

OSWALD  
 SITE PLAN

Project No.	2017-001	Sheet No.	MASTER
Client	SS	Scale	AS SHOWN
Design	SS	Date	08/14/17

EXHIBIT A

5.4605 Acres

All that certain tract or parcel of land containing 5.4605 acres, situated in the Lemuel Smith Survey, Abstract 526, Montgomery County, Texas, being out of a certain 7.825 acre tract described in deed recorded under Montgomery County Clerk's File No. 8630155; said 5.4605 acres being further described as follows:

COMMENCING for reference at a  $\frac{1}{2}$ " iron rod found at the intersection of the East line of Industrial Court (60 foot wide right-of-way) with the South line of Industrial Lane (60 foot wide right-of-way) marking the Northwesternly corner of a called 2.0668 acre tract described in deed recorded under M.C.C.F. No. 8708388;

THENCE, North  $74^{\circ} 14' 23''$  East, along the Southerly line of Industrial Lane, at 300.00 feet passing the Northeastery corner of said 2.0668 acre tract and the Northwesternly corner of a 1.0 acre tract described in deed recorded under M.C.C.F. No. 9405427 and continuing for a total of 469.78 feet to a  $\frac{1}{2}$ " iron rod set for the most Northerly Northwest corner and POINT OF BEGINNING of the herem described tract;

THENCE, North  $74^{\circ} 14' 23''$  East, 30.00 feet continuing along the Southerly line of Industrial Lane to a  $\frac{1}{2}$ " iron rod set for the most Northerly Northeast corner of the aforementioned 7.825 acre tract;

THENCE, South  $14^{\circ} 49' 48''$  East, 473.23 feet to a 1" iron pipe found for corner;

THENCE, North  $74^{\circ} 09' 39''$  East, 146.07 feet to a  $\frac{1}{2}$ " iron rod found for corner;

THENCE, South  $14^{\circ} 56' 00''$  East, 385.84 feet to a  $\frac{1}{2}$ " iron rod set for corner lying North  $14^{\circ} 56' 00''$  West, 30.00 feet from a  $\frac{1}{2}$ " iron rod found for the Southeastery corner of said 7.825 acre tract;

THENCE, South  $74^{\circ} 13' 26''$  West, 154.56 feet along a line parallel to and 30 feet North of the South line of the 7.825 acre tract to a  $\frac{1}{2}$ " iron rod set for corner;

THENCE, North  $14^{\circ} 56' 00''$  West, at 120.00 feet passing a  $\frac{1}{2}$ " iron rod at an interior corner of the 7.825 acre tract, marking the Northeastery corner of a 1.000 acre tract and continuing for a total of 225.72 feet to a  $\frac{1}{2}$ " iron rod set for corner;

