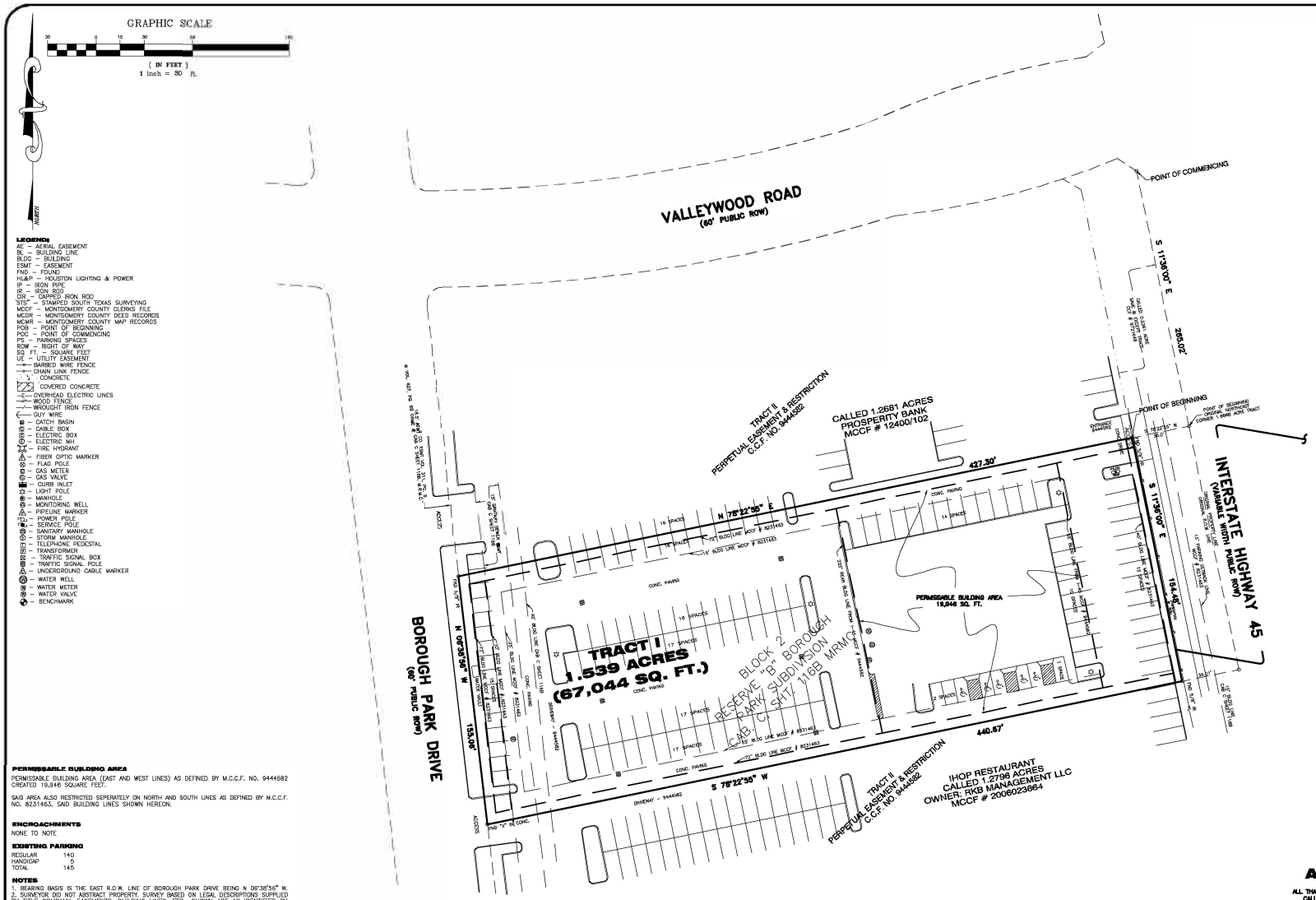
Exhibit A



LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
STS" – STAMPED SOUTH TEXAS SURVEYING
MCCF – MONTGOMERY COUNTY DEED RECORDS
MCOR – MONTGOMERY COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—o— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK

PERMISSABLE BUILDING AREA

PERMISSABLE BUILDING AREA (EAST AND WEST LINES) AS DEFINED BY M.C.C.F. NO. 9444582 CREATED 19,946 SQUARE FEET.

