



Exhibit "A"

WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF 4.960 ACRES OR 216,059 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.960 ACRES OR 216,059 SQUARE FEET OF LAND SITUATED IN THE HARVEY WHITING SURVEY, ABSTRACT NO. 840, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 21.75 ACRE TRACT OF LAND CONVEYED TO GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. J567620, WITH SAID 4.960 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF SOUTH MAIN STREET (R.O.W. VARIES), FOR THE SOUTHEAST CORNER OF A CALLED 1.5958 ACRE TRACT OF LAND CONVEYED TO HANDS OF HEALING RESIDENTIAL TREATMENT CENTER, INC., AS RECORDED UNDER H.C.C.F. NO. 20110305418 AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1, ROBERTSON'S SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 499, PAGE (PG.) 457, HARRIS COUNTY DEED RECORDS (H.C.D.R.);

THENCE, SOUTH 87 DEG. 04 MIN. 53 SEC. WEST, ALONG THE NORTH OF LOTS 1 THROUGH 6, BLOCK 1, OF SAID ROBERTSON'S SUBDIVISION, A DISTANCE OF 334.71 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF SAID LOT 6 FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

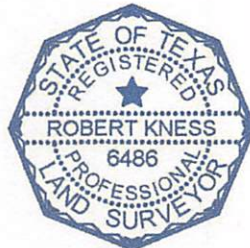
THENCE, SOUTH 87 DEG. 04 MIN. 53 SEC. WEST, CONTINUING ALONG THE NORTH LINE OF LOTS 6 THROUGH 14, BLOCK 1, OF SAID ROBERTSON'S SUBDIVISION, A DISTANCE OF 409.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID LOT 14, ALSO BEING AN INTERIOR CORNER OF SAID 21.75 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20 DEG. 52 MIN. 18 SEC. WEST, OVER AND ACROSS SAID 21.75 ACRE TRACT, A DISTANCE OF 469.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF A TRACT CONVEYED TO DAYTON-GOOSE CREEK RAILWAY COMPANY, RECORDED UNDER VOL. 525, PG. 236, AND VOL. 731, PG. 214, H.C.D.R., FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 85 DEG. 37 MIN. 51 SEC. EAST, ALONG THE SOUTH LINE OF SAID DAYTON-GOOSE CREEK RAILWAY COMPANY TRACT, A DISTANCE OF 541.30 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR NORTHWEST CORNER OF A TRACT CONVEYED TO RICARDO GARCIA AS RECORDED UNDER H.C.C.F. NO. 20070151473 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 04 DEG. 30 MIN. 21 SEC. EAST, ALONG THE WEST LINE OF SAID RICARDO GARCIA TRACT, A DISTANCE OF 460.63 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.960 ACRES OR 216,059 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56626-GCCISD, PREPARED BY WINDROSE LAND SERVICES.


ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



03/14/2023
DATE:

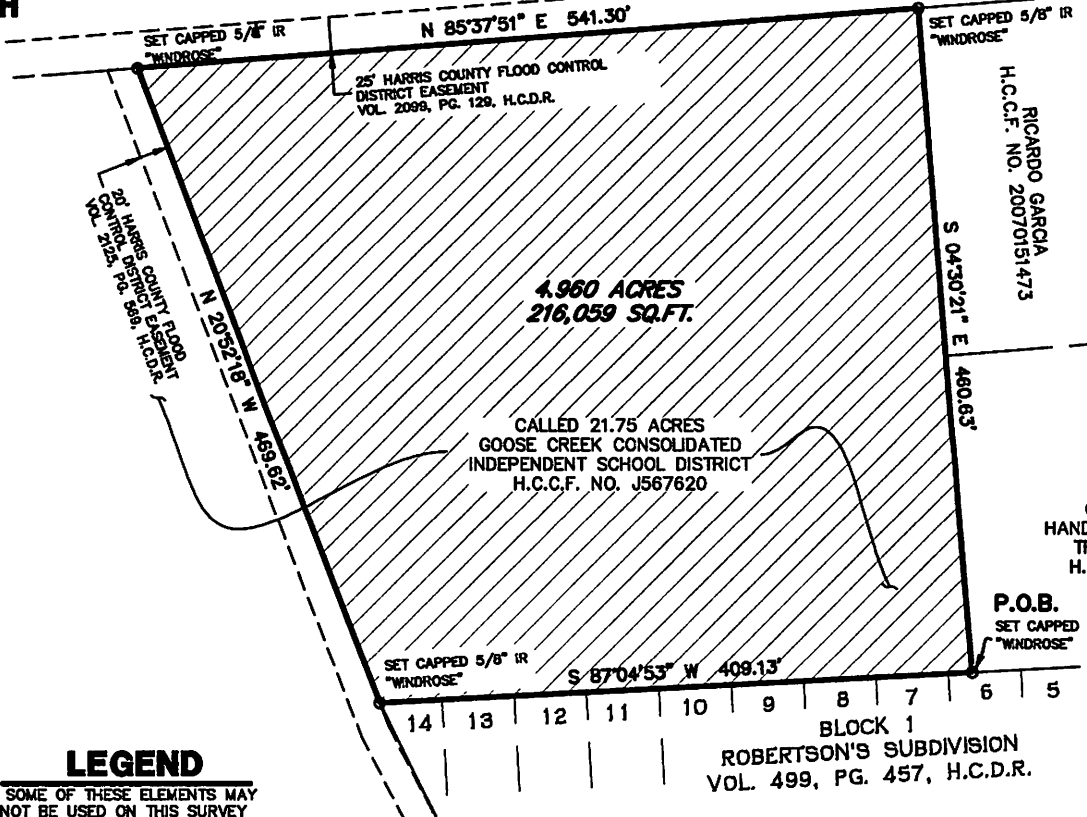


NORTH

SCALE: 1" = 100'

DAYTON-GOOSE CREEK RAILWAY COMPANY
VOL. 525, PG. 236, H.C.D.R.
VOL. 731, PG. 214, H.C.D.R.

EXHIBIT OF
4.960 AC. / 216,059 SQ. FT.
SITUATED IN THE
HARVEY WHITING SURVEY, A-840
HARRIS COUNTY, TEXAS



GENERAL NOTES

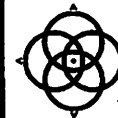
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

FND - FOUND	PG. - PAGE
H.C.C.F. - HARRIS COUNTY CLERK FILE	R.O.W. - RIGHT-OF-WAY
H.C.D.R. - HARRIS COUNTY DEED RECORDS	SQ. FT. - SQUARE FEET
H.C.M.R. - HARRIS COUNTY MAP RECORDS	VOL. - VOLUME
IP - IRON PIPE	F.C. - FILM CODE
IR - IRON ROD	B.L. - BUILDING LINE
NO. - NUMBER	U.E. - UTILITY EASEMENT

FIELD BY:	-	DATE:	03/14/2023
DRAWN BY:	RO	REV:	
CHECKED BY:	RK	REV:	
JOB NO.	56628-GCCISD	REV:	
SHEET 1 OF 2		REV:	



WINDROSE
LAND SURVEYING | PLATTING

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