

EXHIBIT A

MAIN STREET TIRZ 1 BOUNDARY

BEGINNING at the most westerly corner of Lot 7, Block 18 of League City Townsite in the Stephen F. Austin League, Abstract No. 3, Galveston County, Texas, according to the Map of League City and Subdivisions prepared for J. C. League by R. W. Luttrell in 1893, 1907, and 1909 (the "Luttrell Map"), said BEGINNING POINT lying at the intersection of the northeasterly right-of-way line of that certain 50-foot wide Railroad Avenue right-of-way with the southeasterly right of way line of that certain 70-foot wide 4th Street right-of-way;

- (1) THENCE in a southeasterly direction, along said northeasterly right-of-way line of Railroad Avenue and southwesterly line of said Block 18, League City Townsite, a distance of 200 feet, more or less to a point for corner, being the most westerly common corner of Lots 10 and 11 in said Block 18;
- (2) THENCE in a northeasterly direction, along the common line of Lots 10 and 11, and the common line of Lots 4 and 5, all in said Block, at 257.24 feet, more or less, pass the southwesterly right-of-way line of that certain 70-foot wide Michigan Avenue right-of-way, in all a distance of 327.24 feet, more or less, to a point for corner on the northeasterly right-of-way line of said Michigan Avenue and southwesterly line of Lot 7, Block 17 of said League City Townsite;
- (3) THENCE in a southeasterly direction, along said northeasterly right-of-way line of Michigan Avenue and southwest line(s) of Lot 7 in Block 17, Lot 6 in Block 8, and Lot 6 in Block 5, all in the League City Townsite and the southwesterly line of Lot 7A of the Psychology Resources subdivision of record in Plat Record 2011A, Map No. 82, Galveston County Map records, and projections of said lines crossing the 70-foot wide 3rd Street right-of-way lying between said Block 17 and Block 8, the unnamed 20-foot wide alley right-of-way lying between said Lot 6, Block 8 and said Lot 7A of the Psychology Resources subdivision, and the 70 feet wide 2nd Street right-of-way lying between said Lot 7A, Psychology Resources subdivision and said Lot 6 in Block 5, League City Townsite, a distance of 680 feet, more or less to a point for corner, being the most southerly corner of said Lot 6, Block 5, in said League City Townsite;
- (4) THENCE in a northeasterly direction, along the southeasterly line(s) of Lots 1 through 6, inclusive, in Block 5, Lots 1 through 6, inclusive, in Block 4, and Lots 1 through 6, inclusive, in Block 3, and the northwesterly line of an unnamed 20-foot wide alley right-of-way, and along the projections thereof crossing the 70 feet Colorado Avenue right-of-way lying between said Block 5 and Block 4, and the 70 feet Kansas Avenue right-of-way lying between said Block 4 and Block 3, all in League City Townsite, a distance of 1040 feet, more or less, to a point for corner, being the most easterly corner of Lot 1, Block 3, League City Townsite, said corner lying in the southwesterly line of that certain 70-foot wide Iowa Avenue right-of-way line;
- (5) THENCE in a southeasterly direction, along said southwesterly right-of-way line of Iowa Avenue and the northeasterly line of Lot 12, Block 3, League City Townsite, a distance of 130 feet, more or less, to a point for corner, being the most easterly corner of said Lot 12, Block 3, League City Townsite, said corner lying in the northwesterly line of that certain called 70-foot wide right-of-way known as East Main Street (aka, F.M. No. 518);
- (6) THENCE continuing in a southeasterly direction, crossing said East Main Street, a distance of 70 feet, more or less, to a point for corner, being the most northerly corner of Lot 6, Block 1, Hough Subdivision, according to the plat thereof recorded in Volume 215, Page 415 in the Office of the County Clerk, of Galveston County, Texas;
- (7) THENCE continuing in a southeasterly direction, along the northeasterly line of said Block 1, Hough Subdivision and the southwesterly line of said 70-foot wide Kansas Avenue right-of-way, at 140 feet, more

or less pass the most easterly corner of said Lot 6, Block 1, Hough Subdivision, in all a distance of 160 feet, more or less, to a point for corner, being the most northerly corner of Lot 7, Block 1, Hough Subdivision;

