





# EXHIBIT A

DESCRIPTION OF  
10.963 ACRE  
(477,546 SQUARE FEET)

Being 10.963 acre (477,546 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by instrument of record in File Number 2003149525, Official Public Records of Fort Bend County, Texas, (F.B.C.O.P.R.), said NNP-Keepsake, L.P., formerly known as NNP-Telfair LP, by instrument of record in File Number 2006007940, F.B.C.O.P.R., said NNP-Telfair LP now known as NNP-Telfair LLC, by Certificate of Conversion dated March 22, 2012, said 10.963 acre tract being more particularly described by metes and bounds in two parts as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment):

**Part 1 – 2.078 Acres**

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the southeast corner of Reserve "F" Crossing at Telfair Phase 1 minor replat of Reserve "F", a subdivision of record under Plat Number 20190074, Fort Bend County Plat Records (F.B.C.P.R.), said point lying on an east line of said 1651.239 acre tract, same being the west line of that certain called 57.2991 acre tract conveyed to Fort Bend County Levee Improvement District Number 2 by an instrument of record in File Number 9574191, Official Records of Fort Bend County, (F.B.C.O.R.);

Thence, South  $01^{\circ} 50' 41''$  East, along said common line, 1,486.97 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner on the north line of Meadowcroft Boulevard (called 100 feet wide) as described in Plat Number 20080155, F.B.C.P.R.;

Thence, departing said common line and along the north line of said Meadowcroft Boulevard for the following three (3) courses:

1. South  $88^{\circ} 09' 33''$  West, 32.00 feet to a point for corner, the beginning of a curve;

10.963 Acre

December 7, 2021  
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2. 20.96 feet along the arc of a tangent curve to the left, having a radius of 3,050.00 feet, a central angle of  $00^{\circ} 23' 37''$ , and a chord which bears South  $87^{\circ} 57' 44''$  West, 20.96 feet to a point for corner;
3. South  $87^{\circ} 45' 56''$  West, 7.04 feet to the southeast corner of that certain called 10.410 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 (described as Part Two) by an instrument of record in File Number 2006126307, F.B.C.O.P.R.;

Thence, North  $01^{\circ} 50' 41''$  West, departing the north line of Meadowcroft Boulevard and along the east line of said 10.410 acre tract, and the east line of that certain called 12.366 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2006126305, F.B.C.O.P.R., and the east line of that certain called 34.323 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2004077317, F.B.C.O.P.R., and the east line of that certain called 2.449 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2004077317, F.B.C.O.P.R., 1,529.96 feet to a point for corner on the south line of the aforementioned Reserve "F";

Thence, South  $56^{\circ} 17' 38''$  East along the south line of said Crossing at Telfair, 73.74 feet to the POINT OF BEGINNING and containing 2.078 acre (90,506 square feet) of land.

**Part 2 – 8.885 Acres**

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner on the south line of said Meadowcroft Boulevard, said point lying on the west line of said 57.2991 acre tract and an east line of said 1,651.239 acre tract;

Thence, South  $01^{\circ} 50' 41''$  East along said common line, 4,557.02 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, said point lying on the north line of U.S. Highway Number 59, as described in Volume 460, Page 73, Volume 1821, Page 962, File Number 8600222, F.B.C.D.R, File Number 2003149525, and File Number 2005044869, and File Number 2008099470, and File Number 20160383790, F.B.C.O.P.R.;

Thence, South  $52^{\circ} 31' 04''$  West along the north line of said U.S. Highway Number 59, 110.74 feet to a point for the southeast corner of that certain called 1.385 acre tract (described as Part One) conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2006126307, F.B.C.O.P.R.;

Thence, departing the north line of said U.S. Highway Number 59 and along the east line of said 1.385 acre tract, and the east line of that certain called 0.661 acre tract conveyed to Fort Bend County Levee Improvement District Number 17 by an instrument of record in File Number 2006126304, F.B.C.O.P.R., and the east line of the aforementioned 10.410 acre tract, North  $01^{\circ} 50' 41''$  West, 3,754.62 feet to an easterly corner of said 10.410 acre tract;

