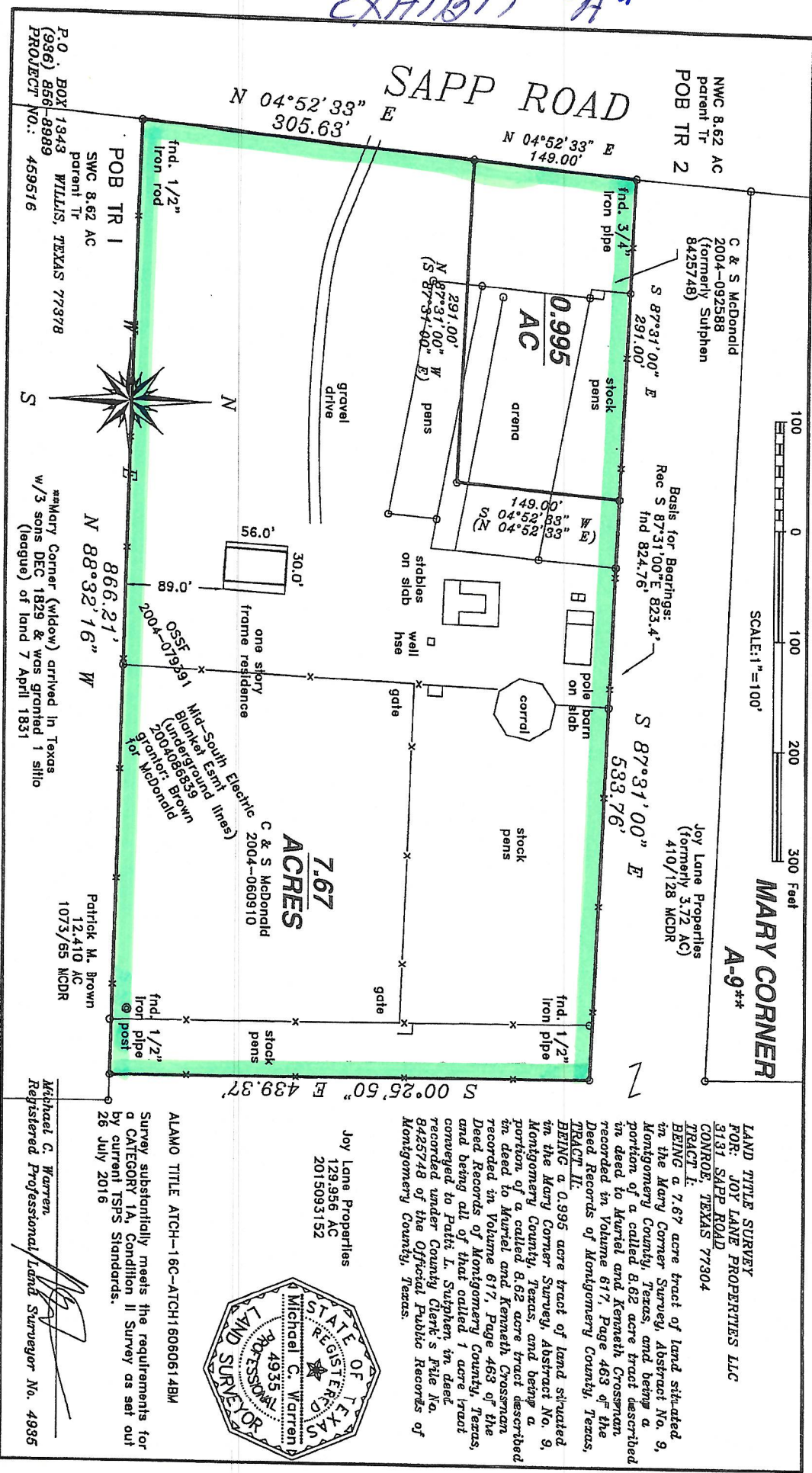


EXHIBIT "A"



MARY CORNER  
A-9\*\*

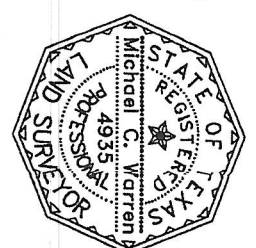
Joy Lane Properties  
(formerly 3.72 AC)  
410/128 MCDR

Basis for Bearings:  
Rec S 87°31'00"E, 823.4'  
fnd 824.76

LAND TITLE SURVEY  
FOR: JOY LANE PROPERTIES LLC  
3131 SAPP ROAD  
CONROE, TEXAS 77304

TRACT I:  
BEING a 7.67 acre tract of land situated in the Mary Corner Survey, Abstract No. 9, Montgomery County, Texas, and being a portion of a called 8.62 acre tract described in deed to Murrel and Kenneth Crossman recorded in Volume 617, Page 463 of the Deed Records of Montgomery County, Texas, and being all of that called 1 acre tract conveyed to Patti L. Sutphen in deed recorded under County Clerk's file No. 8425748 of the Official Public Records of Montgomery County, Texas.

