

EXHIBIT 'A'
PARCEL 34

BEING a 0.7971 of an acre tract of land situated in the Steven F. Austin League, Abstract No. 3, Galveston County, Texas, and being part of Lot 6, Clear Creek Subdivision "C" (a subdivision recorded in Volume 119, Page 67, Galveston County Deed Records), part of Block "M" of Subdivision No. 9 (a subdivision recorded in Volume 153, Page 197, Galveston County Deed Records) and being part of that certain 22.364 acre tract of land described in the deed to League City United Methodist Church, recorded in Galveston County Clerk's File No. 2006043407 of the Official Public Records of Real Property, Galveston County, Texas; said 0.7971 of an acre tract being described by metes and bounds as follows:

COMMENCING at a found TxDOT Disk at the intersection of the south right-of-way line of League City Parkway (width varies) with the southwesterly right-of-way line of Calder Road, as evidenced by a 3.068 acre tract described to the State of Texas in Volume 2031, Page 439, Galveston County Deed Records, Texas;

THENCE, South 46 degrees 59 minutes 32 seconds East, with the southwesterly right-of-way line of Calder Road, 450.81 feet to a point at the beginning of a tangent curve to the right having a radius of 704.08 feet, and from which a found concrete monument bears South 13 degrees 08 minutes West, 0.33 feet;

THENCE, in a southeasterly direction along said curve and with said southwesterly right-of-way line, through a central angle of 31 degrees 53 minutes 38 seconds, 391.93 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap for the **POINT OF BEGINNING** of the herein described tract;

THENCE, in a southeasterly direction continuing along said curve and with said southwesterly right-of-way line, through a central angle of 12 degrees 12 minutes 44 seconds, 150.07 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap in the north line of Turner Road (no deed of record found, reference to rights of the Public to Roadway in Volume 941, Page 136, Galveston County Deed Records, and established by agreed Judgement in Volume 2365, Page 369, Galveston County Deed Records);

THENCE, South 87 degrees 07 minutes 58 seconds West, with the existing north right-of-way line of Turner Road and the south line of said 22.364 acre tract, 1,423.93 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap in the west line of that certain 0.2335 acre tract described in deed to the City of League City in Galveston County Clerk's File No. 8748150 of the Official Public Records of Real Property, Galveston County, Texas, said line being the existing east right-of-way line of Butler Road;

THENCE, North 02 degrees 58 minutes 22 seconds West, with the west line of said 0.2335 acre tract and the existing east right-of-way line of Butler Road, 45.00 feet to a set

5/8 inch iron rod with "Baseline Corp." plastic cap for the northwesterly end of a proposed cut-back line;

THENCE, South 47 degrees 55 minutes 12 seconds East, with said proposed cut-back line and the proposed northerly right-of-way line of Turner Road, 35.39 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap;

THENCE, North 87 degrees 07 minutes 58 seconds East, with the proposed northerly right-of-way line of Turner Road, 1,258.25 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap for the beginning of a non-tangent curve to the left having a radius of 476.00 feet and whose radius point bears North 19 degrees 14 minutes 54 seconds West, 476.00 feet;

THENCE, in a northeasterly direction with the proposed right-of-way line the following four courses and distances:

Along said non-tangent curve, through a central angle of 05 degrees 03 minutes 23 seconds, 42.01 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap at the beginning of a tangent curve to the left having a radius of 109.50 feet;

Along said curve, through a central angle of 37 degrees 52 minutes 59 seconds, 72.40 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap;

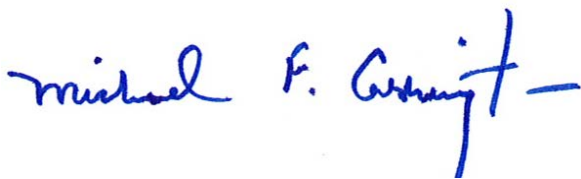
North 27 degrees 48 minutes 43 seconds East, for a distance of 32.30 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap at the beginning of a tangent curve to the left having a radius of 109.50 feet;

Along said curve through a central angle of 23 degrees 08 minutes 03 seconds, 44.21 feet to the **POINT OF BEGINNING** and containing 0.7971 of an acre of land.

This description was based on an on the ground survey in December of 2014 and prepared in conjunction with an exhibit map prepared by Baseline Corporation with the same date as this description (pages 4 thru 6 herein).

Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are surface datum. To convert to grid divide by a combined project adjustment factor of 1.00013. League City Reference Mark LC-2005-133 and League City Reference Mark LC-2005-139 were used as a basis of this survey.

Revised January 8, 2015
Dec. 19, 2014
By: BASELINE CORPORATION
TBPLS Firm No, 10030200



Michael F. Carrington, RPLS
Texas Registration No. 5366



NOTES

1. THE BEARINGS SHOWN HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 CORRS ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE DATUM. TO CONVERT TO GRID DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 1.00013. LEAGUE CITY REFERENCE MARK LC-2005-133 AND LEAGUE CITY REFERENCE MARK LC-2005-139 WERE USED AS A BASIS OF THIS SURVEY.
2. SEE ATTACHED PAGES 1 THROUGH 3 OF 6 FOR METES AND BOUND DESCRIPTION.
3. SURVEY PREPARED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

LEAGUE CITY PARKWAY
 (S.H. 96 - R.O.W. WIDTH VARIES)
 0.9180 ACRES TO:
 STATE OF TEXAS
 G.C.C.F. No. 2006082685
 O.P.R.R.P.G.C.T.