Thence, North  $88^{\circ} 09' 19''$  East, along an east line of said 10.410 acre tract, 30.00 feet to a point for corner;

Thence, North  $01^{\circ} 50' 41''$  West, continuing along an east line of said 10.410 acre tract, 866.80 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, said point lying on the south line of the aforementioned Meadowcroft Boulevard;

Thence, along the south line of said Meadowcroft Boulevard for the following three (3) courses:

1. North  $87^{\circ} 45' 56''$  East, 7.72 feet to a point for corner, the beginning of a curve;
2. 20.27 feet along the arc of a tangent curve to the right, having a radius of 2,950.00 feet, a central angle of  $00^{\circ} 23' 37''$ , and a chord which bears North  $87^{\circ} 57' 44''$  East, 20.27 feet to a point for corner;

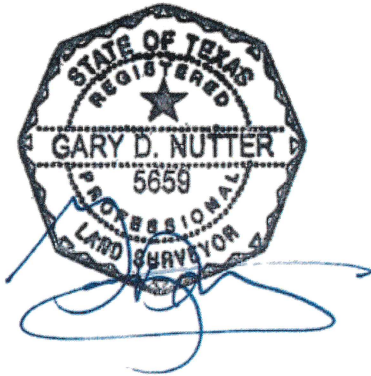
10.963 Acre

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3. North 88° 09' 33" East, 32.01 feet to the POINT OF BEGINNING and containing 8.885 acres (387,040 square feet) of land.

SAID PART 1 AND PART 2 HAVING A TOTAL COMBINED AREA OF 10.963 ACRE (477,546 SQUARE FEET)



Corner monuments not set at Client's request.

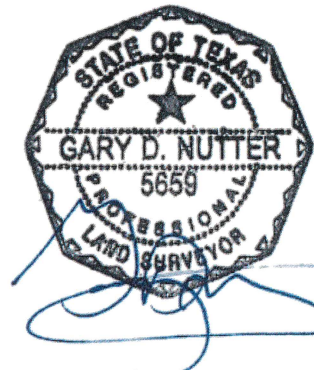
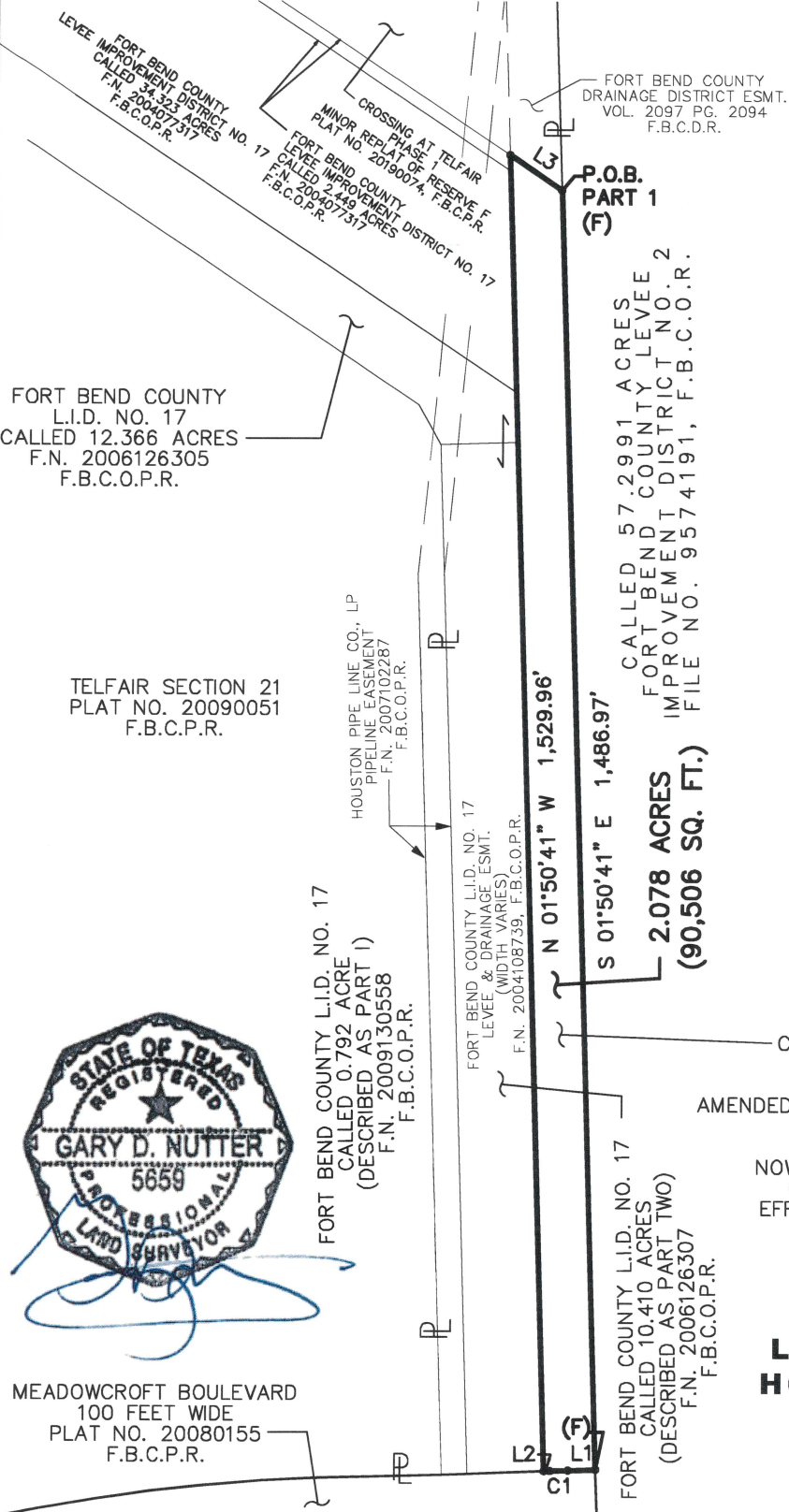
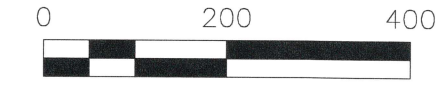


