

EXHIBIT A

County: Harris
Highway: Business U.S. 90U
Project Limits: IH 610 Northeast to East of Mesa Road
RCSJ: 0028-01-093

PROPERTY DESCRIPTION FOR PARCEL NO. 222

Being a 0.3256 acre (14,184 square feet) parcel of land, situated in the Reels and Trobough Survey, Abstract 59, Harris County, Texas, being a portion of a 0.4999 acre tract of land as described in a General Warranty Deed from Woodrow Wesley Atchison, et xu to The City of Houston, executed on June 5, 1989 recorded under Harris County Clerk's File Number M269738 of the Official Records of Real Property Harris County, Texas (OPRRPHCT), a portion of a 40-foot reserve for road as shown on the City of Houston drawing number (Dwg. No.) 22,085 dated August 15, 1988 and No. 25,486 dated July 11, 1979 and a portion of a 23.5258 acre tract of land as described in a General Warranty Deed from Luna A. Hackney, et al to The City of Houston executed March 14, 1980 recorded under Harris County Clerk's File Number G479551 (OPRRPHCT), said 0.3256 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a point for the south corner of Block 1, Unrestricted Reserve "A" of Houston Mack/Isuzu as recorded in Film Code 559188 of the Harris County Map Records (HCMR), from which a 3/4-inch iron rod found bears North 02°34'14" West, a distance of 0.80 feet;

THENCE, North 02°34'14" West, along the east line of said Block 1, Unrestricted Reserve "A", a distance of 780.42 feet a point for the south corner of said 0.4999 acre tract, said point being on the west line of said 40-foot reserve and the northeasterly corner of a 0.4728 acre tract of land dedicated to the public for R.O.W. purposes as recorded under Film Code No. 559188 (HCMR);

THENCE, North 54°29'13" West, along the southwest line of said 0.4999 acre tract and the northeast line of said 0.4728 acre tract, a distance of 142.69 feet to a mag nail found for the south corner of the herein described parcel on the proposed southeast R.O.W. line of Business U.S. 90U (120' R.O.W.) for the **POINT OF BEGINNING**, being 93.61 feet right of baseline station 160+54.32 and having coordinates of N= 13,862,597.20 and E=3,154,646.09;**

- 1) **THENCE**, North 54°29'13" West, continuing along the southwest line of said 0.4999 acre tract and the northeast line of said 0.4728 acre tract, a distance of 45.66 feet to point for the west corner of the herein described parcel and the west corner of the said 0.4999 acre tract, said point also being on the existing southeast R.O.W. line of said Business U.S. 90U (100' R.O.W.) Vol. 798, Pg. 626, Vol. 3947, Pg. 20, Vol. 4105, Pg. 569, Vol. 799, Pg. 524 of the Harris County Deed Records (HCDR);

PARCEL NO.	<u>SY20-035</u>
PROJECT NO.	_____
DWG NO	<u>13150R</u>

EXHIBIT A

- 8) **THENCE**, South 05°35'07" East, continuing along the proposed southeast R.O.W. line of said Business U.S. 90U, a distance of 50.47 feet to a 5/8-inch iron rod with TxDOT Aluminum cap set for a corner of the herein described parcel and being 93.36 feet right of baseline station 161+45.75;**
- 9) **THENCE**, South 35°18'27" West, continuing along the proposed southeast R.O.W. line of said Business U.S. 90U, a distance of 90.68 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.3256 acres (14,184 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone NAD 83 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

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

Revision August, 2019: Increased taking acreage.

Revision April, 2019: Increased taking acreage, and corrected existing boundary lines.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

08/02/2019

Allen C Byerly

Allen C Byerly
Registered Professional Land Surveyor
License No. 5562, State of Texas



CivilCorp, LLC - 29255 FM 1093, Suite 7A, Fulshear, TX 77441
Phone (832)-252-8100
TBPLS Registration No. 10193783

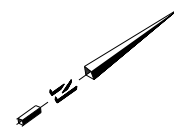
PARCEL NO.	<u>SY20-035</u>
PROJECT NO.	<u> </u>
DWG NO	<u>13150R</u>