Joy Lane Properties  
129.956 AC  
2015093152



ALAMO TITLE ATCH-16C-ATCH1 6086061 ABM  
Survey substantially meets the requirements for a CATEGORY 1A, Condition II Survey as set out by current ISPS Standards.  
26 July 2016

Michael C. Warren  
Registered Professional Land Surveyor No. 4935

P.O. BOX 1343  
(936) 856-8989  
PROJECT NO.: 459516

Mary Corner (widow) arrived in Texas w/3 sons DEC 1829 & was granted 1 sillo (league) of land 7 April 1831

Patrick M. Brown  
12.410 AC  
1073/55 MCDR

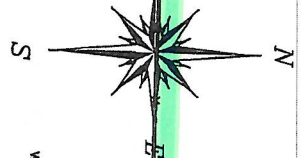


EXHIBIT "A"

FIELD NOTE DESCRIPTION  
7.67 ACRES IN THE MARY CORNER SURVEY, A-9  
MONTGOMERY COUNTY, TEXAS

BEING a 7.67 acre tract of land situated in the Mary Corner Survey, Abstract No. 9, Montgomery County, Texas, and being a portion of a called 8.62 acre tract described in deed to Muriel and Kenneth Crossman recorded in Volume 617, Page 463 of the Deed Records of Montgomery County, Texas, said 7.67 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly line of Sapp Road for the southwesterly corner of Crossman's 8.62 acre tract and northwesterly corner of a 12.410 acre tract described in deed to Patrick M. Brown recorded in Volume 1073, Page 65 of the Montgomery County Deed Records;

THENCE with the easterly line of Sapp Road North 04° 52' 33" East 305.63 feet to a 5/8 inch iron rod found for the southwesterly corner of a 0.995 acre tract (called 1.0 acre) described in deed to Craig S. McDonald and Shelley M. McDonald recorded under County Clerk's File no. 2004-092589 of the Official Public Records of Montgomery County, Texas;

THENCE departing Sapp Road South 87° 31' 00" East 291.00 feet to a point for the southeasterly corner of said 0.996 acre tract;

THENCE North 04° 52' 33" East 149.00 feet to a 5/8 inch iron rod for the northeasterly corner of said 0.995 acre tract, in the northerly line of the 8.62 acre parent tract, and southerly line of a 129.956 acre tract described in deed to Joy Lane Properties LLC recorded under County Clerk's File No. 2015-093152;

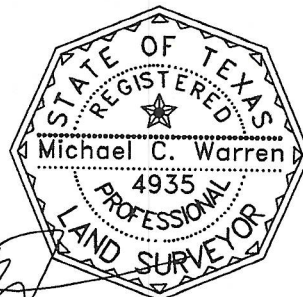
THENCE with the northerly line of said 8.62 acre tract common to said Joy Lane Properties 129.956 acre tract South 87° 31' 00" East 533.76 feet to a 1/2 inch iron pipe found for corner;

THENCE along an interior westerly line of said 129.956 acre tract South 00° 25' 50" East 439.37 feet to a 1/2 inch iron rod for the southeasterly corner of the 8.62 acre parent tract, in Patrick M. Brown's northerly line;

THENCE with Brown's northerly line North 88° 32' 16" West 866.21 feet to the POINT OF BEGINNING.

CONTAINING 7.67 ACRES OF LAND, based on a survey made on the ground 26 July 2016 and shown on Survey Plat No. 459516 of same date.

Michael C Warren  
RPLS TX 4935  
Box 1343 Wills TX 77378  
936 856 8989



*[Handwritten signature]*

EXHIBIT "A"

FIELD NOTE DESCRIPTION  
0.995 ACRE IN THE MARY CORNER SURVEY, A-9  
MONTGOMERY COUNTY, TEXAS

BEING a 0.995 acre tract of land situated in the Mary Corner Survey, Abstract No. 9, Montgomery County, Texas, and being a portion of a called 8.62 acre tract described in deed to Muriel and Kenneth Crossman recorded in Volume 617, Page 463 of the Deed Records of Montgomery County, Texas, and being all of the called 1 acre tract conveyed to Patti L. Sutphen recorded under County Clerk's File No. 8425748 of the Official Public Records of Montgomery County, Texas, said 0.995 acre tract being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found for the northwesterly corner of the herein described tract and said 8.62 acre parent tract and a westerly corner of a 129.956 acre tract described in deed to Joy Lane Properties LLC recorded under County Clerk's File No. 2015-093152;

THENCE with the northerly line of said 8.62 acre parent tract and a southerly line of Joy Lane Properties LLC 129.956 acre tract South 87° 31' 00" East 291.00 feet to a 5/8 inch iron rod for the northwesterly corner of a 7.67 acre tract described in deed to Craig S. McDonald and Shelley M. McDonald recorded under County Clerk' File No. 2004-060910;

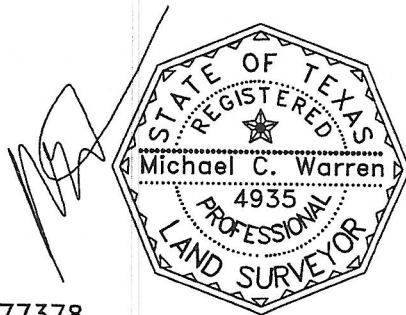
THENCE with the upper northwesterly lines of the McDonald 7.67 acre tract the following courses:

South 04° 52' 33" West 149.00 feet;

North 87° 31' 00" West 291.00 feet to a 5/8 inch iron rod in Sapp Road

With the easterly line of Sapp Road North 04° 52' 33" East 149.00 feet to the POINT OF BEGINNING.

CONTAINING 0.995 ACRE OF LAND, based on survey made on the ground 26 July 2016 and shown on Survey Plat No. 459516 of same date.



Michael C Warren  
RPLS TX 4935  
Box 1343 Wills TX 77378  
936 856 8989