- (8) THENCE in a southwesterly direction, along the northwesterly line of Lot 7 and 8, Hough Subdivision, also the southeasterly line of an unnamed 20-foot wide alley right-of-way, at 100 feet, more or less, pass the most westerly corner of said Lot 8, Hough Subdivision, and the northerly corner of Lot 1, Block 1 of Kuehn's Addition, according to the plat thereof recorded in Plat Record 2011A, Map No. 1, Galveston County Map Records, and continuing along the northwesterly line of said Lot 1, Block 1, Kuehn's Addition and said southeasterly line of said unnamed 20-foot wide alley right-of-way, in all a distance of 300 feet, more or less, to a point for corner, being the most westerly corner of said Lot 1, Block 1, Kuehn's Addition, said corner lying on the northeasterly line of that certain 70-foot wide Kansas Avenue right-of-way;
- (9) THENCE continuing in a southwesterly direction, crossing said Kansas Avenue right-of-way, a distance of 70.2 feet, more or less, to a point for corner, being the most easterly corner of Lot 1, Butler Oaks Addition, Second Revision and the most northerly corner of Lot 6, Butler Oaks Addition, Second Revision,, the plat of said Butler Oaks Addition, Second Revision being of record in Volume 254-A, Page 76, in the Office of the County Clerk of Galveston County, Texas, said corner lying on the southwesterly line of said Kansas Avenue;
- (10) THENCE continuing in a southwesterly direction, along the southeasterly line of Lot 1 through 5, inclusive, and the northwesterly line of Lots 6 through 10, inclusive, Butler Oaks Addition, Second Revision, a distance of 440.62 feet, more or less, to a point for corner, being the most southerly corner of said Lot 5, Butler Oaks Addition, Second Revision, and the most westerly corner of said Lot 10, Butler Oaks, Second Revision, said corner lying in the northeasterly line of that certain called 0.403 acre tract of land conveyed to the Estate of Barbara Anita Nesline, LLC by Warranty Deed file for record on February 19, 2016 under County Clerk's File No. 2016009392, Official Public Records of Galveston County, Texas;
- (11) THENCE in a southeasterly direction, along the northeasterly line of said called 0.403 acre tract and the southwesterly line of said Lot 10, Butler Oaks Addition, Second Revision, a distance of 4.9 feet, more or less, to a point for corner, being the most easterly corner of said called 4.03 acre tract;
- (12) THENCE in a southwesterly direction, along the southeasterly line of said called 0.403 acre tract, at 120.25 feet, more or less, pass the most southerly corner of said called 0.403 acre tract and the most easterly corner of that certain called 0.328 acre tract of land conveyed to the Behemoth Corporation by Special Warranty Deed with Vendor's Lien filed for record on October 10, 1991 under County Clerk's File No. 9136333, Official Public Records of Real Property of Galveston County, Texas, and continuing along the southeasterly line of said called 0.328 acre tract, at 220.65 feet, more or less, pass the most southerly corner of said called 0.328 acre tract, and continuing along a southwesterly project of the southeasterly lines of said called 0.403 acre tract and said called 0.328 acre tract, crossing that certain tract of land conveyed to Frank Accomando and wife Roselynn Ann Accomando by Warranty Deed with Vendor's Lien filed for record on March 5, 1971 under County Clerk's File No. 7103528 in the Office of the County Clerk of Galveston County, Texas, in all a distance of 294.35 feet, more or less to a point for corner on the northeasterly line of Reserve "A", 518 Commercial Park, a subdivision of record in Plat Record 18, Map No. 412, Galveston County Map Records;
- (13) THENCE in southeasterly direction, along the northeasterly line of Reserve "A" and Reserve "B" of said 518 Commercial Park, at 68.6 feet, more or less, pass the most easterly common corner of said Reserves "A" and "B", at 166.9 feet, more or less, pass the most easterly common corner of said Reserve "B" and Reserve "C-1" of the Replat of Reserve "C", 518 Commercial Park, a subdivision of record in Plat Record 18, Map No. 1263, Galveston County Map Records, and continuing southeasterly, along the northeasterly line of Reserves "C-1" and "C-2" of said Replat, at 461.8 feet, more or less, pass the most easterly corner of said Reserve "C-2" on the northwesterly line of that certain 60-foot wide Wilkins Street right-of-way, in

all a distance of 521.8 feet, more or less, to a point for corner on the southeasterly right-of-way line of said Wilkins Street, also being the northwesterly line of the Clear Creek Independent School District's ("CCISD's") League City Elementary School tract;