CHECKED *[Signature]*
DATE 10/31/22
APPROVED *[Signature]*

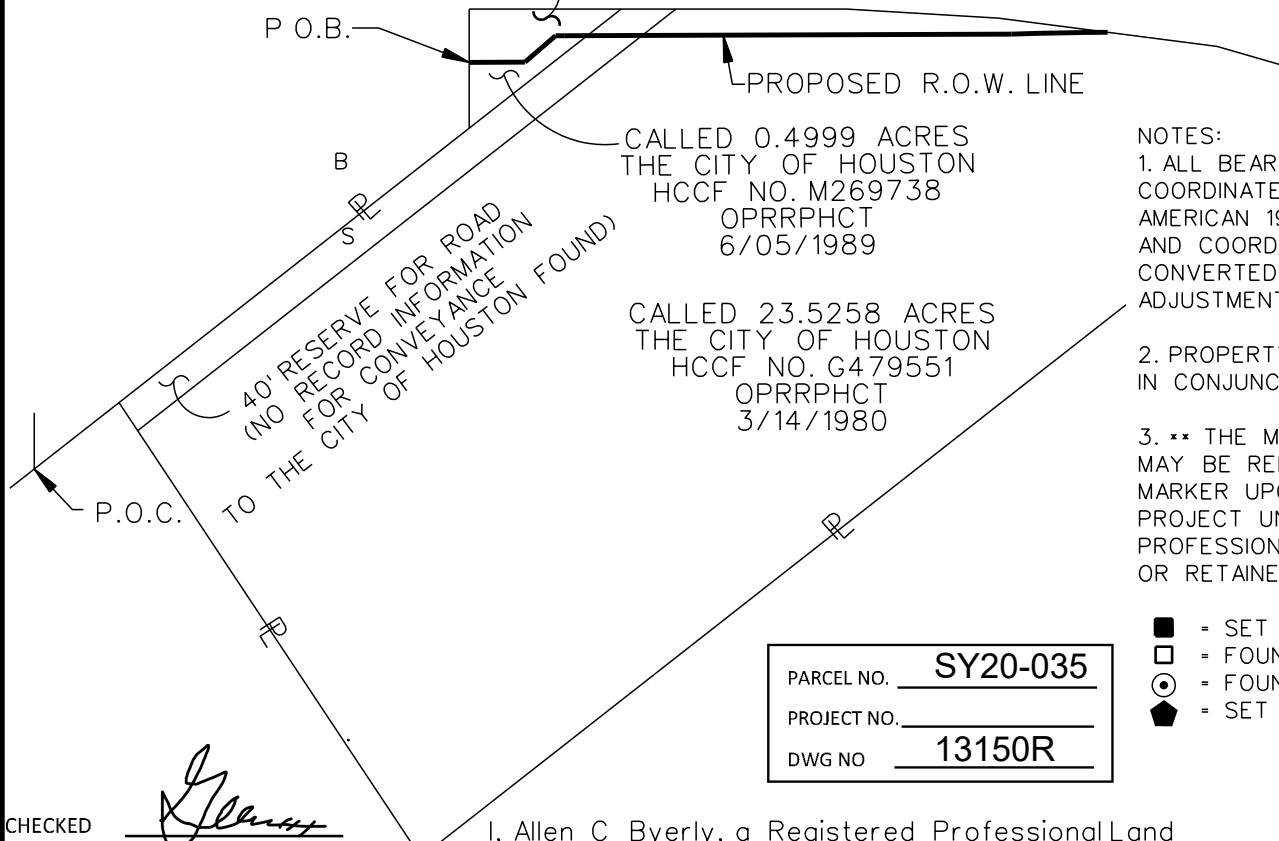
BUSINESS U.S. 90U

VOL. 798 PG. 626, VOL. 3947 PG. 20,
AND VOL. 4105 PG. 569, VOL. 799 PG. 524 HCDR
(CALLED 100' WIDE)

222



N.T.S.



