

EXHIBIT A

County: Fort Bend
Project: Arabella on The Prairie
M&B No: 221140-R1
Job No: 4228-EXH-15

FIELD NOTES FOR 2.477 ACRES OF LAND

Being a 2.477 acre (107,884 square feet) tract of land located in the B.B.B. & C. R.R. CO. Survey No. 7, Abstract No. 130 in Fort Bend County, Texas; said 2.477 acre tract being a portion of Lot 2 of the Beasley Subdivision recorded in Volume 30, Page 515 of the Fort Bend County Deed Records (F.B.C.D.R.), and a portion of a called 136.997 acre tract recorded in the name of Beazer Homes Texas, L.P., under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2021165160, and a portion of a called 76.746 acre tract of land recorded in the name of Beazer Homes Texas, L.P., under F.B.C.C.F No. 2022065444; said 2.477 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83):

COMMENCING at a 1-inch iron pipe found at the southeast corner of a called 12.0731 acre tract of land recorded in the name of Lloyd J. Meyer and wife, Lois Ann Meyer, in Volume 906, Page 656 F.B.C.D.R., on the northeasterly line of said 76.746 acre tract, being the most westerly corner of said 136.997 acre tract;

THENCE, along the line common to said 136.997 acre tract and said 76.746 acre tract, South 47 degrees 59 minutes 58 seconds East, passing at a distance of 366.62 feet a 1-inch iron pipe found, in all a distance of 796.94 feet to the **POINT OF BEGINNING**, and a point on a curve to the right;

THENCE, through and across said 136.997 acre tract, and said 76.746 acre tract the following twenty-four (24) courses:

1. 311.71 feet along the arc of said curve to the right having a radius of 2550.00 feet; a central angle of 07 degrees 00 minutes 13 seconds and a chord that bears North 41 degrees 22 minutes 07 seconds East, a distance of 311.51 feet to an angle point in the herein described tract;
2. North 44 degrees 52 minutes 13 seconds East, a distance of 96.66 feet to the beginning of a curve to the left;
3. 48.04 feet along the arc of said curve to the left having a radius of 30.00 feet, a central angle of 91 degrees 45 minutes 12 seconds and a chord that bears North 01 degrees 00 minutes 23 seconds West, a distance of 43.07 feet to an angle point in the herein described tract;
4. North 43 degrees 07 minutes 01 seconds East, a distance of 60.00 feet to the beginning of a curve to the left;

5. 3.63 feet along the arc of said curve to the left having a radius of 2530.00 feet, a central angle of 00 degrees 04 minutes 56 seconds and a chord that bears South 46 degrees 50 minutes 31 seconds East, a distance of 3.63 feet to the beginning of a curve to the left;
6. 46.25 feet along the arc of said curve to the left having a radius of 30.00 feet, a central angle of 88 degrees 19 minutes 44 seconds and a chord that bears North 89 degrees 02 minutes 05 seconds East, a distance of 41.80 feet to an angle point in the herein described tract;
7. North 44 degrees 52 minutes 13 seconds East, a distance of 41.53 feet to the beginning of a curve to the left;
8. 123.96 feet along the arc of said curve to the left having a radius of 2450.00 feet, a central angle of 02 degrees 53 minutes 56 seconds and a chord that bears North 43 degrees 25 minutes 15 seconds East, a distance of 123.95 feet to an angle point in the herein described tract;
9. North 41 degrees 58 minutes 17 seconds East, a distance of 211.26 feet to the beginning of a curve to the left;
10. 47.01 feet along the arc of said curve to the left having a radius of 30.00 feet, a central angle of 89 degrees 47 minutes 12 seconds and a chord that bears North 02 degrees 55 minutes 18 seconds West, a distance of 42.35 feet to an angle point in the herein described tract;
11. North 42 degrees 11 minutes 06 seconds East, a distance of 50.00 feet to an angle point in the herein described tract;
12. South 47 degrees 48 minutes 54 seconds East, a distance of 160.00 feet to an angle point in the herein described tract;
13. South 42 degrees 11 minutes 06 seconds West, a distance of 50.00 feet to the beginning of a curve to the left;
14. 47.24 feet along the arc of said curve to the left having a radius of 30.00 feet, a central angle of 90 degrees 12 minutes 49 seconds and a chord that bears South 87 degrees 04 minutes 42 seconds West, a distance of 42.51 feet to an angle point in the herein described tract;
15. South 41 degrees 58 minutes 17 seconds West, a distance of 210.67 feet to the beginning of a curve to the right;
16. 129.02 feet along the arc of said curve to the right having a radius of 2550.00 feet, a central angle of 02 degrees 53 minutes 56 seconds and a chord that bears South 43 degrees 25 minutes 15 seconds West, a distance of 129.01 feet to an angle point in the herein described tract;