- (14) THENCE in a southwesterly direction, along the southeasterly right-of-way line of Wilkins Street and northwesterly line of the CCISD League City Elementary School tract and southwesterly projection thereof, at 146.8 feet, more or less, pass the most westerly corner of said CCISD League City Elementary School Tract on the northeasterly line of that certain 70-foot wide Park Avenue right-of-way, at 216.8 feet, more or less, pass the southeasterly right-of-way line of Park Avenue and northeasterly line of the 240 Park Place Subdivision, a subdivision of record in Plat Record 2013A, Map No. 12, Galveston County Map Records, and continuing southwesterly, crossing said 240 Park Place Subdivision, at 381.8 feet, more or less, pass the southwesterly line of said 240 Park Place Subdivision and northeasterly line of the Union Pacific Railroad (formerly GH & H Railroad) right-of-way, and continuing, southwesterly, crossing said Union Pacific Railroad right-of-way, at 486.8 feet, more or less, pass the southwesterly line of said Union Pacific Railroad right-of-way and the northeasterly line of that certain 20-foot wide Butler Avenue right-of-way, in all a distance of 506.8 feet, more or less, to a point for corner on the southwesterly right-of-way line of said Butler Avenue and northeasterly line of Lot 1, Block "E", Clear Creek First Addition, according to the plat thereof recorded in Volume 153, Page 4 in the Office of the County Clerk of Galveston County, Texas;
- (15) THENCE in a northwesterly direction, along the southwesterly right-of-way line of Butler Avenue and northeasterly line of said Lot 1, Block "E", and projection thereof, passing the most northerly corner of Lot 1, Block "E", and continuing northwesterly, crossing that certain 50-foot wide East Wilkins Street right-of-way, passing the most easterly corner of Lot 42, Block "D" of said Clear Creek First Addition, and continuing northwesterly along the northeasterly line of said Lot 42, Block "D" and southwesterly right-of-way line of Butler Avenue to a point for corner, being the most northerly corner of said Lot 1, Block "D", said corner lying on the southeasterly line of an unnamed 10-foot wide alley right-of-way;
- (16) THENCE in a southwesterly direction, along the southeasterly right-of-way line of said 10-foot wide alley, the northwesterly line(s) of Lots 33 through 42, inclusive, in said Block "D", the northwesterly line of the Polanco Special Subdivision, according to the plat thereof recorded in Plat Record 2006A, Map No. 139, Galveston County Map Records, the northwesterly line(s) of Lot 22 through 25, inclusive, in said Block "D", and southwesterly projection thereof, at 250 feet, more or less, pass the most westerly corner of said Lot 33, Block "D" and most northerly corner of the Polanco Special Subdivision, at 420.7 feet, more or less, pass the most westerly corner of said Polanco Special Subdivision and the most northerly corner of said Lot 25, Block "D", at 520.7 feet, more or less, pass the most westerly corner of said Lot 22, Block "D" on the northeasterly line of that certain 40-foot wide Clear Creek Avenue right-of-way, and continuing southwesterly, crossing Clear Creek Avenue, at 560 feet, more or less, pass the southwesterly right-of-way line of Clear Creek Avenue and the most northerly corner of Lot 56, Block "I" of said Clear Creek First Addition, and continuing southwesterly, along the northwesterly line(s) of Lots 45 through 56, inclusive, in said Block "I", also being the southeasterly line of an unnamed 10-foot wide alley right-of-way, in all a distance of 875 feet, more or less, to a point for corner, being the most northerly common corner of Lots 44 and 45 in said Block "I";
- (17) THENCE in a northwesterly direction, crossing said alley, at 10 feet, more or less, pass the most southerly common corner of Lot 13, Block "I", Clear Creek First Addition and the Cagle & McCumber Addition, according to the plat thereof recorded in Plat Record 18, Map No. 1240, Galveston County Map Records, and continuing northwesterly, along the common line of said Lot 13, Block "I" and said Cagle & McCumber Addition, in all a distance of 135.7 feet, more or less to the most northerly common corner of said Lot 13, Block "I" and said Cagle & McCumber Addition on the southeasterly line of that certain 40-foot wide East Galveston Street right-of-way;