LJA Surveying, Inc.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,050.00'	20.96'	20.96'	S 87°57'44" W	0°23'37"
C2	2,950.00'	20.27'	20.27'	N 87°57'44" E	0°23'37"

LEGEND SHEET 1 OF 4

- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- F.B.C.D.R. DEED RECORDS OF FORT BEND COUNTY
- F.B.C.O.R. OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.P.R. PLAT RECORDS OF FORT BEND COUNTY
- (F) PREVIOUSLY SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- L.I.D. LEVEE IMPROVEMENT DISTRICT
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- SQ. FT. SQUARE FEET
- F.N. FILE NUMBER
- NO. NUMBER
- VOL., PG. VOLUME, PAGE
-  PROPERTY LINE
-  LAND HOOK



NOTE:

- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT).
- CORNER MONUMENTS WERE NOT SET PER THE CLIENT'S REQUEST

NNP-KEEPSAKE, L.P.  
RESIDUE OF A  
CALLED 1651.239 ACRE TRACT  
F.N. 2003149525  
F.B.C.O.P.R.  
AMENDED AND RENAMED TO NNP-TELFAIR LP  
F.N. 2006007940  
F.B.C.O.P.R.  
NOW KNOWN AS NNP-TELFAIR LLC  
CERTIFICATE OF CONVERSION  
EFFECTIVE DATE MARCH 22, 2012

**EXHIBIT OF 10.963 ACRES  
(477,546 SQ. FT.) OF LAND  
LOCATED IN THE ALEXANDER  
HODGE LEAGUE, ABSTRACT 32  
CITY OF SUGAR LAND  
FORT BEND COUNTY**

DECEMBER 2021 JOB NO. 1800-0165A

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

S:\sectors\Survey\Projects\LJA5001\1800\0165A\CAD\10.963 Strip between LID tracts.dwg 12/7/2021

MATCH LINE SHEET 1



MEADOWCROFT BOULEVARD  
100 FEET WIDE  
PLAT NO. 20080155  
F.B.C.P.R.