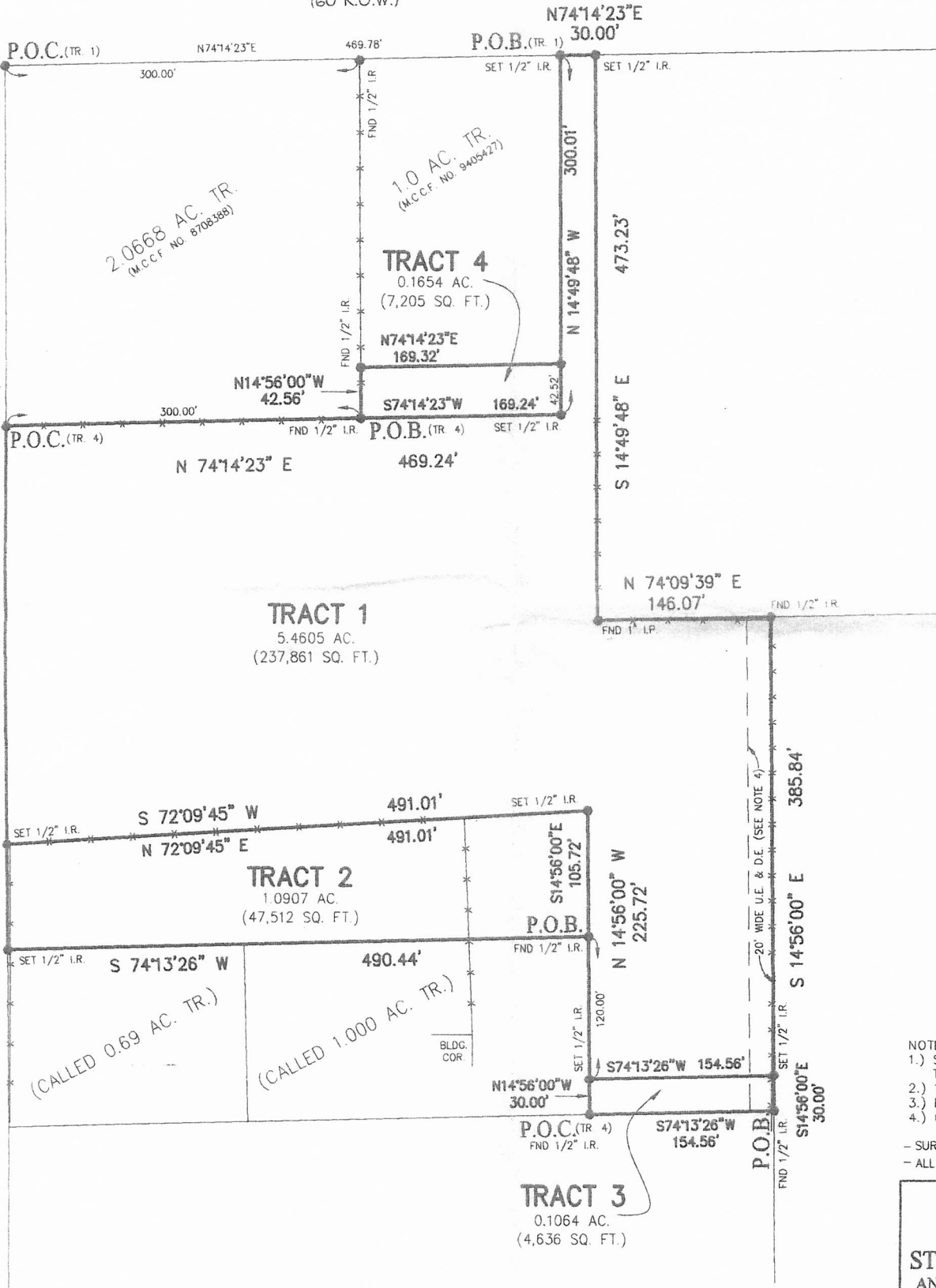
THENCE, South  $72^{\circ} 09' 45''$  West, 491.01 feet to a  $\frac{1}{2}$ " iron rod set for corner on the Easterly line of Industrial Court;

THENCE, North  $14^{\circ} 56' 00''$  West, 350.98 feet along the Easterly line of Industrial Court to a  $\frac{1}{2}$ " iron rod found for the most Westerly Northwest corner of the 7.825 acre tract and the Southwestery corner of the aforementioned 2.0668 acre tract;

THENCE, North  $74^{\circ} 14' 23''$  East, at 300.00 feet passing a  $\frac{1}{2}$ " iron rod at the Southeastery corner of the 2.0668 acre tract and continuing for a total of 469.24 feet to a  $\frac{1}{2}$ " iron rod set for corner;

THENCE, North  $14^{\circ} 49' 48''$  West, at 42.56 feet passing the Southeastery corner of the aforementioned 1.0 acre tract and continuing for a total of 300.01 feet to the POINT OF BEGINNING and containing 5.4605 acres of land.

INDUSTRIAL LANE  
(60' R.O.W.)



- NOTES:  
 1.) SUBJECT TITLE C  
 2.) 10' UTI  
 3.) ESMT.  
 4.) COMBIN

- SURVEY BA  
 - ALL BEARIN

**STEVE AND AS**  
 1300 S. FI  
 CONROE  
 PHONE:  
 FAX: (5

\* SUBJECT  
 480483, I

PURCHASE

GRAPHIC SCALE