CALLLED 0.4999 ACRES
THE CITY OF HOUSTON
HCCF NO. M269738
OPRRPHCT
6/05/1989

CALLLED 23.5258 ACRES
THE CITY OF HOUSTON
HCCF NO. G479551
OPRRPHCT
3/14/1980

40' RESERVE FOR ROAD
(NO RECORD INFORMATION
FOR CONVEYANCE
TO THE CITY OF HOUSTON FOUND)

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT; ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. PROPERTY DESCRIPTIONS OF EVEN DATE WERE CREATED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

- = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- = FOUND 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- ⊙ = FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ▲ = SET TXDOT ALUMINUM CAP IN CONCRETE

PARCEL NO.	<u>SY20-035</u>
PROJECT NO.	_____
DWG NO	<u>13150R</u>

REVISION AUGUST, 2019: INCREASED TAKING ACREAGE
REVISION APRIL, 2019: INCREASED TAKING ACREAGE, CORRECTED EXISTING BOUNDARY LINES

CHECKED [Signature]
DATE 10/31/22
APPROVED [Signature]

I, Allen C Byerly, a Registered Professional Land Surveyor, hereby certify that this plat correctly represents a survey made on the ground under my supervision and is true and correct to the best of my knowledge.

08/02/2019



Allen C Byerly
Allen C Byerly
R.P.L.S. No. 5562



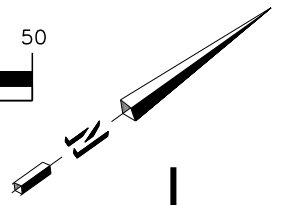
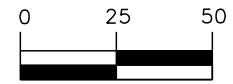
EXISTING	TAKING	REMAINDER ACRES	
24.9352 AC. (CALCULATED)	0.3256 AC. 14,184 SQ.FT.	LEFT	RIGHT
			24.6096 AC.



PARCEL PLAT
SHOWING
PARCEL 222
US 90U HARRIS COUNTY
RCSJ NO. 0028-01-093
DATE: JANUARY, 2010
HEET 4 OF 6 SCALE: N.T.S.

