

EXHIBIT 'A'  
PARCEL 32-2

**BEING** a 0.0293 of an acre tract of land situated in the Steven F. Austin League, Abstract No. 3, Galveston County, Texas, and being part of Houston Garden Centers (a subdivision recorded in Volume 2005A, Page 167, Galveston County Map Records), and being part of that certain 8.863 acre tract of land described in the deed to Britney Bay Development LTD., recorded in Galveston County Clerk's File No. 2005064899, Official Public Records of Real Property, Galveston County, Texas; said 0.0293 of an acre tract being described by metes and bounds as follows:

**COMMENCING** at a found 1 inch iron pipe for the northeast corner of said Houston Garden Centers Tract and lying in the southwesterly right-of-way line of Interstate Hwy No. 45;

**THENCE**, South 87 degrees 05 minutes 15 seconds West, with the north line of said Houston Garden Centers Tract, 482.34 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap at the beginning of a non-tangent curve to the right whose radius bears North 72 degrees 46 minutes 05 seconds West, 85.50 feet, said capped iron rod being the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, in a southwesterly direction along said curve through a central angle of 21 degrees 38 minutes 05 seconds, 32.28 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap at the beginning of a non-tangent curve to the left whose radius bears South 51 degrees 07 minutes 59 seconds East, 99.50 feet;

**THENCE**, in a southwesterly direction along said curve through a central angle of 28 degrees 36 minutes 20 seconds, 49.68 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap;

**THENCE**, North 02 degrees 52 minutes 02 seconds West, 71.14 feet to a set 5/8 inch iron rod with "Baseline Corp." plastic cap in the north line of said Houston Garden Centers tract and the south line of that certain 0.341 acre tract described to the State of Texas recorded in Volume 2031, Page 434, Galveston County Deed Records;

CALDER ROAD IMPROVEMENTS  
IN THE CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS  
Page 2 of 3

**THENCE**, North 87 degrees 05 minutes 15 seconds East, with the common line of said 0.341 acre tract and said Houston Garden Centers Tract, 39.14 feet to the **POINT OF BEGINNING** and containing 0.0293 of an acre of land.

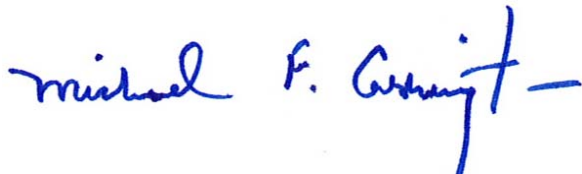
This description was based on an on the ground survey in December of 2014 and prepared in conjunction with an exhibit map prepared by Baseline Corporation with the same date as this description (page 3 of 3 herein).

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.

January 14, 2015

By: BASELINE CORPORATION

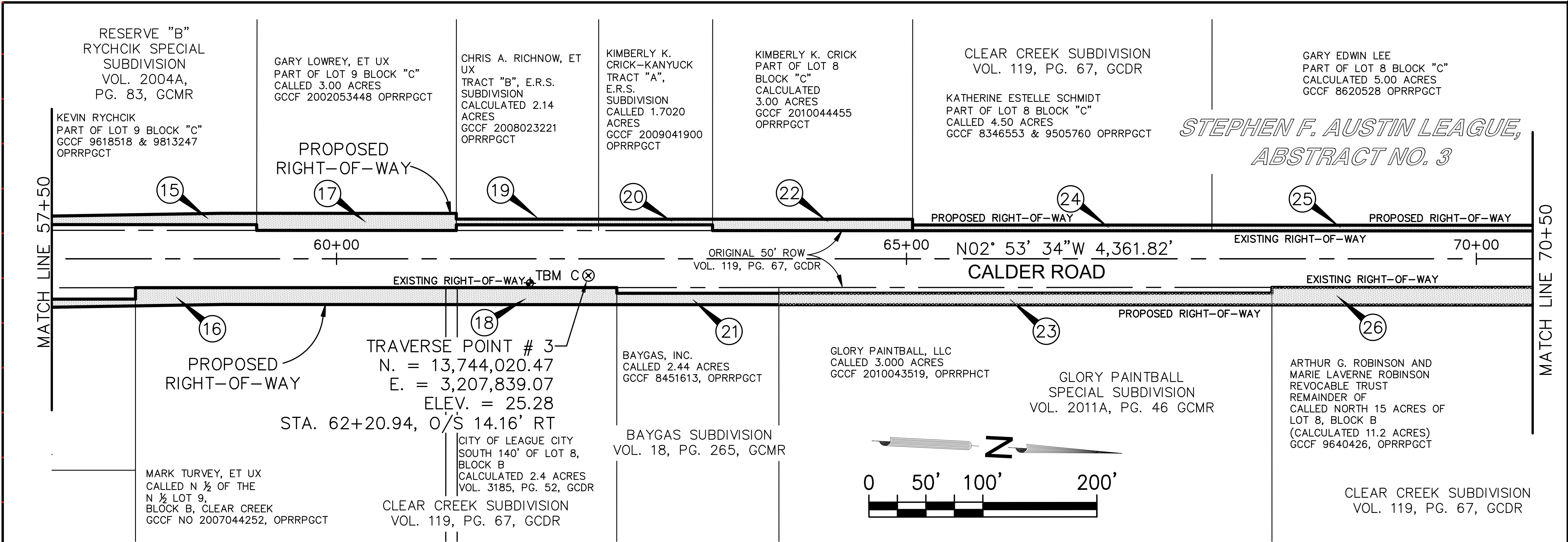
TBPLS Firm No, 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366



