





# EXHIBIT A

County: Fort Bend  
Project: Arabella on The Prairie  
M&B No: 221136-R1  
Job No: 4228-EXH-13-R1

### FIELD NOTES FOR 1.781 ACRES OF LAND

Being a 1.781 acre (77,568 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 1.781 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 the remainder of a called 136.997 acre tract recorded in the name of Beazer Homes Texas, L.P. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2021165160; said 1.781 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 5/8-inch iron rod with a cap stamped "Jones & Carter" (J. & C.) found on the southerly Right-of-Way (R.O.W.) line of Powerline Road (width varies per F.B.C.C.F. No. 2017097292) being the northwest corner of a called 2.001 acre tract dedicated for Sunrise Meadow Drive per plat of Lamar CISD Powerline Road Elementary School and Agricultural Facility recorded under F.B.C.C.F. 20220094 (Lamar CISD plat) and Lamar Consolidated Independent School District in F.B.C.C.F. No. 2021046210, and an easterly corner of said 136.997 acre tract;

**THENCE**, along the line common to said remainder of a called 136.997 acre tract, and said 2.001 acre tract, the following five (5) courses;

1. South 28 degrees 14 minutes 41 seconds West, a distance of 225.27 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found at the beginning of a curve to the left;
2. 100.01 feet along the arc of said curve to the left having a radius of 2501.03 feet, a central angle of 02 degrees 17 minutes 28 seconds and a chord that bears South 27 degrees 05 minutes 57 seconds West, a distance of 100.00 feet to a 5/8-inch iron-rod with a cap stamped J. & C found at an angle point in the line common to said remainder of a called 136.997 acre tract and said 2.001 acre tract;
3. South 25 degrees 57 minutes 14 seconds West, a distance of 150.16 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found at the beginning of a curve to the right;
4. 100.00 feet along the arc of said curve to the right having a radius of 2501.04 feet, a central angle of 2 degrees 17 minutes 27 seconds and a chord that bears South 27 degrees 05 minutes 58 seconds West, a distance of 99.99 feet to a 5/8-inch iron-rod with a cap stamped J. & C found at an angle point in the line common to said remainder of a called 136.997 acre tract and said 2.001 acre tract;

5. South 28 degrees 14 minutes 41 seconds West, a distance of 412.84 feet to a 5/8-inch iron-rod with a cap stamped J. & C found, being the northwest corner of herein described 1.781 acre tract, and the southwest corner of said 2.001 acre tract and the **POINT OF BEGINNING**;

**THENCE**, along the line common to said remainder of a called 136.997 acre tract, and said 2.001 acre tract (southerly R.O.W.) South 61 degrees 45 minutes 19 seconds East, a distance of 80.00 feet to a 5/8-inch iron-rod stamped J&C found on the westerly line of Lamar CISD Plat, the southeast corner of said 2.001 acre tract, and the northeast corner of the herein described tract;

**THENCE**, along the line common to said Lamar CISD Plat, said remainder of a called 136.997 acre tract, and a called 13.056 acre tract recorded in the name of Fort Bend County Municipal Utility District No. 162 under F.B.C.C.F. No. 2022102393, the following five (5) courses:

1. South 28 degrees 14 minutes 41 seconds West, a distance of 381.40 feet to a 5/8-inch iron-rod with a cap stamped J. & C. found and being the southwest corner of said Lamar CISD Plat tract, and also being northerly corner of said 13.056 acre tract;
2. North 47 degrees 20 minutes 40 seconds West, a distance of 8.78 feet to an angle point in the herein described tract;
3. South 28 degrees 14 minutes 41 seconds West, a distance of 176.04 feet to a point at the beginning of a curve to the right;
4. 70.03 feet along the arc of said curve to the right having a radius of 27704.06 feet, a central angle of 00 degrees 08 minutes 41 seconds and a chord that bears South 29 degrees 52 minutes 34 seconds West, a distance of 70.03 feet to an angle point in the herein described tract;
5. South 48 degrees 01 minutes 35 seconds East, a distance of 9.05 feet to a point at the beginning of a curve to the left;

**THENCE**, through and across said remainder of a called 136.997 acre tract the following seven (7) courses:

1. 100.88 feet along the arc of said curve to the left having a radius of 1240.00 feet, a central angle of 04 degrees 39 minutes 40 seconds and a chord that bears South 33 degrees 34 minutes 43 seconds West, a distance of 100.85 feet to a point at the beginning of a curve to the left;