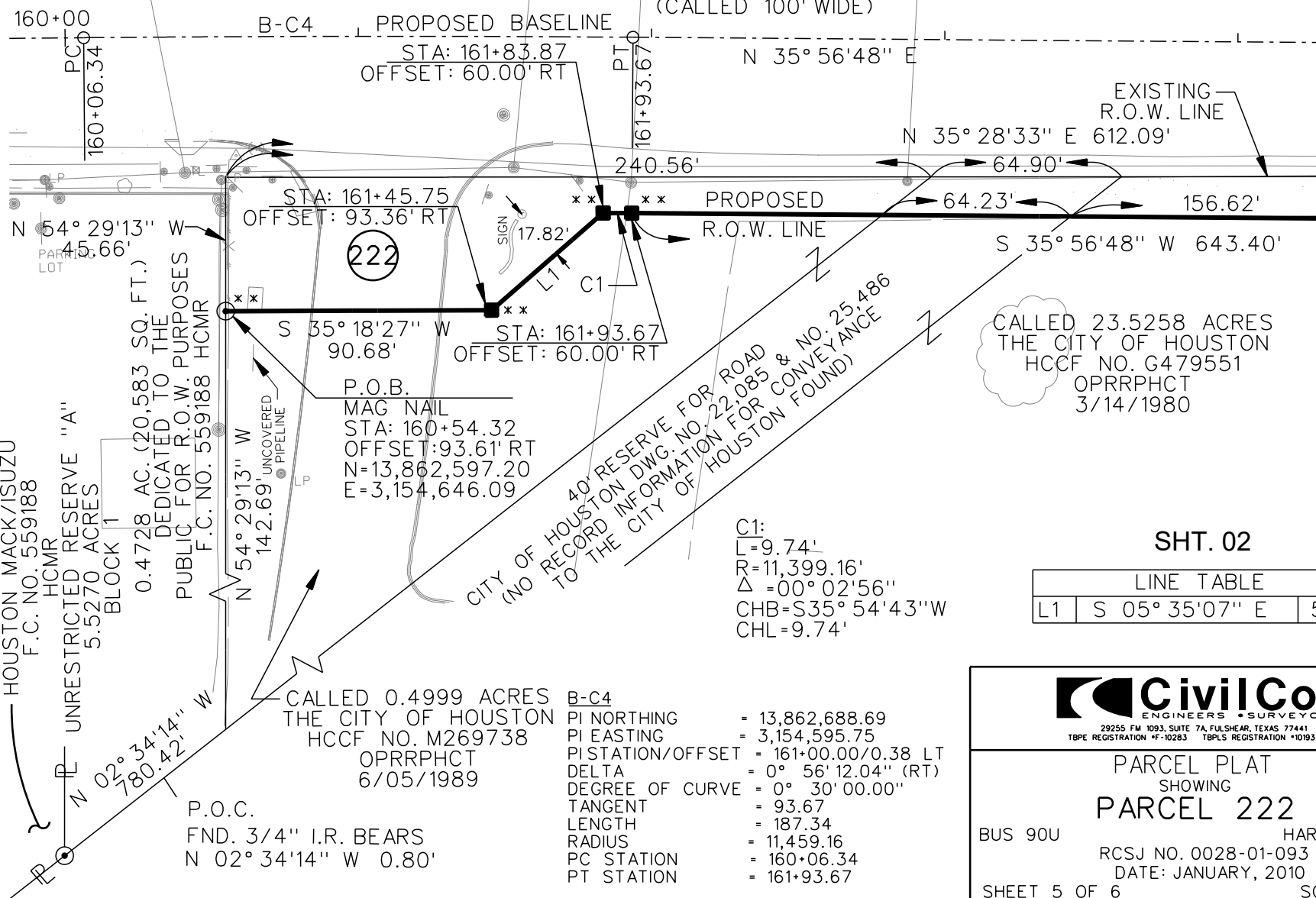
SHT. 01

REELS AND TROBOUGH SURVEY A-59



BUSINESS U.S. 90U

VOL. 798 PG. 626, VOL. 3947 PG. 20,
AND VOL. 4105 PG. 569, VOL. 799 PG. 524 HCDR
(CALLED 100' WIDE)



MATCH LINE (SEE SHEET 6 OF 6)

CALLLED 23.5258 ACRES
THE CITY OF HOUSTON
HCCF NO. G479551
OPRRPHCT
3/14/1980

SHT. 02

LINE TABLE		
L1	S 05° 35' 07" E	50.47'

C1:
L=9.74'
R=11,399.16'
Δ = 00° 02' 56"
CHB=S35° 54' 43" W
CHL=9.74'

US 90_PAR_222_P11.DGN

HOUSTON MACK/ISUZU
F.C. NO. 559188
HCDR
UNRESTRICTED RESERVE "A"
5.5270 ACRES
BLOCK 1

0.4728 AC. (20,583 SQ. FT.)
DEDICATED TO THE
PUBLIC FOR R.O.W. PURPOSES
F.C. NO. 559188 HCDR

CALLLED 0.4999 ACRES
THE CITY OF HOUSTON
HCCF NO. M269738
OPRRPHCT
6/05/1989

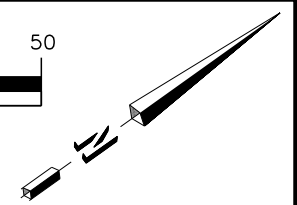
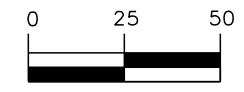
B-C4
PI NORTHING = 13,862,688.69
PI EASTING = 3,154,595.75
PI STATION/OFFSET = 161+00.00/0.38 LT
DELTA = 0° 56' 12.04" (RT)
DEGREE OF CURVE = 0° 30' 00.00"
TANGENT = 93.67
LENGTH = 187.34
RADIUS = 11,459.16
PC STATION = 160+06.34
PT STATION = 161+93.67