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 10.410 ACRES  
(DESCRIBED AS PART TWO)  
F.N. 2006126307  
F.B.C.O.P.R.

TELFAIR  
SECTION 17  
PLAT NO. 20070156  
F.B.C.P.R.

FORT BEND COUNTY L.I.D. NO. 17  
LEVEE & DRAINAGE ESMT.  
(WIDTH VARIES)  
F.N. 2004108739  
F.B.C.O.P.R.

HOUSTON PIPE LINE CO., LP  
PIPELINE EASEMENT  
F.N. 2007102287  
F.B.C.O.P.R.

RESTRICTED RESERVE "A"  
MEADOWCROFT BOULEVARD  
AND WESCOTT AVENUE  
EXTENSION  
PLAT NO. 20080155  
F.B.C.P.R.

L6 L7  
C2 P.O.B.  
(F) PART 2  
(F)

N 01°50'41" W 866.80'

S 01°50'41" E 4,557.02'

N 01°50'41" W 3,754.62'

8.885 ACRES  
(387,040 SQ. FT.)

CALLLED 57.2991 ACRES  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 2  
FILE NO. 9574191, F.B.C.O.R.

10.963 ACRES  
(477,546 SQ. FT.)

FORT BEND COUNTY  
DRAINAGE DISTRICT ESMT.  
VOL. 2097 PG. 2094  
F.B.C.D.R.

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 10.410 ACRES  
(DESCRIBED AS PART TWO)  
F.N. 2006126307  
F.B.C.O.P.R.

NNP-KEEPSAKE, L.P.  
RESIDUE OF A  
CALLED 1651.239 ACRE TRACT  
F.N. 2003149525  
F.B.C.O.P.R.  
AMENDED AND RENAMED TO NNP-TELFAIR LP  
F.N. 2006007940  
F.B.C.O.P.R.  
NOW KNOWN AS NNP-TELFAIR LLC  
CERTIFICATE OF CONVERSION  
EFFECTIVE DATE MARCH 22, 2012

LINE	BEARING	DISTANCE
L1	S 88°09'33" W	32.00'
L2	S 87°45'56" W	7.04'
L3	S 56°17'38" E	73.74'
L4	S 52°31'04" W	110.74'
L5	N 88°09'19" E	30.00'
L6	N 87°45'56" E	7.72'
L7	N 88°09'33" E	32.01'

**BEING 10.963 ACRES  
(477,546 SQ. FT.) OF LAND  
LOCATED IN THE ALEXANDER  
HODGE LEAGUE, ABSTRACT 32  
CITY OF SUGAR LAND  
FORT BEND COUNTY**

DECEMBER 2021 JOB NO. 1800-0165A

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



MATCH LINE SHEET 3

S:\Sectors\Survey\Projects\1800\0165A\CAD\10.963 Strip between LID tracts.dwg 12/7/2021

TELFAIR SECTION 17  
PLAT NO. 20070156  
F.B.C.P.R.

3' WATER LINE ESMT.  
F.N. 2007014170  
F.B.C.O.P.R.

80' UTILITY ESMT.  
F.N. 2004131587  
F.B.C.O.P.R.

3' SAN. SEW. ESMT.  
F.N. 2007009034  
F.B.C.O.P.R.

HOUSTON LIGHTING & POWER  
(BLANKET ESMT.)  
VOL. 454, PAGE 261  
F.B.C.D.R.

RESTRICTED RESERVE "A"  
MEADOWCROFT BOULEVARD  
AND WESCOTT AVENUE  
EXTENSION  
PLAT NO. 20080155  
F.B.C.P.R.

HOUSTON PIPE LINE CO., LP  
PIPELINE EASEMENT  
F.N. 2007102287  
F.B.C.O.P.R.

8.885 ACRES  
(387,040 SQ. FT.)

S 01°50'41" E 4,557.02'

N 01°50'41" W 3,754.62'

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 10.410 ACRES  
(DESCRIBED AS PART TWO)  
F.N. 2006126307  
F.B.C.O.P.R.

