

EXHIBIT A

Clear Creek

Flood Statement

According to Community Panel Number 48167C0038G, dated August 15, 2019, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "AE" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGAL DESCRIPTION

BEING all of Unrestricted Reserves 'G' and 'N', Clear Creek Crossing, an addition to the City of League City according to the plat thereof recorded in Volume 18, Page 70, Plat Records, Galveston County, Texas and all of Unrestricted Reserves 'H-1', 'H-2', 'I-1' and 'J-1', Clear Creek Crossing, an addition to the City of League City according to the plat thereof recorded in Plat Record 2014A, Map Number 67, Plat Records, Galveston County, Texas and a portion of Unrestricted Reserve 'A', Racetrac Petroleum Subdivision, an addition to the City of League City according to the plat thereof recorded in Volume 18, Page 643, Plat Records, Galveston County, Texas and being a portion of that certain tract of land described by deed to Clear Creek Point, LP, recorded in County Clerk's File Number 2016074975, Deed Records, Galveston County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at the southeast corner of that certain tract of land (Parcel 31) described by deed to the State of Texas, as described by deed to the First Amended Notice of Lis Pendens document, recorded in County Clerk's File Number 2018000151, Deed Records, Galveston County, Texas, being on the southwest line of said Unrestricted Reserve 'G', and being on the North end of a corner clip at the intersection of the northwest right-of-way line of Wesley Drive, a 70' right-of-way and the right-of-way line of State Highway No. 45, a variable width right-of-way, from which a 5/8" iron rod found bears reference North 74 Degrees 42 Minutes 36 Seconds West, a distance of 7.89 feet;

THENCE Northwest, along said East right-of-way line, the following bearings and distances:

North 27 Degrees 12 Minutes 26 Seconds West, at a distance of a distance of 2.00 feet, passing a Texas Department of Transportation monument found, at a distance of 16.28 feet, passing a Texas Department of Transportation monument found, and continuing in all, 65.73 feet, to a point for corner, being at the beginning of a curve to the right;

155.57 feet, with said curve to the right, having a radius of 2666.50 feet, through a central angle of 03 Degrees 20 Minutes 34 Seconds, whose long chord bears North 26 Degrees 25 Minutes 15 Seconds West, a chord length of 155.55 feet, to a point for corner;

North 25 Degrees 38 Minutes 04 Seconds West, a distance of 48.99 feet, to a point for corner, being at the beginning of a curve to the left;

286.22 feet, with said curve to the left, having a radius of 7903.58 feet, through a central angle of 02 Degrees 04 Minutes 30 Seconds, whose long chord bears North 26 Degrees 40 Minutes 19 Seconds West, a chord length of 286.20 feet, to a point for corner, being on the North line of said Clear Creek Point, LP tract, being common with the South bank of Clear Creek;

THENCE along the meanders of the south bank of Clear Creek and the north line of said Unrestricted Reserves 'H-1', 'I-1' and 'J-1' the following bearings and distances:

North 39 Degrees 48 Minutes 41 Seconds East, 52.50 feet;

North 60 Degrees 36 Minutes 59 Seconds East, 107.55 feet;

North 77 Degrees 31 Minutes 01 Seconds East, 66.00 feet;

North 55 Degrees 12 Minutes 47 Seconds East, 16.79 feet;

North 54 Degrees 05 Minutes 12 Seconds East, 106.20 feet;

South 79 Degrees 24 Minutes 46 Seconds East, 40.19 feet;

North 46 Degrees 47 Minutes 02 Seconds East, 36.38 feet;

North 45 Degrees 04 Minutes 19 Seconds East, 90.00 feet;

North 26 Degrees 40 Minutes 15 Seconds East, 125.25 feet;

North 32 Degrees 50 Minutes 57 Seconds East, 259.67 feet;

North 37 Degrees 54 Minutes 45 Seconds East, 121.16 feet;

North 47 Degrees 08 Minutes 28 Seconds East, 93.57 feet;

North 37 Degrees 13 Minutes 43 Seconds East, 61.50 feet;

North 56 Degrees 24 Minutes 56 Seconds East, 60.39 feet;

North 59 Degrees 36 Minutes 16 Seconds East, 69.70 feet;

North 68 Degrees 33 Minutes 49 Seconds East, 100.47 feet;

North 77 Degrees 54 Minutes 21 Seconds East, 48.45 feet;

North 80 Degrees 27 Minutes 23 Seconds East, 75.38 feet;

South 84 Degrees 48 Minutes 13 Seconds East, 42.57 feet;

North 78 Degrees 48 Minutes 41 Seconds East, 65.33 feet;

South 85 Degrees 08 Minutes 34 Seconds East, 43.52 feet;

North 78 Degrees 45 Minutes 00 Seconds East, 91.93 feet;

South 79 Degrees 32 Minutes 37 Seconds East, 178.25 feet;

South 60 Degrees 14 Minutes 37 Seconds East, 262.07 feet;