POINT OF COMMENCING
 FOUND TxDOT DISK

CALDER RD.
 3.068 ACRES TO:
 STATE OF TEXAS
 VOL. 2031, PG. 439
 G.C.D.R.

FOUND CONCRETE MONUMENT
 BEARS S13°08'W 0.33'

LEAGUE CITY
 UNITED METHODIST CHURCH
 REMAINDER OF 22.364 ACRE TRACT
 G.C.C.F. No. 2006043407
 O.P.R.R.P.G.C.T.

POINT OF BEGINNING

STEPHEN F. AUSTIN LEAGUE,
ABSTRACT NO. 3

CHORD=N16° 14' 42"E - 43.91'

N27° 48' 43"E 32.30' SET

LOT 6 CLEAR CREEK SUBDIVISION "C"
 VOLUME 119, PAGE 67
 G.C.D.R.

CHORD=N46° 45' 13"E - 71.09'

L=42.01'
 R=476.00'
 Δ=5°03'23"

CHORD=N68° 13' 24"E - 41.99'

N87° 07' 58"E 1,258.25' SET

PROPOSED RIGHT-OF-WAY
 EXISTING RIGHT-OF-WAY

TURNER RD.
 (WIDTH VARIES)
 NO DEED OF RECORD FOUND, REFERENCE TO RIGHTS OF THE PUBLIC TO ROADWAY IN VOL. 941, PG. 136, G.D. OR.

CLEAR CREEK SUBDIVISION
 VOL. 119, PG. 67, G.C.D.R.

CALDER RD.
 (50' R.O.W.)
 VOL. 119, PG. 67
 G.C.D.R.

0.341 ACRES TO:
 STATE OF TEXAS
 VOL. 2031, PG. 434
 G.C.D.R.

L=150.07'
 R=704.08'
 Δ=12°12'44"
 CHORD=S08° 59' 32"E 149.79'

EP: 83+99.98

BASELINE 4,361.82'

N02° 53' 34"W

LEGEND

- G.C.C.F. GALVESTON COUNTY CLERK FILE
- O.P.R.R.P.G.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY TEXAS
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- SET 5/8" IRON ROD WITH "BASELINE CORP" PLASTIC CAP



MATCHLINE SEE SHEET 5

S87° 07' 58"W 1,423.93'

NORTH RIGHT-OF-WAY LINE AS ESTABLISHED BY AGREED JUDGMENT VOLUME 2365, PAGE 369 G.C.D.R.

PROPOSED RIGHT-OF-WAY

PARCEL 34

CALDER ROAD IMPROVEMENTS IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS PROPOSED RIGHT-OF-WAY PARCEL

DATE: REVISED JAN. 8, 2015
 DRAWN BY: ATG
 APPROVED BY: MFC
 JOB No.: 09.016.01

PAGE 4 OF 6



Professional Surveyors
 1750 SEAMIST DRIVE, SUITE #160, HOUSTON, TEXAS 77008
 PHONE (713) 869-0155 FAX (713) 869-1541
 TBPLS FIRM No.: 10030200

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*STEPHEN F. AUSTIN LEAGUE,
ABSTRACT NO. 3*

LEAGUE CITY
UNITED METHODIST CHURCH
REMAINDER OF 22.364 ACRE TRACT
G.C.C.F. No. 2006043407
O.P.R.R.P.G.C.T.

0.2335 ACRES TO:
CITY OF LEAGUE CITY
G.C.C.F. No. 8748150
O.P.R.R.P.G.C.T.

**BLOCK "M"
SUBDIVISION NO. 9**
VOLUME 153, PAGE 197
G.C.D.R.

PARCEL 34
0.7971 ACRE
34,722 SQUARE FEET

NO2° 58' 22"W 45.00'

BUTLER ROAD
(70' R.O.W.)

EXISTING RIGHT-OF-WAY LINE

SET 347° 55' 12"E 35.39'
N87° 07' 58"E 1,258.25'
SET 887° 07' 58"W 1,423.93'

TURNER ROAD

0.3926 ACRES
(TRACT 2) TO:
LEAGUE CITY UNITED
METHODIST CHURCH
G.C.C.F. No. 2008030377
O.P.R.R.P.G.C.T.

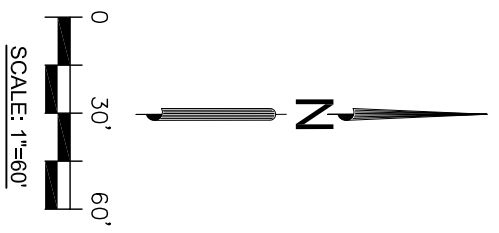
LOT 3 TO:
DAWN D. BLACK
G.C.C.F. No. 94123558
O.P.R.R.P.G.C.T.

**CRYSTAL LAKE
SUBDIVISION**
VOLUME 18, PAGE 468
M.R.G.C.T.

PROPOSED
RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

MATCHLINE SEE SHEET 5



LEGEND

- G.C.C.F. GALVESTON COUNTY CLERK FILE
- O.P.R.R.P.G.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY TEXAS
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- SET SET 5/8" IRON ROD WITH "BASELINE CORP" PLASTIC CAP

DATE: REVISED JAN. 8, 2015
DRAWN BY: ATG
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PARCEL 34
CALDER ROAD IMPROVEMENTS
IN THE CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS
PROPOSED RIGHT-OF-WAY PARCEL



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