

EXHIBIT A

County: Harris
Highway: FM 2100
Limits: SH 99 to Huffman-Cleveland Road North
RCSJ: 1062-02-029

PROPERTY DESCRIPTION FOR PARCEL P00080713

BEING a 0.1598 of one acre (6,959 square feet) parcel of land located in the James H. Isbell Survey, Abstract No. 473, Harris County, Texas, being a portion of that tract conveyed by Quitclaim Deed from Denah Duren Bruss to James Patrick Sandell as executed on January 13, 1995, and recorded in Harris County Clerk's File (H.C.C.F.) No. S270265, Film Code (F.C.) No. 511-39-0467, Official Public Records of Real Property, Harris County, Texas (O.P.R.R.P.H.C.T.), being further described as 5.100 acres (Tract 12) recorded in H.C.C.F. No. L832867, F.C. No. 126-77-0540, O.P.R.R.P.H.C.T.; said 0.1598 of one acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch iron rod found at the southeast corner of said 5.100 acre Sandell tract, being the northeast corner of tract described as 5.100 acres conveyed by General Warranty Deed with Vendor's Lien to Jose Antonio Rodriguez and Salvador Rodriguez, and recorded in H.C.C.F. No. RP-2021-666727, O.P.R.R.P.H.C.T.;

THENCE, South 87°50'31" West, along the south line of said 5.100 acre Sandell tract, and the north line of said 5.100 acre Rodriguez tract, a distance of 626.89 feet to a 5/8-inch iron rod with Texas Department of Transportation (TXDOT) aluminum cap set in the proposed east right-of-way line of FM 2100, for the **POINT OF BEGINNING**, having Surface Coordinates of N=13,962,694.20, E=3,198,787.05, and being 75.00 feet right of proposed Engineer's Baseline Station 246+79.24, said point being the southeast corner of the parcel described herein;

EXHIBIT A

1) **THENCE**, South 87°50'31" West, continuing along the south line of said 5.100 acre Sandell tract, and the north line of said 5.100 acre Rodriguez tract, a distance of 21.09 feet to a 3/8-inch iron rod found at the southwest corner of said 5.100 acre Sandell tract, being the northwest corner of said 5.100 acre Rodriguez tract, and being in the existing east right-of-way line of FM 2100 (Huffman-Cleveland Road, varying width), said point being the southwest corner of the parcel described herein;

2) **THENCE**, North 01°28'44" West, along the west line of said 5.100 acre Sandell tract, and the existing east right-of-way line of FM 2100, a distance of 345.06 feet to a 3/8-inch iron rod found at the northwest corner of said 5.100 acre Sandell tract, being the southwest corner of that tract conveyed by Warranty Deed to Denah L. Duren, and recorded in H.C.C.F. No. 20100126256, F.C. No. RP 071-12-1487, O.P.R.R.P.H.C.T., being further described as 5.100 acres (Tract 11) recorded in H.C.C.F. No. F114555, F.C. No. 163-11-1928, O.P.R.R.P.H.C.T., said point being the northwest corner of the parcel described herein;

3) **THENCE**, North 87°51'00" East, along the north line of said 5.100 acre Sandell tract, and the south line of said 5.100 acre Duren tract, a distance of 19.24 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed east right-of-way line of FM 2100, being 75.00 feet right of proposed Engineer's Baseline Station 250+24.28, said point being the northeast corner of the parcel described herein, from which a 3/8-inch iron rod found bears North 87°51'00" East, a distance of 622.31 feet to a point at the northeast corner of said 5.100 acre Sandell tract, being the southeast corner of said 5.100 acre Duren tract, and North 05°39'08" East, a distance of 3.59 feet;

4) **THENCE**, South 01°47'14" East, along the proposed east right-of-way line of FM 2100, crossing said 5.100 acre Sandell tract, a distance of 345.04 feet to the **POINT OF BEGINNING** and containing 0.1598 of one acre (6,959 square feet) of land within these metes and bounds.

Coordinates and distances are U.S. Survey Feet, displayed in surface values and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.00013.

