

# EXHIBIT "A"

## TRACT 1

All of that certain 33.30 acres (1,450,333 square feet) tract or parcel of land situated in the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract Number 18**, City of League City, Galveston County, Texas, being that same called 33.34 acre tract of land described in deed recorded under Galveston County Clerk's File Number 8300447, Official Public Records of Real Property, Galveston County, Texas; said 33.30 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

**BEGINNING** at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwesterly corner of the herein described tract, said point being the Southeasterly corner of Unrestricted Reserve "D" of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, said point also being found in the Northwesterly line of Unrestricted Reserve "E-4-A" of SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, according to the map or plat thereof recorded in Plat Record 18, Map Number 758, Galveston County Map Records;

**THENCE**, N 11°47'20" W, along the Northeasterly line of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 2291.25 feet marking a point for reference near the high bank of Clear Lake, and continuing a total distance of 2,305.61 feet (called 2350.00 feet) to a point in the meander line of Mean Higher High Water of Clear Lake and for the Northwesterly corner of the herein described tract, said meander line of Mean Higher High Water is defined as having an elevation of 1.19 feet on that certain survey dated April 20, 2005, by William E. Merten, Licensed State Land Surveyor; said point having Texas State Plane Coordinate values of Y=13,769,624.76 FT and X=3,219,969.43 FT;

**THENCE**, in an Easterly direction along said meander line of Mean Higher High Water of Clear Lake the following courses and distances:

N 28°19'20" E, a distance of 6.69 feet to an angle point;  
N 72°45'51" E, a distance of 80.63 feet to an angle point;  
N 89°43'10" E, a distance of 89.67 feet to an angle point;  
S 74°55'12" E, a distance of 66.63 feet to an angle point;  
N 89°51'57" E, a distance of 48.84 feet to an angle point;  
N 84°34'06" E, a distance of 52.79 feet to an angle point;  
S 82°23'55" E, a distance of 31.49 feet to an angle point;  
N 58°39'10" E, a distance of 50.06 feet to an angle point;  
S 68°13'48" E, a distance of 19.73 feet to an angle point;  
S 88°50'20" E, a distance of 22.86 feet to an angle point;  
N 80°31'32" E, a distance of 26.44 feet to an angle point;  
N 71°28'59" E, a distance of 29.61 feet to an angle point;  
N 76°33'50" E (called N 76°49'12" E), a distance of 51.26 (called 51.29) feet to an angle point;  
N 87°53'16" E (called N 86°01'03" E), a distance of 44.71 feet to an angle point;  
N 39°17'23" E (called N 37°25'10" E), a distance of 33.31 feet to an angle point;  
N 02°36'29" W (called N 04°28'42" W), a distance of 5.58 feet to an angle point;  
N 05°32'53" E (called N 03°40'40" E), a distance of 11.40 feet to an angle point;  
N 01°57'59" E (called N 00°05'46" E), a distance of 6.13 feet to an angle point at the corner of a wood bulkhead;  
and N 73°30'44" E (called N 71°38'31" E), along the North edge of a wood bulkhead, a distance of 2.02 feet to a point for the Northeast corner of the herein described tract, said point also being at the West line of LAKESIDE ADDITION, a subdivision in Galveston County, Texas, according to the map or

plat thereof recorded in Volume 12, Page 79, Galveston County Map Records; said point having Texas State Plane Coordinate values of Y=13,769,753.83 FT and X=3,220,588.97 FT;

**THENCE**, S 12°03'35" E, departing said meander line of Mean Higher High Water and along the Westerly line of said LAKESIDE ADDITION, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 34.26 feet marking a point for reference, and continuing a total distance of 2,287.87 feet (called 2,250.00 feet) to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southeasterly corner of the herein described tract, said point being at the Northwesterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas; said point also being the Southwesterly corner of Lot 35, Block 5, of said Lakeside Addition;

**THENCE**, S 78°29'18" W, passing a 5/8 inch iron rod found at 43.04 feet marking the most Northwesterly corner of said Startzman tract and the most Northerly corner of Unrestricted Reserve "E-4-B" of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, and continuing along the Northwest line of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, a distance of 643.40 feet (called 644.20 feet) to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 33.30 acres (1,450,333 square feet) of land.

## **TRACT 2**

Being a tract or parcel of land containing 1.92 acres (83,590 square feet) situated in the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract Number 18**, City of League City, Galveston County, Texas, being that same called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas; said 1.92 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

**BEGINNING** at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwest corner of the herein described tract of land, said point being at the Northerly line of Farm to Market Road 2094 (F.M. 2094), based on a width of 80 feet, said point also being the Southeasterly corner of Unrestricted Reserve "E-1" (for widening of F.M. 2094), **REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E"**, SOUTH SHORE HARBOUR, SECTION TWO, according to the map or plat thereof recorded at Plat Record 18, Map Number 187, Galveston County Map Records;

**THENCE**, N 01°17'12" W, along the Easterly line of said **REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E"**, a distance of 487.54 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point for angle to the left;

