

EXHIBIT "A"

72.56 acres in the John Dorsey Survey, A-174

Being a 72.56 acre parcel of land (3,160,569 square feet), situated in the John Dorsey Survey, Abstract No. 174, Montgomery County, Texas, said 72.56 acre tract being a remainder of that certain 51.14 acre tract and a remainder of that certain 59.124 acre tract, conveyed by Special Warranty Deed dated January 1, 1996 from Virginia K. Coogler to Kahn Investments, Ltd., and recorded under Clerk's File No. 9701939, Film Code No. 224-00-0856 of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.T.); said 72.56 acre parcel of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with cap found marking an angle point on the existing southeasterly right of way line of Foster Drive (50 feet wide right of way at this location) and the northwesterly corner of that certain 2.00 acre tract, conveyed from Constable Gene DeForest, Precint 2, Montgomery County, Texas to Abe Moss by Deed under Order of Sale in Tax Suits dated September 1, 2015, recorded under Clerk's File No. 2015097862, O.P.R.R.P.M.C.T., thence as follows:

South 18° 15' 48" East, along the existing southeasterly right of way line of said Foster Drive and the southwesterly line of said Abe Moss tract, a distance of 10.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RODS Surveying, Inc. set at the northeasterly corner of said 72.56 acre tract, same point being on the existing southeasterly right of way line of Foster Drive (60 feet wide right of way at this location) as recorded in Volume 660, Page 420 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), marking the **POINT OF BEGINNING** of the herein described parcel having surface coordinates of N= 10,104,856.46 and E=3,840,179.16;

1. **THENCE**, South 18° 15' 48" East, continuing along the southwesterly line of said Abe Moss tract and the northeasterly line of said 72.56 acre tract, passing at a distance of 493.22 feet to a 5/8-inch iron rod with cap found at the southwesterly corner of said Abe Moss tract and the northwesterly corner of that certain 0.50 of one acre tract, conveyed from J. T. Cheney and wife, Vivian Cheney to I. W. McShan and wife, Martha Evon McShan by deed dated June 7, 1962 recorded in Volume 603, Page 229, D.R.M.C.T., continuing at a distance of 788.42 feet to the southwesterly corner of said 0.50 of one acre tract, same being on the existing northwesterly corner of Southmore Drive (60 feet wide right of way, occupied, no record found), in a total distance of 848.42 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RODS Surveying, Inc. set at the existing southwesterly corner of said Southmore Drive and an interior "ell" corner of said 72.56 acre tract;

2. **THENCE**, North 71° 44' 11" East, along a northerly line of said 72.56 acre tract and the existing southeasterly right of way line of said Southmore Drive, a distance of 632.47 feet to a point at the northeasterly corner of said 72.56 acre tract on the southwesterly line of that certain 2.486 acre tract, conveyed from Ruby May George Pruett to Delmer Pruett by Gift Deed dated May 23, 1985, recorded under Clerk's File No. 8621346, Film Code No. 403-01-2090, O.P.R.R.P.M.C.T.;
3. **THENCE**, South 18° 26' 54" East, along the common line between of said 72.56 acre tract and said Delmer Pruett tract, that certain 2.486 acre tract conveyed from James Douglas Stewart to Sharon Stewart Cheney by General Warranty Deed dated March 3, 2007, recorded under Clerk's File No. 2007073545, Film Cone No. 377-11-0266, O.P.R.R.P.M.C.T., and that certain 2.465 acre tract conveyed to Church of the Saviour, Gary C. Fulton, Trustee by Deed of Trust dated July 12, 1984, recorded under Clerk's File No. 8434569, Film Code No. 286-01-0502, O.P.R.R.P.M.C.T., a distance of 1,189.30 feet to a 1/2-inch iron rod found marking the southeasterly corner of said 72.56 acre tract, on the southerly line of said John Dorsey Survey, the northwesterly line of the Ransom House Survey, Abstract No. 245, and on the northwesterly line of a 150 feet wide strip conveyed from Grogan Brothers Lumber Company, Inc. to Gulf States Utilities Company by deed dated February 1, 1961 recorded in Volume 500, Page 111, D.R.M.C.T.;
4. **THENCE**, South 71° 33' 06" West, along the southeasterly line of said 72.56 acre tract, and the common Dorsey - Ransom Survey line, and the northwesterly line of said Gulf States Utilities Company 150 feet wide strip, a distance of 1,784.15 feet to a 5/8-inch iron rod with yellow plastic cap stamped RODS Surveying, Inc. set marking the southwesterly corner of said 72.56 acre tract and the southeasterly corner of Lot 19, South Terrace Subdivision as shown on Plat therefore recorded in Volume 5, Page 519, Map Records of Montgomery County, Texas (M.R.M.C.T.);
5. **THENCE**, North 18° 28' 03" West, along the lower westerly line of said 72.56 acre tract and the easterly line of said South Terrace Subdivision, passing at a distance of 66.20 feet to a 1/2-inch iron rod found for the southeast corner of Lot 20, at a distance of 134.20 feet, passing a 1/2-inch iron rod found marking the southeast corner of Lot 21, at a distance of 270.20 feet, passing a 1/2-inch iron rod found marking the southeast corner of Lot 23, at a distance of 406.20 feet, passing a 1/2-inch iron rod found marking the southeast corner of Lot 25, at a distance of 882.20 feet, passing a 1/2-inch iron rod with cap found marking the southeast corner of Lot 32, at a distance of 950.20 feet, passing a 1/2-inch iron rod found marking the southeast corner of Lot 33, at a distance of 1,154.20 feet, passing a 5/8-inch iron rod found marking the southeast corner of Lot 36, at a distance of 1,222.20 feet passing a 1-inch iron pipe found marking the northeast corner of said Lot 36, same being the existing southeasterly corner of Southmore Drive (60 feet wide right of way), in a total distance of 1,282.33 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RODS Surveying, Inc. set for the existing northeasterly corner of said Southmore Drive and an interior "ell" corner of said 72.56 acre tract;

6. **THENCE**, South $71^{\circ} 31' 57''$ West, along the upperly line of said 72.56 acre tract and the existing northerly right of way line of said Southmore Drive, a distance of 113.17 feet to a 5/8-inch iron rod found at the intersection with the existing easterly right of way line of South Third Street (60 feet wide right of way) as recorded in Volume 427, Page 212, D.R.M.C.T.;
7. **THENCE**, North $18^{\circ} 45' 01''$ West, along the westerly line of said 72.56 acre tract and the existing easterly right of way line of said South Third Street, a distance of 709.68 feet to a 5/8-inch iron rod found at the intersection with the existing southeasterly right of way line of said Foster Drive (60 feet wide right of way), same being the northwesterly corner of said 72.56 acre tract;
8. **THENCE**, North $69^{\circ} 23' 58''$ East, along the northerly line of said 72.56 acre tract and the existing southeasterly right of way line of said Foster Drive, a distance of 1,272.65 feet to the **POINT OF BEGINNING** of herein described parcel and containing 72.56 acre (3,160,569 square feet) of land.

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (1991 Adj.) and is based on City of Conroe Control Points: CC-17AZ, CC-16 and CC-16AZ. Coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by multiplying by a combined scale factor of 0.999954251.

A map of even date accompanies this description.

I, Ruben A. Calderon, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during the month of January 2017.

Ruben A. Calderon
Ruben A. Calderon, RPLS
Texas Registration Number 5109 02/09/2017

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