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PARCEL 32  
SKETCH  
EXHIBIT "A"  
PAGE 1 OF 2



SURVEYED ON THE GROUND IN 2012 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 7 SURVEY CONDITION IF SURVEY. SUBJECT TO THE NOTES HEREON.

*Michael F. Carrington*

MICHAEL F. CARRINGTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 5366



DATE	REVISION	BY

CALDER ROAD  
FROM ERVIN ROAD  
TO TURNER ROAD

SURVEY  
CONTROL MAP

STA 57+50 TO STA 82+00

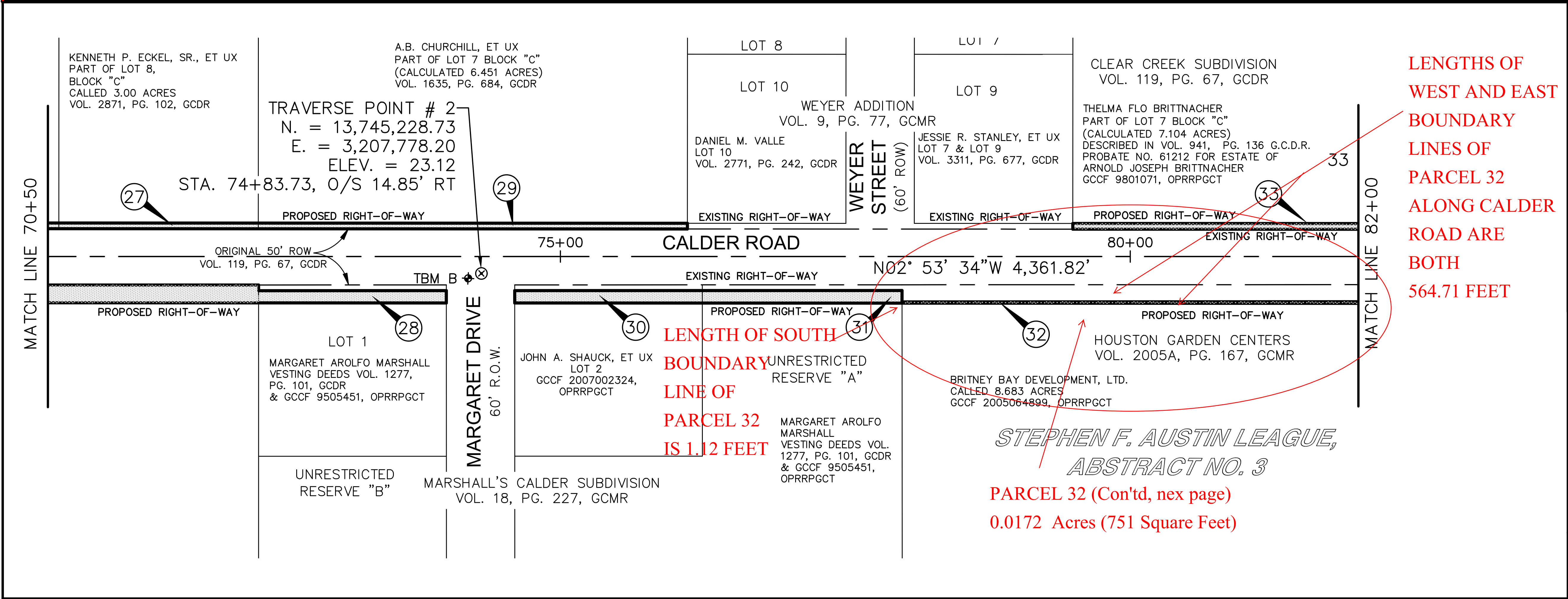
EXHIBIT NO.      SHEET 3 OF 4

PROJECT NO. 4697-01

DRAWN: MFC CHECKED:     