17. South 44 degrees 52 minutes 13 seconds West, a distance of 40.44 feet to the beginning of a curve to the left;
18. 47.12 feet along the arc of said curve to the left having a radius of 30.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord that bears South 00 degrees 07 minutes 47 seconds East, a distance of 42.43 feet to an angle point in the herein described tract;
19. South 44 degrees 52 minutes 13 seconds West, a distance of 60.00 feet to the beginning of a curve to the left;
20. 47.12 feet along the arc of said curve to the left having a radius of 30.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord that bears South 89 degrees 52 minutes 13 seconds West, a distance of 42.43 feet to an angle point in the herein described tract;
21. South 44 degrees 52 minutes 13 seconds West, a distance of 97.80 feet to the beginning of a curve to the left;
22. 322.34 feet along the arc of said curve to the left having a radius of 2414.73 feet, a central angle of 07 degrees 38 minutes 54 seconds and a chord that bears South 41 degrees 06 minutes 05 seconds West, a distance of 322.10 feet to an angle point in the herein described tract;
23. North 47 degrees 43 minutes 59 seconds West, a distance of 100.36 feet to the beginning of a curve to the right;
24. 15.15 feet along the arc of said curve to the left having a radius of 2550.00 feet, a central angle of 00 degrees 20 minutes 25 seconds and a chord that bears North 37 degrees 41 minutes 47 seconds East, a distance of 15.15 feet to the **POINT OF BEGINNING**, and containing 2.477 acres (107,884 square feet) of land.

This metes and bounds description was prepared in conjunction with an Exhibit and is filed in our office in Job Number 4228-BDY.



John Mark Otto, R.P.L.S.
Texas Registration No. 6672



Miller Survey | DCCM
Texas Firm Reg. No. 10047100
Ph. (715) 415-1900
M&B No. 221140-R1
DWG: 4228-EXH-15-R1
Date: June 1, 2022
Last revised: September 12, 2022

PROPERTY OWNERSHIP TABLE	
(A)	CALLED 0.5 ACRE (TRACT II) WILLIAM BALLINT AND SHARON BALLINT, HUSBAND AND WIFE F.B.C.C.F. NO. 2019073705
(B)	CALLED 1.0 ACRE (TRACT I) WILLIAM BALLINT AND SHARON BALLINT, HUSBAND AND WIFE F.B.C.C.F. NO. 2019073705

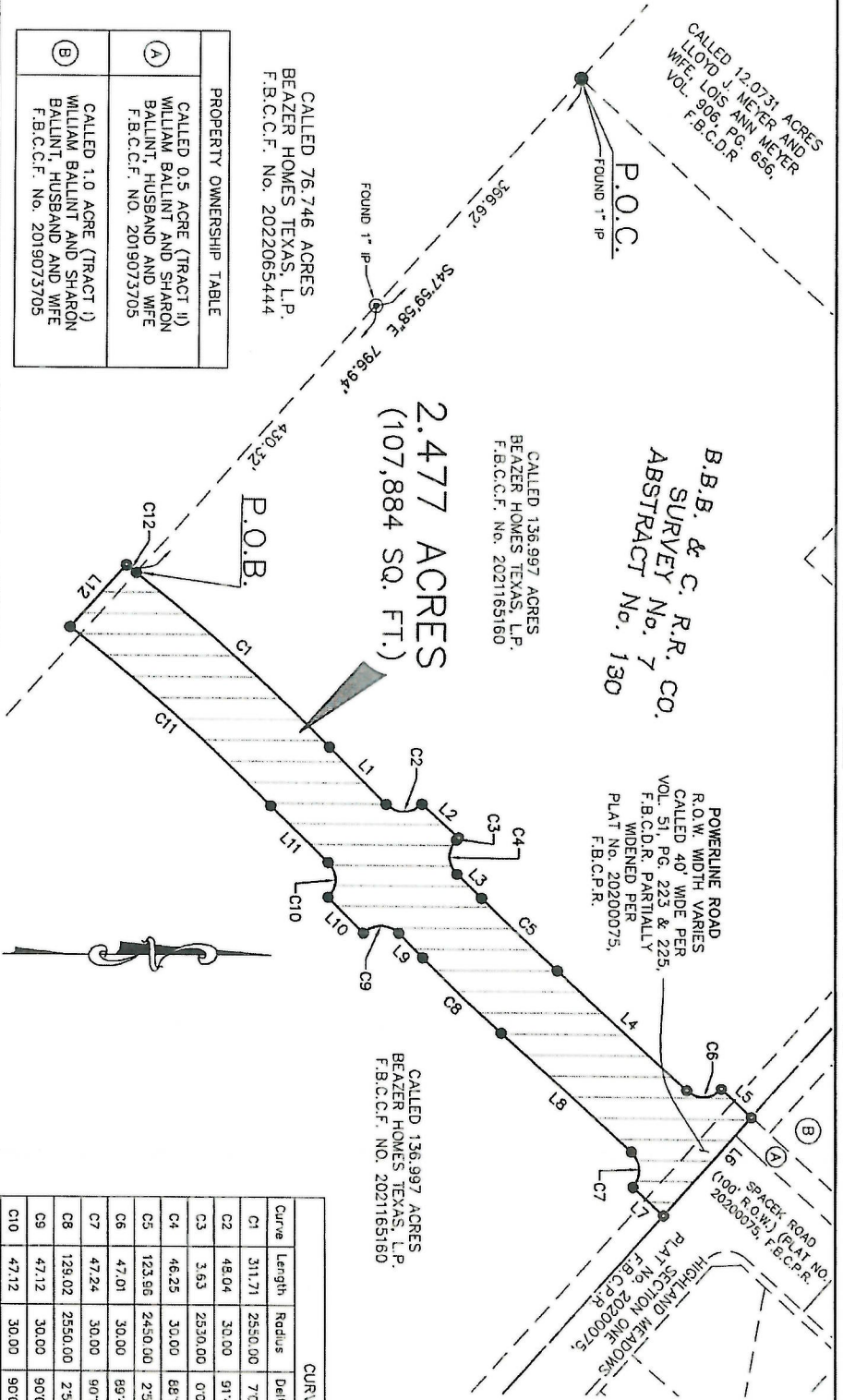
CALLLED 76.746 ACRES
BEAZER HOMES TEXAS, L.P.
F.B.C.C.F. No. 2022065444