FORT BEND COUNTY L.I.D. NO. 17  
LEVEE & DRAINAGE ESMT.  
(WIDTH VARIES)  
F.N. 2004108739  
F.B.C.O.P.R.

CALLLED 57.2991 ACRES  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 2  
FILE NO. 9574191, F.B.C.O.R.

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CALLED 1651.239 ACRE TRACT  
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F.B.C.O.P.R.  
AMENDED AND RENAMED TO NNP-TELFAIR LP  
F.N. 2006007940  
F.B.C.O.P.R.  
NOW KNOWN AS NNP-TELFAIR LLC  
CERTIFICATE OF CONVERSION  
EFFECTIVE DATE MARCH 22, 2012



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(477,546 SQ. FT.) OF LAND  
LOCATED IN THE ALEXANDER  
HODGE LEAGUE, ABSTRACT 32  
CITY OF SUGAR LAND  
FORT BEND COUNTY**

DECEMBER 2021      JOB NO. 1800-0165A

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Houston, Texas 77042      T.B.P.E.L.S. Firm No. 10194382

RESTRICTED RESERVE "A"  
MEADOWCROFT BOULEVARD  
AND WESCOTT AVENUE  
EXTENSION  
PLAT NO. 20080155  
F.B.C.P.R.

TELFAIR  
SECTION 16  
PLAT NO. 20070162  
F.B.C.P.R.

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 86.591 ACRES  
F.N. 2008014459  
F.B.C.O.P.R.

HOUSTON PIPE LINE CO., LP  
PIPELINE EASEMENT  
F.N. 2007102287  
F.B.C.O.P.R.

TELFAIR  
SECTION 34  
PLAT NO. 20120042  
F.B.C.P.R.

TELFAIR LAKEFRONT DISTRICT  
EAST BUSINESS PARK COMMERCIAL  
RESERVES PHASE 2  
PLAT NO. 20130097, F.B.C.O.P.R.

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 1.385 ACRES  
(DESCRIBED AS PART ONE)  
F.N. 2006126307  
F.B.C.O.P.R.

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 0.661 ACRE  
F.N. 2006126304  
F.B.C.O.P.R.

N 01°50'41" W 3,754.62'

8.885 ACRES  
(387,040 SQ. FT.)

FORT BEND COUNTY DRAINAGE  
DISTRICT EASEMENT  
CALLED 13.0203 ACRES  
(DESCRIBED AS TRACT 2)  
VOL. 2097, PG. 2094, F.B.C.D.R.

S 01°50'41" E 4,557.02'

CALLLED 57.2991 ACRES  
FORT BEND COUNTY  
FORT BEND COUNTY  
LEVEE IMPROVEMENT DISTRICT NO.2  
F.N. 9574191  
F.B.C.O.R.

FORT BEND COUNTY L.I.D. NO. 17  
CALLED 10.410 ACRES  
(DESCRIBED AS PART TWO)  
F.N. 2006126307  
F.B.C.O.P.R.

NNP-KEEPSAKE, L.P.  
RESIDUE OF A  
CALLED 1651.239 ACRE TRACT  
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F.N. 2006007940  
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NOW KNOWN AS NNP-TELFAIR LLC  
CERTIFICATE OF CONVERSION  
EFFECTIVE DATE MARCH 22, 2012

U.S. HIGHWAY NO. 59  
(WIDTH VARIES)  
PG. 73, VOL. 1821, PG. 962  
(FILE NO. 8600222) F.B.C.D.R. AND  
VOL. 2005, PG. 4869, 2008099470,  
AND 20160383790 F.B.C.O.P.R.



**BEING 10.963 ACRES  
(477,546 SQ. FT.) OF LAND  
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HODGE LEAGUE, ABSTRACT 32  
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Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

RETURNED AT COUNTER TO:

Wendy DeLeon  
FBC Drainage District  
1124 Blume Rd, Rosenberg 77477

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

April 25, 2023 04:58:59 PM

FEE: \$0.00 RH

**2023037378**