2. 35.68 feet along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 81 degrees 46 minutes 13 seconds and a chord that bears South 04 degrees 58 minutes 34 seconds East, a distance of 32.73 feet to an angle point in the herein described tract;
3. South 45 degrees 51 minutes 40 seconds East, a distance of 11.03 feet to an angle point in the herein described tract;
4. South 44 degrees 08 minutes 20 seconds West, a distance of 60.00 feet to a point at the beginning of a curve to the left;
5. 40.68 feet along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 93 degrees 13 minutes 16 seconds and a chord that bears South 87 degrees 31 minutes 42 seconds West, a distance of 36.34 feet to a point at the beginning of a curve to the left;
6. 22.85 feet along the arc of said curve to the left having a radius of 1240.00 feet, a central angle of 01 degrees 03 minutes 20 seconds and a chord that bears South 41 degrees 26 minutes 45 seconds West, a distance of 22.85 feet to an angle point in the herein described tract;
7. South 41 degrees 58 minutes 25 seconds West, a distance of 94.55 feet to a point on the line common to said remainder of a called 136.997 acre tract, and a called 60.0984 acre tract recorded in the name of Allen Wayne Dockal under F.B.C.C.F. No. 2015048938;

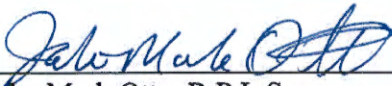
**THENCE**, along the line common to said remainder of a called 136.997 acre tract, and said 60.0984 acre tract North 48 degrees 01 minutes 35 seconds West, a distance of 80.00 feet to an angle point in the herein described tract;

**THENCE**, through and across said remainder of a called 136.997 acre tract the following eight (8) courses:

1. North 41 degrees 58 minutes 25 seconds East, a distance of 94.55 feet to a point at the beginning of a curve to the right;
2. 26.01 feet along the arc of said curve to the right having a radius of 1160.00 feet, a central angle 01 degrees 17 minutes 06 seconds and a chord that bears North 41 degrees 19 minutes 52 seconds East, a distance of 26.01 feet to a point at the beginning of a curve to the left in the herein described tract;
3. 38.71 feet along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88 degrees 42 minutes 54 seconds and a chord that bears North 03 degrees 40 minutes 08 seconds West, a distance of 34.96 feet to an angle point;
4. North 48 degrees 01 minutes 35 seconds West, a distance of 7.83 feet to an angle point in the herein described tract;

5. North 41 degrees 58 minutes 25 seconds East, a distance of 60.00 feet to a point at the beginning of a curve to the left;
6. 42.26 feet along the arc of said curve to the left having a radius of 25.00 feet, a central angle 96 degrees 51 minutes 15 seconds and a chord that bears North 83 degrees 32 minutes 48 seconds East, a distance of 37.41 feet to a point at the beginning of a curve right;
7. 139.19 feet along the arc of said curve to the right having a radius of 1160.00 feet, a central angle of 06 degrees 52 minutes 29 seconds and a chord that bears North 31 degrees 40 minutes 56 seconds East, a distance of 139.10 feet to an angle point in the herein described tract;
8. North 28 degrees 14 minutes 41 seconds East, a distance of 562.43 feet to the **POINT OF BEGINNING** and containing 1.781 acres (77,568 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.

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



**Miller Survey | DCCM**  
Texas Firm Reg. No. 10047100  
Ph. (713) 413-1900  
M&B No. 221136-R1  
DWG: 4228-EXH-13-R1  
Date: June 1, 2022  
Last Revised: September 13, 2022

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	100.01	2501.03	2°17'28"	S27°05'57"W	100.00
C2	100.00	2501.04	2°17'27"	S27°05'58"W	99.99
C3	70.03	27704.06	0°08'41"	S29°52'34"W	70.03
C4	100.88	1240.00	4°39'40"	S33°34'43"W	100.85
C5	35.68	25.00	81°46'13"	S04°58'34"E	32.73
C6	40.68	25.00	93°13'16"	S87°31'42"W	36.34
C7	22.85	1240.00	1°03'20"	S41°26'45"W	22.85
C8	26.01	1160.00	1°17'06"	N41°19'52"E	26.01
C9	38.71	25.00	88°42'54"	N03°40'08"W	34.96
C10	42.26	25.00	96°51'15"	N83°32'48"E	37.41
C11	139.19	1160.00	6°52'29"	N31°40'56"E	139.10