- (18) THENCE in a southwesterly direction, along said southeasterly right-of-way line of East Galveston Street and the northwesterly line(s) of Lots 13 through 19, Block "T", Clear Creek First Addition, a distance of 175 feet, more or less, to a point for corner, being the most westerly corner of said Lot 19, Block "T";
- (19) THENCE in a southeasterly direction, along the southwesterly line of said Lot 19, Block "T", a distance of 10 feet, more or less, to a point for corner, being the most northerly corner of Lot 1, Block 1, League City Crossing, according to the plat thereof recorded in Plat Record 2008A, Map No. 41, Galveston County Map Records;
- (20) THENCE in a southwesterly direction, along the northwesterly line of said Lot 1, Block 1, League City Crossing, also being the southeasterly right-of-way line of East Galveston Street as dedicated by said plat of League City Crossing, a distance of 27.5 feet to a point for corner located at the intersection of this northwesterly line of Lot 1, Block 1, League City Crossing, with southeasterly projection of the northeasterly line of Lot 1, Block 1 of the BLM Holding Subdivision, according to the plat thereof recorded in Plat Record 2007A, Map Nos. 71 and 72, Galveston County Map Records;
- (21) THENCE in a northwesterly direction, crossing said East Galveston Street, at 60 feet, more or less, pass the northwesterly right-of-way line of said East Galveston Street as dedicated by said plat of BLM Holding Subdivision, and continuing along the northeasterly line of said Lot 1, Block 1, BLM Holding Subdivision, in all a distance of 217.88 feet, more or less, to a point for corner on the southeasterly right-of-way transition between East Main Street (aka F. M. No. 518) and Magnolia Street, said corner being the most northerly corner of said BLM Holding Subdivision;
- (22) THENCE in a generally west-southwesterly direction, along a northerly or northwesterly line of the BLM Holding Subdivision and southeasterly right-of-way transition between East Main Street and Magnolia Street, a distance of 80.19 feet, more or less to a point for corner, being the most westerly terminus of this northerly line of the BLM Holding Subdivision;
- (23) THENCE in a southeasterly direction, along a line that is parallel with the aforesaid northeasterly line of Lot 1, Block 1, BLM Holding Subdivision, a distance of 3.43 feet, more or less to a point for corner, being the most easterly terminus of a second northerly or northwesterly line of BLM Holding Subdivision, said corner lying on the southeasterly right-of-way line of East Main Street (variable width);
- (24) THENCE in a west-southwesterly direction, along said second northerly or northwesterly line of BLM Holding Subdivision and said southeasterly right-of-way line of East Main Street, being on a curve to the right having a radius of 325 feet, an arc length of 54.26 feet, more or less, to the most westerly terminus of this second northerly or northwesterly line of BLM Holding Subdivision;
- (25) THENCE in a north-northwesterly direction, crossing said variable width East Main Street right-of-way, to the southeast corner of that certain subdivision known as the First Amending Plat of Dallas Point, according to the plat thereof recorded in Plat Record 2006A, Map No. 138, Galveston County Map Records;
- (26) THENCE in a northerly direction, along the east line of said First Amending Plat of Dallas Point, a distance of 167.12 feet, more or less, to the northeast corner of said First Amending Plat of Dallas Point;
- (27) THENCE continuing in a northerly direction, to the most southerly corner of that certain tract or parcel of land, hereinafter the "DeGeorge Tract", conveyed to Gary DeGeorge, et ux, by Warranty Deed with Vendor's Lien filed for record on June 9, 1997 under County Clerk's File No. 9721006 in the Official Public Records of Real Property of Galveston County, Texas, said DeGeorge Tract being comprise of the North 37.5 feet of Lot 3 and the South 25 feet of Lot 4, all in Block 4 of Interurban Addition according to the plat thereof recorded in Volume 12, Page 40 (formerly Volume 238, Page 22) in the Office of the County Clerk of Galveston County, Texas;