PARCEL PLAT
SHOWING
PARCEL 222

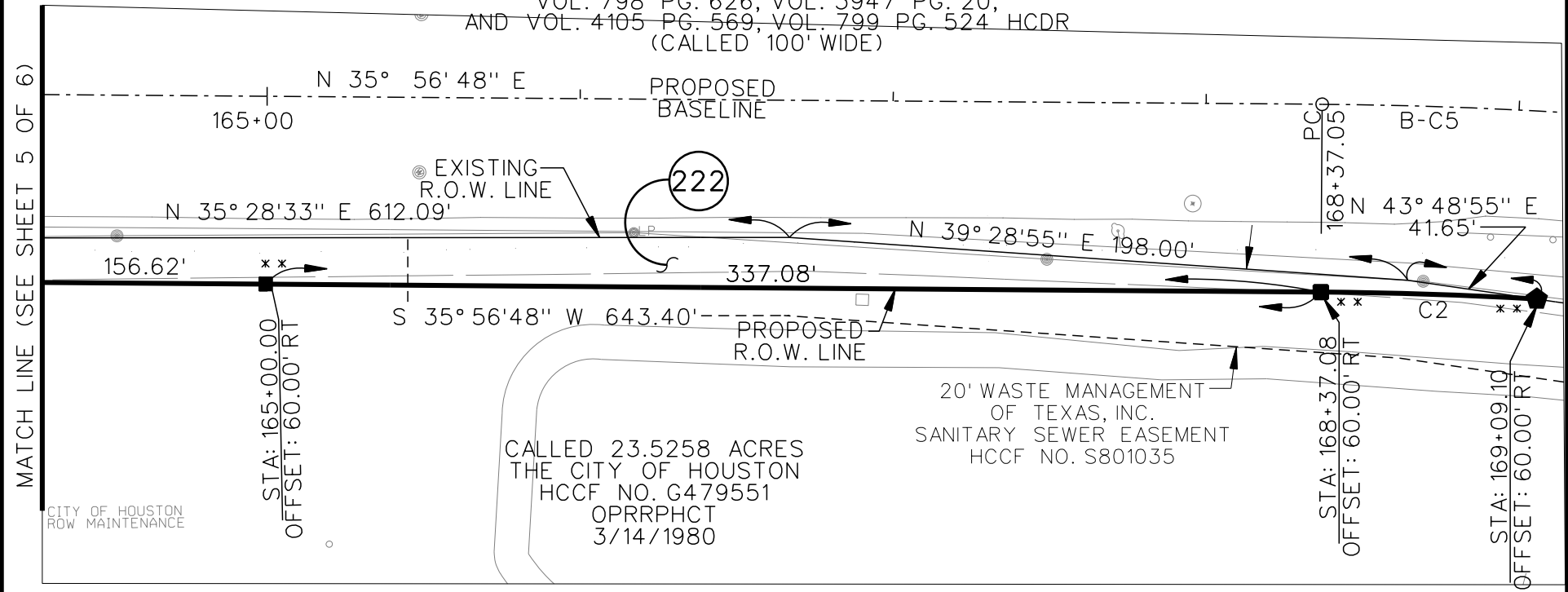
BUS 90U HARRIS COUNTY
RCSJ NO. 0028-01-093
DATE: JANUARY, 2010
SHEET 5 OF 6 SCALE: 1"=50'

REELS AND TROBOUGH SURVEY A-59



BUSINESS U.S. 90U

VOL. 798 PG. 626, VOL. 3947 PG. 20,
AND VOL. 4105 PG. 569, VOL. 799 PG. 524 HCDR
(CALLED 100' WIDE)



MATCH LINE (SEE SHEET 5 OF 6)

B-C5	
PI NORTHING	= 13,863,553.36
PI EASTING	= 3,155,222.51
PI STATION/OFFSET	= 171+67.93/32.72 L
DELTA	= 26° 00' 50.28" (RT)
DEGREE OF CURVE	= 4° 00' 00.00"
TANGENT	= 330.88
LENGTH	= 650.35
RADIUS	= 1,432.39
PC STATION	= 168+37.05
PT STATION	= 174+87.40

C2:
L=69.04'
R=1,372.39'
Δ =02° 52'56"
CHB=S37° 21'28"W
CHL=69.03'

SHT. 03

CivilCorp
ENGINEERS • SURVEYORS
29255 FM 1093, SUITE 7A, FULSHEAR, TEXAS 77441
TBPE REGISTRATION *F-10283 TBPLS REGISTRATION *10193783

PARCEL PLAT
SHOWING
PARCEL 222

BUS 90U HARRIS COUNTY
RCSJ NO. 0028-01-093
DATE: JANUARY, 2010
SHEET 6 OF 6 SCALE: 1"=50'