**THENCE**, N 12°08'00" W, a distance of 1130.88 feet to a 5/8 inch iron rod with cap found for corner, said point being the Northeast corner of Unrestricted Reserve "E-4-B", SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, according to the map or plat thereof recorded at Plat Record 18, Map Number 758, Galveston County Map Records;

**THENCE**, S 78°29'18" W, along the Northwesterly line of said Unrestricted Reserve "E-4-B", a distance of 183.00 feet to a 5/8 inch iron rod with cap found for corner;

**THENCE**, N 12°08'00" W, a distance of 45.00 feet to a 5/8 inch iron rod with cap found marking the Northwesterly corner of the herein described tract, said point being the most Northerly corner of said Unrestricted Reserve "E-4-B", said point also being at the Southeasterly line of a called 33.34 acre tract of land described in deed recorded under Galveston County Clerk's File Number 8300447, Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, N 78°29'18" E, along the Southeasterly line of said called 33.34 acre tract, a distance of 43.04 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking a point for angle to the left, said point being the Southeasterly corner of the said called 33.34 acre tract, same being the Southwesterly corner of Lot Thirty-five (35), Block Five (5), LAKESIDE ADDITION, according the map or plat thereof recorded in Volume 12, Page 79, Galveston County Map Records;

**THENCE**, N 77°56'25" E, passing the Southeasterly corner of said Lot 35, Block 5, at 100.00 feet, and continuing along the Southeasterly line of West Drive, a 50 feet public roadway right-of-way, a total distance of 185.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the Northeasterly corner of the herein described tract, said point being the Northwesterly corner of Lot One (1), Block Nine (9), of said LAKESIDE ADDITION;

**THENCE**, S 12°08'00" E, along the Southwesterly line of said LAKESIDE ADDITION, passing the most Southerly corner of said Block 9 at 1097.26 feet, and continuing a total distance of 1181.19 feet to a PK Nail set in asphalt pavement marking a point for angle to the right, said point being at the West right-of-way line of said Lakeside Drive as shown on plat of said LAKESIDE ADDITION;

**THENCE**, S 01°17'12" E, a distance of 496.62 feet to a PK Nail set in asphalt pavement marking the Southeasterly corner of the herein described tract, said point being at the Northerly right-of-way line of said F.M. 2094, based on a width of 80 feet;

**THENCE**, N 85°29'07" W, along the Northerly right-of-way line of said F.M. 2094, a distance of 45.23 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 1.92 acres (83,590 square feet) of land.

### **TRACT 3**

All of Lot Thirty-five (35) and the South 10 feet of Lot Thirty-four (34), Block Five (5) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

### **TRACT 4**

All of Lot Thirty-four (34), Block Six (6) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

### **TRACT 5**

All of that certain 0.69 acre (30,006 square feet) tract or parcel of land, being all of Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas, said 0.69 acre tract being more fully described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

**BEGINNING** at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northeasterly corner of said Lot 1, same being the point of intersection for the South line of West Drive, a 50 feet public roadway right-of-way, and the Westerly line of Lakeside Drive, a 50 feet public roadway right-of-way;

**THENCE**, S 12°08'00" E, along the Westerly line of said Lakeside Drive, a distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southeasterly corner of the herein described tract, same being the Southeasterly corner of said Lot 6 and the Northeasterly corner of Lot Seven (7), Block Nine (9), of said **LAKESIDE ADDITION**;

**THENCE**, S 77°52'00" W, along the common line of said Lots 6 and 7, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwesterly corner of said Lot 6 and the Northwesterly corner of said Lot 7, said point being at the Easterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, N 12°08'00" W, along the Westerly line of said Block 9 and the Easterly line of the said called 1.93 acre tract, a distance of 300.13 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the Northwest corner of the herein described tract, same being the Northwest corner of said Lot 1, said point also being at the Southerly line of said West Drive;

**THENCE**, N 77°56'25" E, along the Southerly line of said West Drive, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.69 acre of land (30,006 square feet) of land.

## **TRACT 6**

All of Lots Seven (7) and Eight (8), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

## **TRACT 7**

All of that certain 1.01 acres (44,060 square feet) tract or parcel of land, being all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas, said 1.01 acres tract being more fully described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of **SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO**, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

**BEGINNING** at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northeasterly corner of said Lot 9, same being the Southeasterly corner of Lot Eight (8), Block 9 of said **LAKESIDE ADDITION**, said point being at the Westerly line of Lakeside Drive, a 50 feet public roadway right-of-way;

**THENCE**, S 12°08'00" E, along the Westerly line of said Lakeside Drive, a distance of 184.07 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point for angle to the right at the Easterly line of said Lot 12;

**THENCE**, S 01°06'15" E, a distance of 522.72 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the most Southerly corner of both said Block 9 and of said Lot 16, said point being at the Easterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, N 12°08'00" W, along the Easterly line of said called 1.93 acre tract and the Westerly line of said Block 9, a distance of 697.13 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northwestern corner of both the herein described tract and of said Lot 9, same being the Southwesterly corner of said Lot 8;

**THENCE**, N 77°52'00" E, along the common line of said Lots 8 and 9, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 1.01 acres of land (44,060 square feet) of land.