°27'46"	N05°21'47"W	59.19



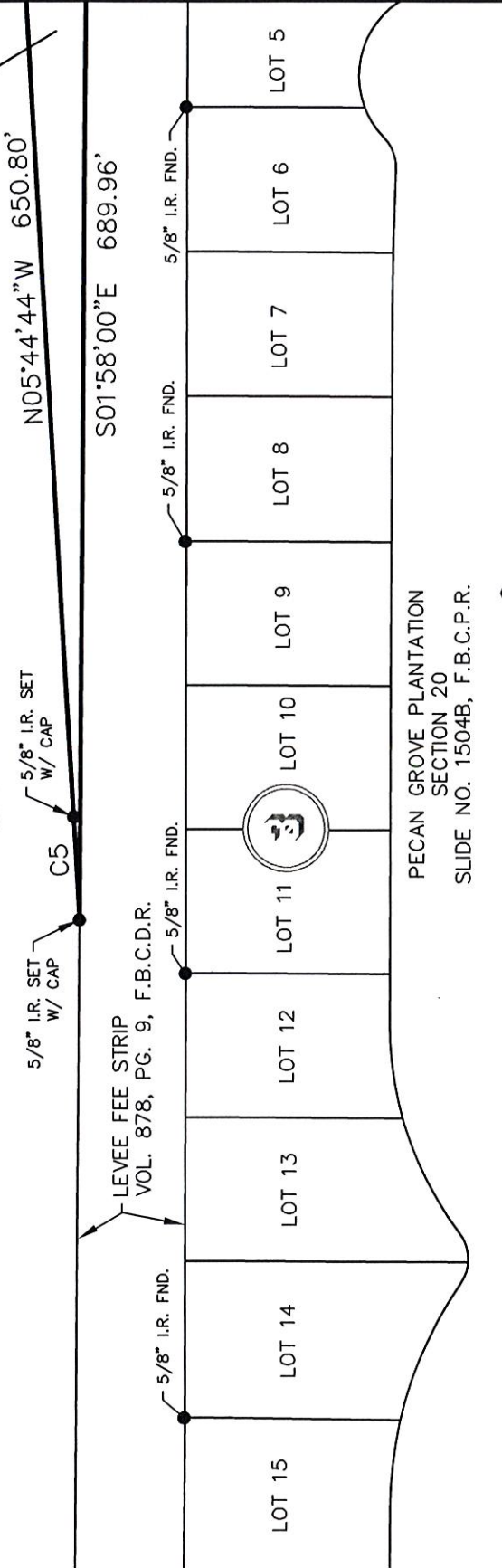
0.9793 ACRE
(42,656 SQ. FT.)

MASON ROAD
(WIDTH VARIES)
F.B.C.C.F. Nos. 2010083408, 2010083411
2011004564 AND 2012021476

MATCH LINE SHEET # 1

N05°44'44"W 650.80'

S01°58'00"E 689.96'



PECAN GROVE PLANTATION
SECTION 20
SLIDE NO. 1504B, F.B.C.P.R.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. THERE IS A METES & BOUNDS DESCRIPTION OF THE 0.9793 ACRE TRACT SHOWN HEREON, DATED: SEPTEMBER 30, 2019, THAT ACCOMPANIES THIS PLAT.
3. ALL SET 5/8" I.R. HAVE ORANGE PLASTIC CAPS STAMPED "WEST BELT SURVEYING INC".

TO: PECAN GROVE MUNICIPAL UTILITY DISTRICT

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

9/30/19
DATE

JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189

Joel D. Walker



NO.	DATE	REVISIONS

SCALE: 1" = 100'
DRAWN BY: MDL
PROJECT NO. S630-0002G
DATE: SEPTEMBER 30, 2019

0.9793 ACRE (42,656 SQ. FT.) TRACT
OUT OF THE
WILLIAM MORTON SURVEY
ABSTRACT NO. 62
FORT BEND COUNTY, TEXAS



SURVEYING, INC.

21020 PARK ROW
KATY, TX. 77449
PHONE: (281) 599-8258
FAX: (281) 492-6026
CERTIFIED FIRM NO. 10073800

0.9793 ACRE
42,656 SQUARE FEET
WILLIAM MORTON SURVEY
ABSTRACT NO. 62
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 0.9793 acre (42,656 square foot) tract of land located in the William Morton Survey, Abstract Number 62, Fort Bend County, Texas and said 0.9793 acre tract of land being out of and a part of the existing Right-of-Way (R.O.W.) of Mason Road (based on a variable width) recorded under Fort Bend County Clerk's File Number's (F.B.C.C.F. No.) 2010083408, 2010083411, 2011004564 and 2012021476, said 0.9793 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod with cap stamped "Cotton Surveying" found marking the transition between the existing easterly R.O.W. line of said Mason Road and the existing southerly R.O.W. line of Farmer Road (based on a variable width) recorded under Slide Number 631A of the Fort Bend County Plat Records (F.B.C.P.R.) and F.B.C.C.F. No. 2012021476 and marking the northwest corner of the Levee Fee Strip recorded under Volume 878, Page 9 of the Fort Bend County Deed Records, and the most westerly northwest corner of the called 3.319 acre tract described in the deed to The Grove Homeowners Association, Inc. recorded under F.B.C.C.F. No. 9363804, and the beginning of a non-tangent curve to the left, and the northeast corner of the herein described tract;