EXHIBIT A

All bearings and coordinates shown hereon are referenced to the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983, 2011 Adjustment, Epoch 2010.00. Horizontal and Vertical control values were established by McGray & McGray Land Surveyors, Inc., dated June 2023.

Horizontal and vertical control values were established by McGray & McGray Land Surveyors, Inc., dated June 2023. Control monuments held include: H20010037, H20010038, H2000110, H2000111, H2000112, H2000113, N1020001, & N1020002.

Abstracting was performed from May 2023 to June 2024.

Field Surveying was performed from May 2023 to June 2024.

Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS §
§
§ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS §

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 22nd day of July, 2024 A.D.

SURVEYED BY:

McGRAY & MCGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm # 10095500

7/22/2024



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
M:/TXDOT Houston~23-056~FM 2100/Description/Parcel 109

F.M. 2100
(HUFFMAN-CLEVELAND ROAD)
 (R.O.W. WIDTH VARIES)
 EXISTING R.O.W.

PROPOSED R.O.W.
 109
 P00080713
 0.1598 AC.
 6,959 SQ. FT.

JAMES PATRICK SANDELL
 JANUARY 13, 1995
 H.C.C.F. NO. S270265
 F.C. NO. 511-36-0467
 O.P.R. R.P. H.C. T.
 BEING FURTHER DESCRIBED
 H.C.C.F. NO. 1832867
 F.C. NO. 126-77-0540
 O.P.R. R.P. H.C. T.
 (TRACT 12- 5.100 ACRES)

JAMES H. ISBELL SURVEY A-473

587° 50' 31" W 626.89'

P.O.C.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



PROPERTY INSET
 NOT TO SCALE



TROY R. THOMAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6130

7/22/2024
 DATE

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, EPOCH 2010.00, HORIZONTAL AND VERTICAL CONTROL VALUES WERE ESTABLISHED BY MCGRAY & MCGRAY LAND SURVEYORS, INC., DATED JUNE, 2023. CONTROL MONUMENTS HELD INCLUDE: H20010037, H20010038, H2000110, H2000111, H2000112, H2000113, N1020001, & N1020002.
 - COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY COMMUNITY WFG NATIONAL TITLE INSURANCE COMPANY AS GF#23-176916-P00080713-P109 EFFECTIVE ON NOVEMBER 7, 2023 AND ISSUED ON NOVEMBER 17, 2023.
 - ABSTRACTING WAS PERFORMED FROM MAY 2023 TO JUNE 2024.
 - FIELD SURVEYING WAS PERFORMED FROM MAY 2023 TO JUNE 2024.
 - ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - RIGHT OF ENTRY WAS GRANTED BY THE LANDOWNER AT THE TIME OF SURVEY.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

REVISIONS

RECORD	ACQUISITION	REMAINING RT
5,100 AC.	0.1598 AC.	4,940 AC.
222,156 SQ. FT.	6,959 SQ. FT.	215,197 SQ. FT.



McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591
 www.mcgray.com

PARCEL PLAT SHOWING
 PARCEL 109
 PARCEL ID# P00080713
 FM 2100 (SH99 TO HUFFMAN-CLEVELAND ROAD NORTH)
 HARRIS COUNTY, TEXAS
 R.C.S.J. : 1062-02-029

DATE: JULY 2024

SCALE: N.T.S.

246-00

ENGINEER'S BASELINE

N01°47'14"W 1,688.96'

COUNTY OF HARRIS
VOL. 792, PG. 359
H.C.D.R.
(TRACT 2 - 6.95 ACRES)

F.M. 2100
(HUFFMAN-CLEVELAND ROAD)
(R.O.W. WIDTH VARIES)

3/8" IRON ROD

N01°28'44"W 345.06'
(CALLED N2°39'54"E 345.02')

EXISTING R.O.W.

501°47'14"E 345.04' PROPOSED R.O.W.

P.O.B.
N=13,962,694.20
E=3,198,787.05
STA. 246+79.24
75.00' RT

P00080713
0.1398 AC.
6,959 SQ. FT.

