

EXHIBIT A
Lexington Commons,
Acres 8.041

November 10, 2023
Job No. 1800-0168A

DESCRIPTION OF
8.041 ACRES
(350,257 SQUARE FEET)

Being 8.041 acres (350,257 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, being a portion of Tract 5, Part 5 as shown on the State of Texas Department of Transportation Partition Plat, a subdivision of record in Slide No. 1655B and 1656A, of the Plat Records, of said Fort Bend County (F.B.C.P.R.), more particularly being a portion of the residue of a called 326.826 acre tract conveyed to NNPKeepsake, L.P., by an instrument of record under File Number 2003149525, Official Public Records of said Fort Bend County (F.B.C.O.P.R.), amended and renamed to NNP-Telfair LP by an instrument of record under File Number 2006007940. F.B.C.O.P.R., now known as NNPTelfair LLC by Certificate of Conversion, effective date March 22, 2012, said 8.041 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found on the northerly line of said 326.826 acre tract, same being the northwest corner of that certain called 18.688 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by an instrument of record in File Number 2007115781, F.B.C.O.P.R., and on the southerly right-of-way line of U.S. Highway No. 59 (width varies) as described in Volume 460, Page 73 and Volume 1821, Page 962 (File Number 8600222) Deed Records of said Fort Bend County, (F.B.C.D.R.);

Thence, South 01° 50' 41" East, along the westerly line of said 18.688 acre tract, 873.83 feet to a chiseled "X" found for corner on the northerly right-of-way line of Lexington Boulevard (82 feet wide) as shown on Lexington Boulevard Street Dedication, a street dedication of record on Plat Number 20130012, F.B.C.P.R.;

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Thence, South $81^{\circ} 51' 24''$ West, departing said westerly line and along said northerly right-of-way line, 131.96 feet to 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a curve;

Thence, along the northerly right-of-way line of said Lexington Boulevard and 247.13 feet along the arc of a tangent curve to the left having a radius of 1,080.00 feet, a central angle of $13^{\circ} 06' 39''$ and a chord which bears South $75^{\circ} 18' 04''$ West, 246.59 feet to a chiseled "X", found for the southeast corner of that certain called 8.713 acre tract conveyed to Board of Regents of the University of Texas System by an instrument of record under File Number 2017034414, F.B.C.O.P.R.;

Thence, North $19^{\circ} 47' 43''$ West, departing the northerly right-of-way line of said Lexington Boulevard, and along the easterly line of said 8.713 acre tract, 280.09 feet to 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North $37^{\circ} 28' 57''$ West, continuing along the easterly line of said 8.713 acre tract, 268.21 feet to 5/8-inch iron rod with cap stamped "LJA ENG" found for the northeast corner of said 8.713 acre tract and on the northerly line of the aforementioned 326.826 acre tract and the aforementioned southerly right-of-way line of U.S. Highway No. 59;

Thence, North $52^{\circ} 31' 25''$ East, along the northerly line of said 326.826 acre tract and the existing southerly right-of-way line of said U.S. Highway No. 59, 113.39 feet to 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, North $52^{\circ} 30' 42''$ East, departing the northerly line of said 326.826 acre tract and the existing southerly right-of-way line of said U.S. Highway No. 59, and along the proposed southerly right-of-way line of said U.S. Highway No. 59, 198.78 feet to 5/8-inch iron rod with TxDOT Aluminum Disk set for corner;

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Thence, North 52° 31' 23" East, continuing along the proposed southerly right-of-way line of said U.S. Highway No. 59, 188.43 feet to 5/8-inch iron rod with TxDOT Aluminum Disk set for corner;

Thence, North 32° 46' 19" East, continuing along the proposed southerly right-of-way line of said U.S. Highway No. 59, 44.39 feet to 5/8-inch iron rod with TxDOT Aluminum Disk set for corner on the northerly line of said 326.826 acre tract and the existing southerly right-of-way line of said U.S. Highway No. 59;

Thence, North 52° 31' 23" East, along the northerly line of said 326.826 acre tract and the existing southerly right-of-way line of said U.S. Highway No. 59, 224.06 feet to the POINT OF BEGINNING and containing 8.041 acres (350,257 square feet) of land.

This description was prepared from a survey prepared by the undersigned dated November 10, 2023.



Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Surveying, Inc.



10 NOV 2023