South 58 Degrees 49 Minutes 52 Seconds East, 92.65 feet;

South 69 Degrees 31 Minutes 21 Seconds East, 464.61 feet;

South 73 Degrees 25 Minutes 11 Seconds East, 82.13 feet;

South 83 Degrees 16 Minutes 33 Seconds East, 233.77 feet to the northeast corner of said Unrestricted Reserve 'J-1', said point also being the northeast corner of Unrestricted Reserve A of Devereux Hospital and Neurobehavioral Institute, an addition to the City of League City according to the plat thereof recorded in Volume 18, Page 311, Plat Records, Galveston County, Texas;

THENCE South 02 Degrees 43 Minutes 21 Seconds East, 1369.18 feet along the east line of said Unrestricted Reserve 'J-1' and the east line of Racetrac Petroleum Subdivision and the west line of said Devereux Hospital and Neurobehavioral Institute to the northeast corner of Kelley's Addition, an addition to the City of League City according to the plat thereof recorded in Volume 18, Page 1358, Plat Records, Galveston County, Texas;

THENCE South 87 Degrees 16 Minutes 40 Seconds West, 80.00 feet along the north line of said Kelley's Addition to a 5/8 inch iron rod with cap stamped "GEOSURV" found;

THENCE South 71 Degrees 54 Minutes 53 Seconds West, 741.49 feet, continuing along said north line of Kelley's Addition and along the north line of Hometown Bank, NA, an addition to the City of League City according to the plat thereof recorded in Plat Record 2004A, Map Number 94, Plat Records, Galveston County, Texas to a 5/8 inch iron rod with cap stamped "GEOSURV" found at the northwest corner of said Hometown Bank, NA, said iron rod also being in the west line of said Racetrac Petroleum Subdivision and being in the east right-of-way line of the aforementioned Wesley Drive and being the beginning of a non-tangent curve to the left;

THENCE with the North right-of-way line of said Wesley Drive, the following bearings and distances:

39.26 feet with said non-tangent curve to the left, having a radius of 548.07 feet, through a central angle of 04 Degrees 06 Minutes 15 Seconds, whose long chord bears North 42 Degrees 32 Minutes 01 Seconds West, 39.25 feet to a 5/8 inch iron rod found;

North 44 Degrees 54 Minutes 15 Seconds West, 181.16 feet to a 5/8 inch iron rod found at the beginning of a curve to the right;

322.38 feet with said curve to the right, having a radius of 465.00 feet, through a central angle of 39 Degrees 43 Minutes 21 Seconds, whose long chord bears North 24 Degrees 34 Minutes 19 Seconds West, 315.96 feet to a 5/8 inch iron rod found;

North 04 Degrees 42 Minutes 38 Seconds West, 100.00 feet to a 5/8 inch iron rod found at the beginning of a curve to the left;