LINE	BEARING	DISTANCE
L1	S87°50'31"W	21.09'

JOSE ANTONIO RODRIGUEZ
AND SALVADOR RODRIGUEZ
NOVEMBER 17, 2021
H.C.C.F. NO. RP-2021-666727
O.P.R.R.P.H.C.T.
(5.100 ACRES / 222,154 SQ. FT.)

S87°50'31"W 626.89'
(CALLED N87°59'34"W 646.52')

JAMES PATRICK SANDELL
JANUARY 13, 1995
H.C.C.F. NO. S270265
F.C. NO. 511-39-0467
O.P.R.R.P.H.C.T.
BEING FURTHER DESCRIBED IN
H.C.C.F. NO. L832867
F.C. NO. 126-77-0540
O.P.R.R.P.H.C.T.
(TRACT 12 - 5.100 ACRES)

JAMES H. ISBELL SURVEY A-473

3/8" IRON ROD

(CALLED S1°48'W 250.58')



LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- PROPERTY LINE
- DEED LINE (COMMON OWNERSHIP)
- BREAK LINE - DISTANCE NOT TO SCALE
- - - EASEMENT LINE (AS NOTED)
- () RECORD INFORMATION
- F.C. FILM CODE
- H.C.C.F. HARRIS COUNTY CLERK FILE
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- N.T.S. NOT TO SCALE
- O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY

MATCH LINE SEE PAGE 6



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PARCEL PLAT SHOWING
PARCEL 109
PARCEL ID# P00080713
FM 2100 (SH99 TO HUFFMAN-CLEVELAND ROAD NORTH)
HARRIS COUNTY, TEXAS
R.C.S.J.: 1062-02-029

DATE: JULY 2024 SCALE: 1" = 50'

249-00 ENGINEER'S BASELINE 1.698.96'

COUNTY OF HARRIS
VOL. 192, PG. 339
(TRACT 2 - 6.95 ACRES)
R.O.W.

F.M. 2100
(HUFFMAN-CLEVELAND ROAD)
(R.O.W. WIDTH VARIES)

EXISTING
N01°28'44"W 345.06'
(CALLED N2°39'54"E 345.02')

PROPOSED
R.O.W.

S01°47'14"E 345.04'

P00080713
0.1598 AC.
6,959 SQ. FT.

109

STA. 250+24.28
75.00' RT

3/8" IRON ROD

JAMES H. ISBELL SURVEY A-473

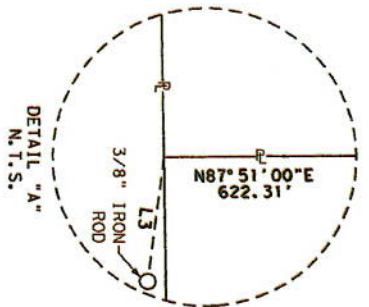
JAMES PATRICK SANDELL
JANUARY 13, 1995
H.C.C.F. NO. S270265
F.C. NO. 511-39-0467
O.P.R.R.P.H.C.T.
BEING FURTHER DESCRIBED IN
H.C.C.F. NO. L852867
F.C. NO. 126-77-0540
O.P.R.R.P.H.C.T.
(TRACT 12-5.100 ACRES)

(CALLED S87°59'34"E 641.51')

N87°51'00"E 622.31'

LINE	BEARING	DISTANCE
L2	N87°51'00"E	19.24'
L3	N05°39'08"E	3.59'

DENAH L. DUBREN
MARCH 31, 2010
H.C.C.F. NO. 20100126236
F.C. NO. RP 071-12-1487
O.P.R.R.P.H.C.T.
BEING FURTHER DESCRIBED IN
H.C.C.F. NO. F114555
F.C. NO. 163-11-1928
O.P.R.R.P.H.C.T.
(TRACT 11-5.100 ACRES)



SEE
DETAIL "A"

(CALLED S1°55'26"W 94.42')



LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- PROPERTY LINE
- DEED LINE (COMMON OWNERSHIP)
- BREAK LINE - DISTANCE NOT TO SCALE
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- () RECORD INFORMATION
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