SAID AREA ALSO RESTRICTED SEPERATELY ON NORTH AND SOUTH LINES AS DEFINED BY M.C.C.F. NO. 8231463. SAID BUILDING LINES SHOWN HEREON.

ENCROACHMENTS

NONE TO NOTE

EXISTING PARKING

REGULAR	140
HANDICAP	5
TOTAL	145

NOTES

1. BEARING BASIS IS THE EAST R.O.W. LINE OF BOROUGH PARK DRIVE BEING N 06°35'56" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2778520-01202 OF TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE FEBRUARY 19, 2020.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE. RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED
7. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES (EITHER COMPLETED OR PROPOSED). NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48339C 0540H, DATE 8-18-14 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

TO: HOUSTON ASSOCIATION OF REALTORS, INC, SQUEALING PIGS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY & TITLE RESOURCES GUARANTY COMPANY;

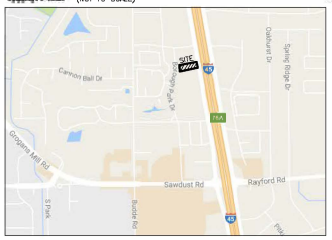
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 11, 2020.

DATE OF MAP OR PLAT: 3-11-20

Fred W. Lawton, Registered Professional Land Surveyor No. 2321
FWLAWTON@SBCGLOBAL.NET

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.539 ACRES (67,044 SQUARE FEET) BEING OUT OF A CALLED 1.6868 ACRE TRACT, SAVE AND EXCEPT, 0.1277 (CALLED 0.2361 ACRE) DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. 9721648 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, OUT OF RESERVE "B" OF BOROUGH PARK, A SUBDIVISION OF 90.3977 ACRES LOCATED IN THE CHARLES ESTERNALL SURVEY, ABSTRACT NO. 191, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "C", SHEET 116B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF BOROUGH PARK DRIVE BEING NORTH 06 DEGREES 36 MINUTES 36 SECONDS WEST)

COMMENCING AT THE SOUTHERLY CUT BACK CORNER OF THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEYWOOD ROAD (60 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 45 (RIGHT-OF-WAY VARIES);

THENCE SOUTH 11 DEGREES 36 MINUTES 00 SECONDS EAST, ALONG THE ORIGINAL WESTERLY LINE OF SAID INTERSTATE HIGHWAY NO. 45, A DISTANCE OF 285.02 FEET TO THE ORIGINAL NORTHEAST CORNER OF SAID 1.6868 ACRE TRACT;

THENCE SOUTH 78 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 36.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND FOR THE NORTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT IN THE WESTERLY LINE OF SAID 0.1277 ACRE SAVE AND EXCEPT TRACT;

THENCE SOUTH 11 DEGREES 36 MINUTES 00 SECONDS EAST, ALONG THE PRESENTWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 45, AND THE WESTERLY LINE OF SAID 0.1277 ACRE TRACT, A DISTANCE OF 154.48 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 78 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 440.67 FEET TO A FOUND "X" CUT IN CONCRETE FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF BOROUGH PARK DRIVE (60 FEET RIGHT-OF-WAY);

THENCE NORTH 06 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID BOROUGH PARK DRIVE (60 FOOT RIGHT-OF-WAY), A DISTANCE OF 135.09 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 78 DEGREES 22 MINUTES 55 SECONDS EAST, A DISTANCE OF 427.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.539 ACRES (67,044 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

EASEMENT ESTATE CREATED BY THAT CERTAIN PERPETUAL EASEMENT AND RESTRICTION DECLARATION DATED AS OF AUGUST 2, 1994, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, BY AND BETWEEN OAKLEIGH INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP AND OMERO DELPAPA, FILED FOR RECORD ON AUGUST 5, 1994, UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 9444582.

SCHEDULE "B" ITEMS

1. RESTRICTIVE COVENANTS OF RECORD ARE ITEMIZED IN/UNDER CABINET C, SHEET 116B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND OF INSTRUMENTS FILED FOR RECORD UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S).8231463, 8523173, 8906440, 9367642. ALL OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AND THOSE RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NOS. 9444582 AND 2003-118929 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNT TEXAS.

