

## EXHIBIT 'A'



SURVEYORS

PLANNERS

### "A LAND SURVEYING COMPANY"

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Southerly 1.50 ACRES  
J Lindley Survey  
Abstract 25  
Montgomery County Texas

BEING a 1.50 acre tract of land in the J Lindley Survey Abstract 25, Montgomery County Texas being out of the 101.072 acre Borski tract recorded in Volume 853 Page 34 of the County Deed Records, and being the southerly portion of the called 3.000 acre tract of land as recorded in County Clerk's File No. 2001-005798. Said 1.50 acre tract being more particularly described as follows; with all bearings referenced to NAD 83 Texas Central Zone

**BEGINNING** at a 1/2" iron pipe found in the northerly Right of Way of Sheppard Hill Road, and the southwesterly corner of a called 3.00 acre Marsh tract of land as recorded in County Clerk's File No. 2010-105874.

THENCE N 77° 33' 54" W along the northerly line of Sheppard Hill Road, a distance of 200.00 feet to a 5/8" iron rod set for the southeasterly corner of the Herrera tract of land as recorded in Clerk's File No. 9772478, and being the southwesterly corner of the herein described tract;

THENCE N10° 48' 19" E along the easterly line of the Herrera tract, a distance of 326.83 to a 5/8" iron rod set for the northwesterly corner of the herein described tract;

THENCE S 77° 33' 54" E across the Marriot tract, a distance of 200.00 feet to a 5/8" iron rod set on the westerly line of the Marsh tract and being the northeasterly corner of the herein described tract ;

THENCE along the westerly line of the Marsh tract, S 10° 48' 19" W a distance of 326.84 feet to the **POINT OF BEGINNING** and containing in 1.50 acres of land.

There is hereby dedicated an 18 foot easement for ingress\ egress parallel and adjacent to the westerly line of the above described tract



PARTITION  
**SURVEY OF**  
THE MARRIOT TRACTS

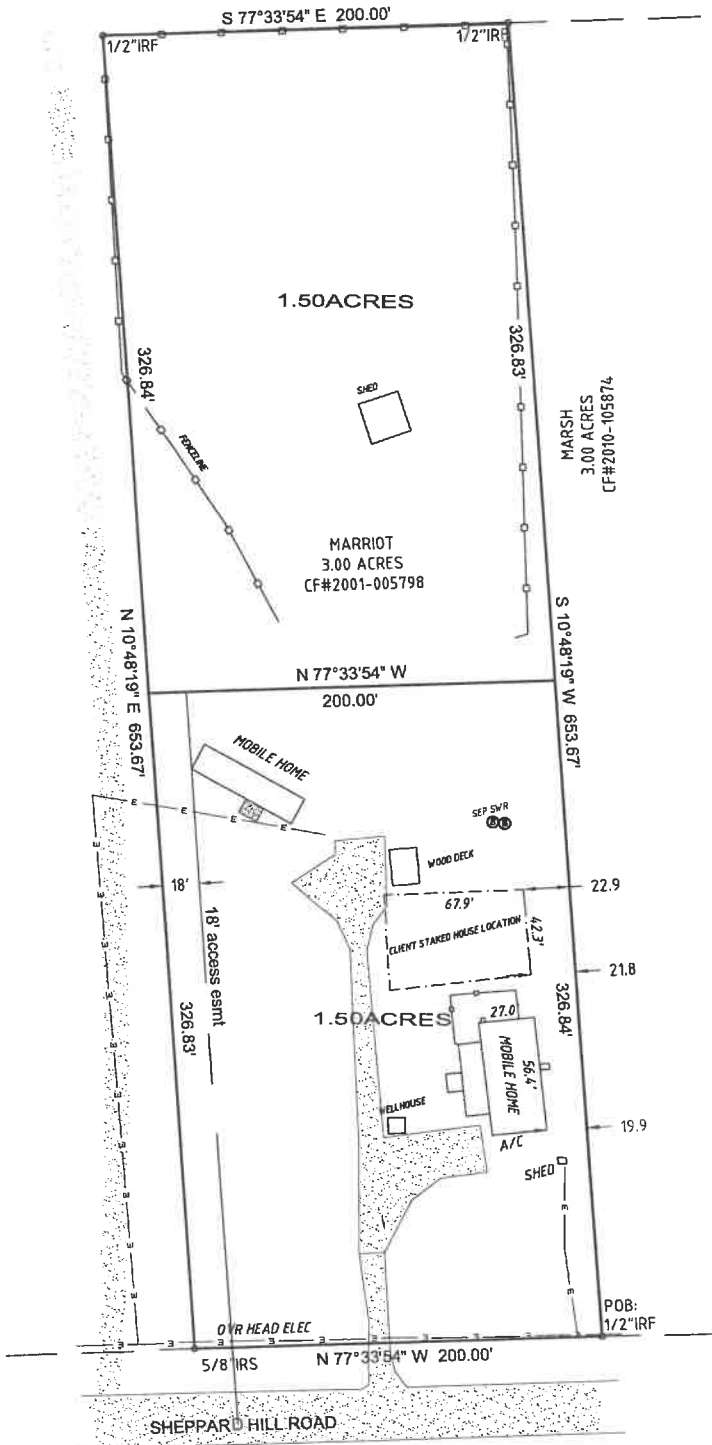
HERRERA TRACTS  
CF#9772478

**J LINDLEY SURVEY**  
A-25 MONTGOMERY COUNTY TEXAS

LOCATED IN THE J LINDLEY SURVEY, ABSTRACT NO. 25  
BASED ON THE DEED THEREOF RECORDED IN  
COUNTY CLERK'S FILE 2001-005798  
THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

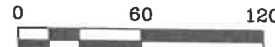
REF: UBH G. P. NA DATE: MAR 15 2023  
I HEREBY CERTIFY TO: United Built Homes, LLC, its successors & assigns,  
THAT THIS CATEGORY 1b CONDITION 3 SURVEY WAS MADE ON THE GROUND,  
AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE  
FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE  
ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN  
HEREON.

MICHAEL WARREN R.P.L.S. # 4935



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD, 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE DEVELOPMENT CODES OF MONTGOMERY COUNTY REGARDING SUBDIVISION OF LAND.

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN  
FLOOD ZONE: X  
ACCORDING TO FEMA MAP PANEL No.48339C0225G  
DATED: AUG 18 2014



LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOLIND	
2) IRS= IRON ROD SET CAPPED "SURVTECH"	
3) BL= BUILDING LINE	
4) UE= UTILITY EASEMENT	
5) DE= DRAINAGE EASEMENT	

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

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email: SURVTECH@SURVCORP.COM