CALLLED 136.997 ACRES
BEAZER HOMES TEXAS, L.P.
F.B.C.C.F. No. 2021165160

B.B.B. & C. R.R. CO.
SURVEY No. 7
ABSTRACT No. 130

POWERLINE ROAD
R.O.W. WIDTH VARIES
CALLED 40' WDE PER
VOL. 51, PG. 223 & 225,
F.B.C.D.R. PARTIALLY
WIDENED PER
PLAT No. 20200075,
F.B.C.P.R.

CALLLED 136.997 ACRES
BEAZER HOMES TEXAS, L.P.
F.B.C.C.F. NO. 2021165160



LINE TABLE		
Line	Length	Direction
L1	68.66	N44°52'13"E
L2	60.00	N43°07'01"E
L3	41.53	N44°52'13"E
L4	211.26	N41°58'17"E
L5	50.00	N42°11'06"E
L6	160.00	S47°48'54"E
L7	50.00	S42°11'06"W
L8	210.67	S41°58'17"W
L9	40.44	S44°52'13"W
L10	60.00	S44°52'13"W
L11	67.80	S44°52'13"W
L12	100.36	N47°43'59"W

CURVE TABLE

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	311.71	2550.00	7°00'13"	N41°22'07"E	311.51
C2	48.04	30.00	91°45'12"	N01°00'23"W	43.07
C3	3.63	2530.00	0°04'56"	S46°50'31"E	3.63
C4	46.25	30.00	88°19'44"	N89°02'05"E	41.80
C5	123.96	2450.00	2°53'56"	N43°25'15"E	123.95
C6	47.01	30.00	89°47'12"	N02°55'18"W	42.35
C7	47.24	30.00	90°12'49"	S67°04'42"W	42.51
C8	128.02	2550.00	2°53'56"	S43°25'15"W	128.01
C9	47.12	30.00	90°00'00"	S00°07'47"E	42.43
C10	47.12	30.00	90°00'00"	S89°52'13"W	42.43
C11	322.34	2414.73	7°38'54"	S41°06'05"W	322.10
C12	15.15	2550.00	0°20'25"	N57°41'47"E	15.15

LEGEND

- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- FND = FOUND
- No. = NUMBER
- IR = IRON ROD
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- PG. = PAGE
- VOL. = VOLUME
- = ANGLE POINT

EXHIBIT

BEING A 2.477 ACRE (107,884 SQ. FT.) TRACT
LOCATED IN THE
F.B.B. & C. R.R. CO. SURVEY No. 7, ABSTRACT No. 130
FORT BEND COUNTY, TEXAS

MILLER SURVEY



Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N
Houston, TX 77043
713.413.1900 | millersurvey.com

JOB No.: 4228-BDY	SCALE: 1" = 200'	DATE: 09/12/2022	FIELD BOOK: N/A
DWG. No.: 4228-EXH-15-R1	DRAWN BY: PH	CHK. BY: JMO	M&B No.: 221140-R1

- NOTES:
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - A METERS AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

SCALE IN FEET