THENCE, departing the existing southerly R.O.W. line of said Farmer Road and along the existing easterly R.O.W. line of said Mason Road common with the west line of said Levee Fee Strip the following courses and distances;

1. In a southwesterly direction, along a curve to the left having a radius of 370.00 feet, a central angle of 11 degrees 49 minutes 51 seconds (chord bears, South 18 degrees 33 minutes 27 seconds West, 76.26 feet) and an arc distance of 76.40 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the easterly line of the herein described tract;
2. South 12 degrees 55 minutes 46 seconds West, a distance of 134.09 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking an angle in the easterly line of the herein described tract;
3. South 02 degrees 01 minutes 20 seconds East, a distance of 279.92 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking an angle in the easterly line of the herein described tract;
4. South 77 degrees 22 minutes 50 seconds West, a distance of 8.09 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking an angle in the easterly line of the herein described tract;
5. South 01 degrees 58 minutes 00 seconds East, a distance of 689.96 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a non-tangent curve to the left in the proposed easterly R.O.W. line of aforesaid Mason Road and the south corner of the herein described tract;

THENCE, in a northerly direction, along said curve to the left, departing the existing easterly R.O.W. line of said Mason Road along the proposed easterly R.O.W. line of said Mason Road having a radius of 7,329.77 feet, a central angle of 00 degrees 27 minutes 46 seconds (chord bears, North 05 degrees 21 minutes 47 seconds West, 59.19 feet) and an arc distance of 59.19 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of non-tangency in the proposed easterly R.O.W. line of said Mason Road and the westerly line of the herein described tract;

THENCE, North 05 degrees 44 minutes 44 seconds West, continuing along the proposed easterly R.O.W. line of said Mason Road, a distance of 650.80 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a non-tangent curve to the left in the proposed easterly R.O.W. line of said Mason Road and the westerly line of the herein described tract;

THENCE, in a northerly direction, along said curve to the left continuing along the proposed easterly R.O.W. line of said Mason Road having a radius of 11,908.43 feet, a central angle of 00 degrees 39 minutes 01 seconds (chord bears, North 05 degrees 32 minutes 11 seconds West, 135.18 feet) and an arc distance of 135.18 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of non-tangency in the proposed easterly R.O.W. line of said Mason Road and the westerly line of the herein described tract;

THENCE, North 04 degrees 28 minutes 54 seconds West, continuing along the proposed easterly R.O.W. line of said Mason Road, a distance of 197.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the southwesterly end of a proposed cut-back line for the proposed southeast corner of the intersection of the proposed easterly R.O.W. line of said Mason Road and the proposed southerly R.O.W. line of Farmer Road and the most westerly northwest corner of the herein described tract;

THENCE, North 40 degrees 31 minutes 06 seconds East, along said proposed cut-back line, a distance of 37.74 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeasterly end of said proposed cut-back line, and the beginning of a non-tangent curve to the left and the most northerly northwest corner of the herein described tract;

THENCE, in a northeasterly direction, along said curve to the left departing the proposed easterly R.O.W. line of aforesaid Mason Road and along the proposed southerly R.O.W. line of aforesaid Farmer Road having a radius of 54.58 feet, a central angle of 21 degrees 43 minutes 12 seconds (chord bears, North 65 degrees 17 minutes 38 seconds East, 20.57 feet) and an arc distance of 20.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southerly R.O.W. line of said Farmer Road and the northerly line of the herein described tract;

THENCE, in a northeasterly direction, along a curve to the left continuing along the proposed southerly R.O.W. line of aforesaid Farmer Road having a radius of 246.07 feet, a central angle of 09 degrees 41 minutes 55 seconds (chord bears, North 49 degrees 13 minutes 11 seconds East, 41.60 feet) and an arc distance of 41.65 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southerly R.O.W. line of said Farmer Road and the northerly line of the herein described tract;

THENCE, in a northeasterly direction, along a curve to the left continuing along the proposed southerly R.O.W. line of aforesaid Farmer Road having a radius of 264.05 feet, a central angle of 16 degrees 00 minutes 32 seconds (chord bears, North 38 degrees 04 minutes 27 seconds East, 73.54 feet) and an arc distance of 73.78 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of non-tangency in the southerly R.O.W. line of said Farmer Road and the northerly line of the herein described tract;

THENCE, North 29 degrees 10 minutes 51 seconds East, continuing along the proposed southerly R.O.W. line of said Farmer Road, a distance of 15.83 feet, to the POINT OF BEGINNING and containing a computed area of 0.9793 acre (42,656 square feet) of land as depicted on the Exhibit of 0.9793 Acre (42,656 Sq. Ft. Tract dated: September 30, 2019, prepared by West Belt Surveying, Inc., Project No. S630-0002G.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288



Joel D. Walker
Joel D. Walker Date: 9/30/19
Texas Registration No. 5189