- (28) THENCE in a northeasterly direction, along the southeasterly line of said DeGeorge Tract, a distance of 125 feet, more or less, to the DeGeorge Tract's most easterly corner on the northeasterly line of said Block 4 and southwesterly line of the 70-foot wide Houston Avenue right-of-way;
- (29) THENCE in a northwesterly direction, along said northeasterly line of Block 4, Interurban Addition and the southwesterly right-of-way line of Houston Avenue, a distance of 67.5 feet, more or less, to a point for corner located at the intersection of this line with the southwesterly projection of the northwesterly line(s) of Lots 4 and 11, Block 5, Galveston County Farms Subdivision according to the plat thereof recorded in Volume 192, Page 274, in the Office of the County Clerk of Galveston County, Texas;
- (30) THENCE in a northeasterly direction, crossing the Houston Avenue, at 70 feet, more or less, pass the northeasterly right-of-way line of said Houston Avenue, and continuing northeasterly with the aforementioned northwesterly line(s) of Lots 4 and 11, Block 5, Galveston County Farms Subdivision, at 335 feet, more or less, pass the southwesterly right-of-way line of the Waco Avenue 60-foot wide right-of-way, at 395 feet, more or less, pass the northeasterly right-of-way line of said Waco Avenue, in all a distance of 527.5 feet, more or less, to a point for corner, being the most northerly corner of that certain tract of land referred to as "Tract 3" conveyed to BPL Associates, LLC by Warranty Deed with Third Party Lien filed for record on November 7, 1985 under County Clerk's File No. 2005076642 in the Official Public Records of Real Property of Galveston County, Texas, said Tract 3 being comprised of the Westerly One-Half of Lots 11, 12, and 13, Block 5, Galveston County Farms Subdivision;
- (31) THENCE in an northwesterly direction, along the northwesterly projection of the northeasterly line of the aforesaid Tract 3 conveyed to BPL Associate, LLC, at 150 feet, more or less, pass the common line of said Galveston County Farms Subdivision and Merchants Addition to League City, according to the map of said Merchants Addition to League City of record in Volume 13, Page 82A, Galveston County Map Records (formerly recorded in Volume 238, Page 12 in the Office of the County Clerk of Galveston County, Texas, and continuing along the center line of an unnamed 15-foot wide alley right-of-way in Block 1 of Merchants Addition, at 450 feet, more or less, pass the southeasterly of that certain 60-foot wide 3rd Street right-of-way, at 510 feet, more or less, pass the northwesterly right-of-way line of said 3rd Street, and continuing northwesterly along the center line of an unnamed 15-foot wide alley right-of-way in Block 3 of Merchants Addition, in all a distance of 690 feet, more or less, to a point for corner at the intersection of said alley center line with the southwesterly projection of the northwesterly line of that certain tract of land, (the "Keeth Tract") conveyed to Jonathan W. Keeth by Warranty Deed with Vendor's Lien filed for record on February 24, 2012 under County Clerk's File No. 2012009351 in the Official Public Records of Galveston County, Texas, said Keeth Tract being comprised of the Southeast 30 feet of Lot 3 and all of Lot 4, Block 3, of said Merchants Addition;
- (32) THENCE in a northeasterly direction, at 7.5 feet, more or less, pass the most westerly corner of said Keeth Tract, and continuing northeasterly along the northwesterly line of said Keeth tract, in all a distance of 132.5 feet to a point for corner, being the most northerly corner of said Keeth Tract, said corner lying on the southwesterly line of that certain 70-foot wide Perkins Avenue right-of-way;
- (33) THENCE in a northeasterly direction, along a line having the northerly corner of said Keeth Tract as its most westerly terminus, and having the most westerly corner of Lot 7, Block 18, League City Townsite as its most easterly terminus, at 70.3 feet, more or less, pass the northeasterly right-of-way line of Perkins Avenue, also being the southwesterly line of that certain called 3.90 acre tract conveyed to Walding & Sons, LLC by Special Warranty Warranty Deed with Vendor's Lien filed for record on October 30, 2013 under County Clerk's File No. 2013068255 in the Official Public Records of Galveston County, Texas, and continuing northeasterly, crossing said called 3.90 acre tract, at 195 feet, more or less, pass the northeasterly line of the called 3.90 acre tract and southwesterly right-of-way line of the Union Pacific Railroad right-of-way (former GH & H Railroad right-of-way), at 295.4 feet, more or less, pass the northeasterly right-of-way line of said Union Pacific Railroad right-of-way and southwesterly right-of-way

of that certain 50-foot wide Railroad Avenue right-of-way, in all a distance of 345.8 feet, more or less to the PLACE OF BEGINNING.