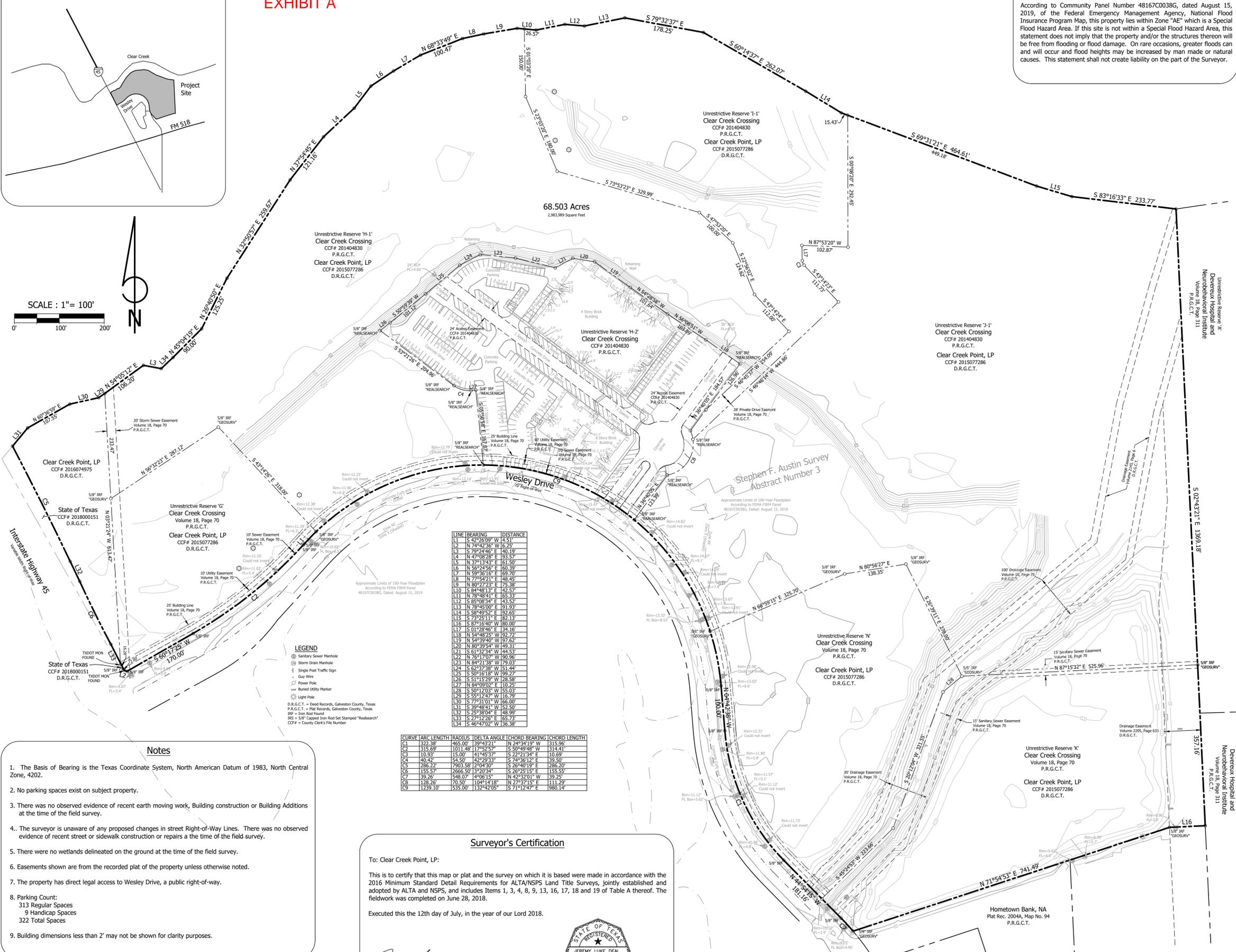
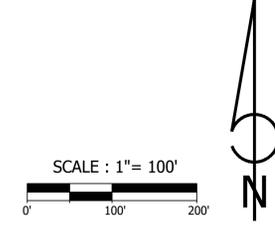
1239.10 feet with said curve to the left, having a radius of 535.00 feet, through a central angle of 132 Degrees 42 Minutes 05 Seconds, whose long chord bears North 71 Degrees 12 Minutes 47 Seconds West, 980.14 feet to a 5/8 inch iron rod found with cap stamped "REALSEARCH" at the southeast corner of Unrestricted Reserve 'H-2', an addition to the City of League City according to the plat recorded in County Clerk's File Number 201404830, Plat Records, Galveston County, Texas;

South 42 Degrees 26 Minutes 09 Seconds West, 4.51 feet to a 5/8" iron rod found, being at the beginning of a curve to the right;

315.18 feet with said curve to the right, having a radius of 1011.46 feet, through a central angle of 17 Degrees 51 Minutes 15 Seconds, whose long chord bears South 51 Degrees 21 Minutes 47 Seconds West, 313.91 feet, to a 5/8" iron rod found, from which a 5/8" iron rod found bears North 34 Degrees 44 Minutes 07 Seconds West, a distance of 2.68 feet;

South 60 Degrees 17 Minutes 25 Seconds West, 170.00 feet to a 5/8" iron rod found at the southeast end of a corner clip at the intersection of the North right-of-way line of said Wesley Drive and the East right-of-way line of said U.S. Highway 75;

THENCE North 74 Degrees 42 Minutes 36 West, along said corner clip, a distance of 6.25 feet, to the POINT OF BEGINNING, and containing 68.503 acres or 2,983,989 square feet of land, more or less.



- Notes**
- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
 - No parking spaces exist on subject property.
 - There was no observed evidence of recent earth moving work, Building construction or Building Additions at the time of the field survey.
 - The surveyor is unaware of any proposed changes in street Right-of-Way Lines. There was no observed evidence of recent street or sidewalk construction or repairs at the time of the field survey.
 - There were no wetlands delineated on the ground at the time of the field survey.
 - Easements shown are from the recorded plat of the property unless otherwise noted.
 - The property has direct legal access to Wesley Drive, a public right-of-way.
 - Parking Count:
313 Regular Spaces
9 Handicap Spaces
322 Total Spaces
 - Building dimensions less than 2' may not be shown for clarity purposes.

Surveyor's Certification

To: Clear Creek Point, LP:

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, 3, 4, 8, 9, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 28, 2018.

Executed this 12th day of July, in the year of our Lord 2018.

Jeremy Luke Deal
 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696

REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TPLS Firm Registration # 10155300 TPLS Firm Registration # 17968

Project Number: 180101 Date: July 10, 2018
 Revised Date: December 02, 2019
 Revision Notes: Update FEMA Information.
 Sheet 1 of 1

**ALTA/NSPS LAND TITLE SURVEY OF
 68.503 ACRES OF LAND**
 situated in the Stephen F. Austin Survey,
 Abstract Number 3, Galveston County, Texas.