

EXHIBIT A

METES AND BOUNDS DESCRIPTION
0.5388 ACRES (23,469 SQ. FT.)
OUT OF CALLED 4.95 ACRE TRACT
M. ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 0.5388 acres (23,469 square feet), more less, situated in the M. Escalera Survey, Abstract No. 170, in Fort Bend County, Texas, said 0.5388 acre tract being out of that certain tract called 4.95 acres conveyed to the County of Fort Bend, recorded in Vol. 1539, Pg. 631, of the Deed Records of Fort Bend County, Texas, said 0.5388 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 5/8-inch iron rod with a Tejas cap set for the southwest corner of said 4.95 acre tract, being the northwest corner of Teleview Terrace Subdivision, as shown in Vol. 326, Pg. 485, of the Deed Records of Fort Bend County, in the east right-of-way line of F.M. 521 (115 feet wide) as widened in Vol. 199, Pg. 565, of the Deed Records of Fort Bend County, and located 165 feet from the centerline of main railroad track located on the west side of F.M. 521;

THENCE North $17^{\circ}29'14''$ East along the northwest line of said 4.95 acre tract (called $N20^{\circ}23''E$) and the southeast right-of-way line of said F.M. 521, a distance of 180.97 feet to a 5/8-inch iron rod with a Tejas cap set for the north corner of the herein described parcel, being also the southeast corner of an existing 30-foot wide utility easement described in Fort Bend County Clerk's File NO. 2010106888, from which a fence corner post found for the northwest corner of said 4.95 acre tract bears $N17^{\circ}29'14'' E$, 382.75 feet;

THENCE South $72^{\circ}32'50''$ East, along the southerly line of said 30-foot wide utility easement (called $N72^{\circ}29'37''W$), crossing said 4.95 acre tract, a distance of 104.22 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

THENCE South $35^{\circ}57'13''$ East, along the southwesterly line of said 30-foot wide utility easement (called $N35^{\circ}54'00''W$), crossing said 4.95 acre tract, a distance of 90.11 feet to a 5/8-inch iron rod with a Tejas cap set for the most easterly corner of the herein described parcel, being also the north corner of that certain Lift Station lease parcel called 0.054 acres, described in Fort Bend County Clerk's File No. 2005105253;

THENCE South $54^{\circ}27'51''$ West, along the northwesterly line of said Lift Station parcel (called $N54^{\circ}06'00''E$), a distance of 31.62 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner of the herein described parcel;

THENCE South $03^{\circ}08'46''$ East, along the westerly line of said Lift Station parcel (called $N03^{\circ}30'37''W$), a distance of 40.02 feet to a 5/8-inch iron rod with a Tejas cap set in the southerly

line of said 4.95 acre tract, being the north line of said Televue Terrace subdivision, for the southeast corner of the herein described parcel, from which a 5/8-inch iron rod found for the northwest corner of Lot 1, Block 1, in said Televue Terrace subdivision bears N86°51'14" E, 153.93 feet;

THENCE South 86°51'14" West, along the south line of said 4.95 acre tract (called S89°32'10"W) and the north line of said Televue Terrace subdivision, a distance of 183.45 feet to the POINT OF BEGINNING and containing 0.5388 acres (23,469 square feet) of land, more or less.

TEJAS SURVEYING, INC.

Firm No. 10031300

Ph: 281 240-9099

Job No. 61-1604A

November 7, 2017



LEGEND

	PROPERTY CORNER
	5/8" IRON PIPE
	1/2" IRON PIPE
	3/4" IRON PIPE
	1" IRON PIPE
	1 1/2" IRON PIPE
	2" IRON PIPE
	3" IRON PIPE
	4" IRON PIPE
	6" IRON PIPE
	8" IRON PIPE
	10" IRON PIPE
	12" IRON PIPE
	14" IRON PIPE
	16" IRON PIPE
	18" IRON PIPE
	20" IRON PIPE
	24" IRON PIPE
	30" IRON PIPE
	36" IRON PIPE
	42" IRON PIPE
	48" IRON PIPE
	54" IRON PIPE
	60" IRON PIPE
	72" IRON PIPE
	84" IRON PIPE
	96" IRON PIPE
	108" IRON PIPE
	120" IRON PIPE
	144" IRON PIPE
	168" IRON PIPE
	192" IRON PIPE
	216" IRON PIPE
	240" IRON PIPE
	270" IRON PIPE
	300" IRON PIPE
	360" IRON PIPE
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