10E. THE COMPANY BY THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER OF ANY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS, OR EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM INTERSTATE HIGHWAY NO. 45 OR SERVICE ROAD WHICH THE PROPERTY ABUTS, EXCEPT FOR THE RIGHTS CONTAINED IN A DEED FOR I-45 HIGHWAY WIDENING, FILED FOR RECORD UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 9721648 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, THAT CONTAINED THE RIGHTS OF ACCESS REMAINING STATED AS: (A) ACCESS TO AND FROM GRANTORS REMAINING PROPERTY WILL BE PERMITTED TO THE EAST REMAINDER ABUTTING THE HIGHWAY FACILITY. AND, (B) ACCESS TO AND FROM GRANTORS' REMAINING PROPERTY WILL NOT BE DENIED: TO THE EAST REMAINDER ABUTTING THE HIGHWAY FACILITY, AS SHOWN HEREON;

10F. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT(S) AS SET FORTH AND DEFINED BY INSTRUMENT(S) RECORDED IN VOLUME 311, PAGE 9 , OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND, AS MODIFIED BY SUPPLEMENTAL RIGHT-OF-WAY AND EASEMENT FILED FOR RECORDED IN VOLUME 827, PAGE 461, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND, AS REFLECTED ON THE MAP RECORDED IN CABINET C, SHEET 116B , OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AS SHOWN HEREON;

10G. UTILITY EASEMENT FOR SANITARY SEWER PURPOSES 15.00 FEET IN WIDTH ALONG THE WESTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION, AS SHOWN HEREON;

10H. BUILDING SET-BACK LINE 40.00 FEET IN WIDTH ALONG THE WESTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION, AS SHOWN HEREON;

10I. BUILDING SET-BACK LINE 40.00 FEET IN WIDTH ALONG THE EASTERLY PROPERTY LINE(S), AS SET FORTH BY INSTRUMENT(S) RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 8231463, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS SHOWN HEREON;

10J. BUILDING SET-BACK LINE 25.00 FEET IN WIDTH ALONG THE WESTERLY PROPERTY LINE(S), AS SET FORTH BY INSTRUMENT(S) RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 8231463, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS SHOWN HEREON;

10K. BUILDING SET-BACK LINE 15.00 FEET IN WIDTH ALONG THE NORTHERLY AND SOUTHERLY PROPERTY LINE(S), AS SET FORTH BY INSTRUMENT(S) RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 8231463, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS SHOWN HEREON;

10L. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN PERPETUAL EASEMENT AND RESTRICTION DECLARATION DATED AUGUST 2, 1994 AS SET FORTH BY INSTRUMENT FILED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 9444582, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AS SHOWN HEREON, SAID DOCUMENT ALSO REFERENCE A PERMISSIBLE BUILDING AREA BUT SAID DOCUMENT DOES NOT LOCATE SUCH AREA;

ALTA/NSPS LAND TITLE SURVEY OF

TRACT I:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.539 ACRES (67,044 SQUARE FEET) BEING OUT OF A CALLED 1.6868 ACRE TRACT, SAVE AND EXCEPT 0.1277 ACRES (CALLED 0.2361 ACRE) DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. 9721648 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, OUT OF RESERVE "B" OF BOROUGH PARK, A SUBDIVISION OF 90.3977 ACRES LOCATED IN THE CHARLES ESTERNALL SURVEY, ABSTRACT NO. 191, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 116B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

TRACT II:

EASEMENT ESTATE CREATED BY THAT CERTAIN PERPETUAL EASEMENT AND RESTRICTION DECLARATION DATED AS OF AUGUST 2, 1994, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, BY AND BETWEEN OAKLEIGH INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP, AND OMERO DELPAPA, FILED FOR RECORD ON JULY 14, 1999 UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 9444582.

ADDRESS: 25657 INTERSTATE 45 NORTH
SPRING, TEXAS 77380

JOB NO: 0403-20
DATE: 3-11-20
SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1.	3-24-20	COMMENTS
2.	4-9-20	COMMENTS
3.	4-20-20	COMMENTS
4.	4-28-20	COMMENTS

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 . FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 0403-20