Line Table		
Line	Length	Direction
L1	225.27	S28°14'41"W
L2	150.16	S25°57'14"W
L3	412.84	S28°14'41"W
L4	80.00	S61°45'19"E
L5	381.40	S28°14'41"W
L6	8.78	N47°20'40"W
L7	176.04	S28°14'41"W
L8	9.05	S48°01'35"E
L9	11.03	S45°51'40"E
L10	60.00	S44°08'20"W
L11	94.55	S41°58'25"W
L12	80.00	N48°01'35"W
L13	94.55	N41°58'25"E
L14	7.83	N48°01'35"W
L15	60.00	N41°58'25"E

REMAINDER OF A CALLED 136.997 ACRES BEAZER HOMES TEXAS, L.P. F.B.C.C.F. No. 2021165160

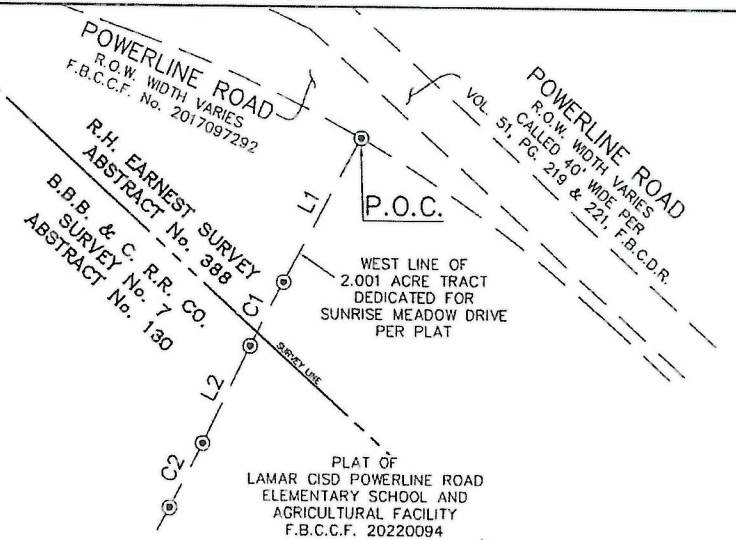
PORTION OF LOT 2 BEASLEY SUBDIVISION VOL. 30, PG. 515, F.B.C.D.R.

1.781 ACRES (77,568 SQ. FT.)

CALLER 13.086 ACRES FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 82 F.B.C.C.F. No. 2022102333

REMAINDER OF A CALLED 136.997 ACRES BEAZER HOMES TEXAS, L.P. F.B.C.C.F. No. 2021165160

CALLER 60.0284 ACRES ALLEN WAYNE DOCKAL F.B.C.C.F. No. 2015048938



PLAT OF LAMAR CISD POWERLINE ROAD ELEMENTARY SCHOOL AND AGRICULTURAL FACILITY F.B.C.C.F. No. 20220094  
 CALLED 27.66 ACRES LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT F.B.C.C.F. No. 2021046210

**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  
 = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)  
 = ANGLE POINT

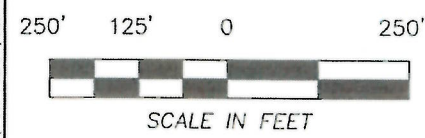
- NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83).
  - A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

**EXHIBIT**

BEING A 1.781 ACRE (77,568 SQ. FT.) TRACT  
 LOCATED IN THE  
 B.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  
**DCCM** 713.413.1900 | millersurvey.com

JOB No.: 4228-BDY	SCALE: 1" = 250'	DATE: 09/13/2022	FIELD BOOK: N/A
DWG. No.: 4228-EXH-13-R1	DRAWN BY: JMC	CHK. BY: JMO	M&B No. 221135-R1



H:\A\_JOB\_FOLDER\4228-00-POWERLINE ROAD - BEAZER HOMES - ARABELLA ON THE PRAIRIE\DWG\4228-EXH-13-R1.DWG 9/13/22 Patrick Hennrich

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

October 27, 2022 03:44:41 PM

FEE: \$0.00

DP2

**2022134705**