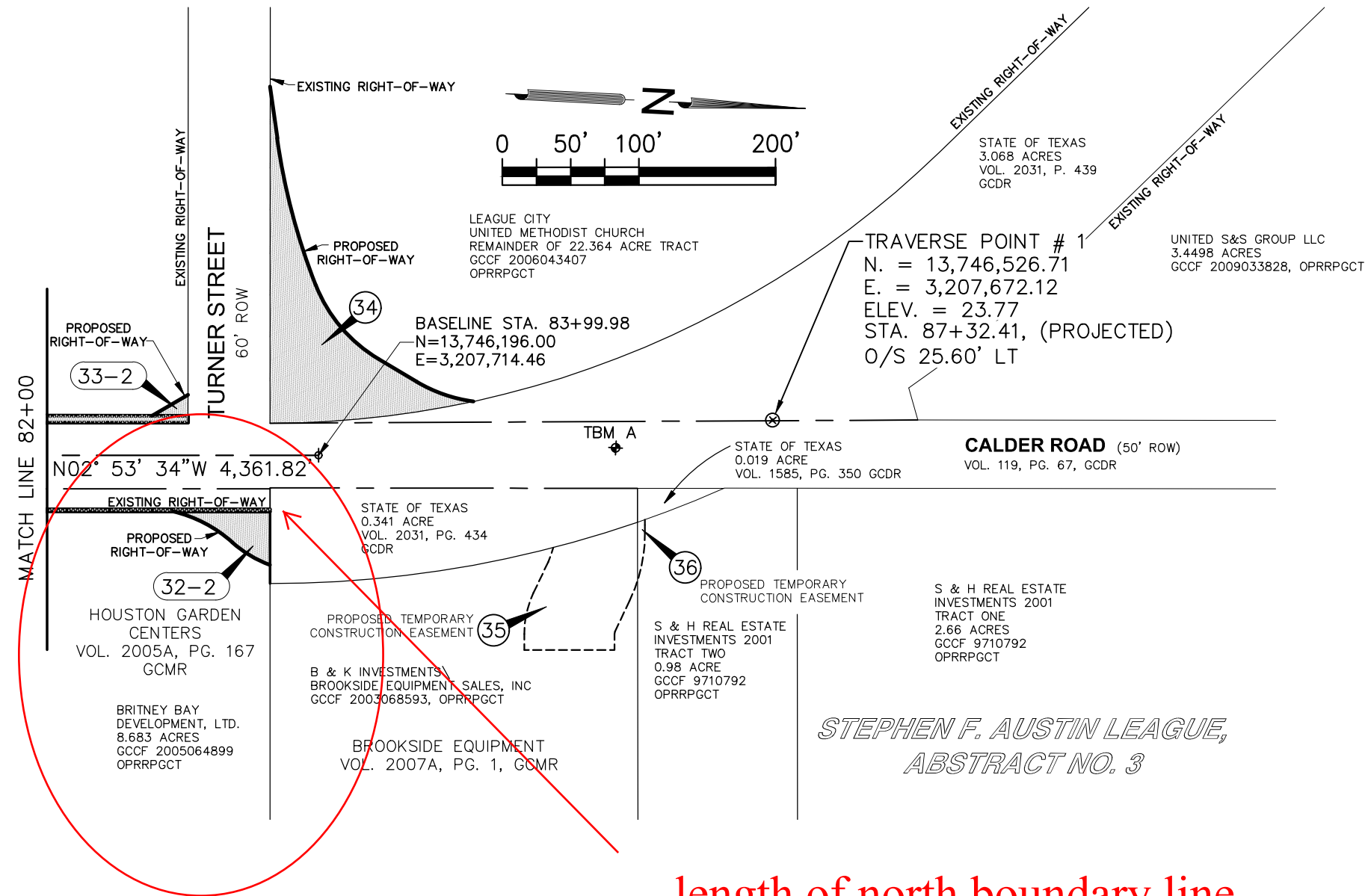
SCALE:      DATE:     

SHEET NO. 70





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length of north boundary line  
of Parcel 32 is 1.54 feet

PARCEL 32  
SKETCH  
EXHIBIT "A"  
PAGE 2 OF 2



SURVEYED ON THE GROUND IN 2012 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 7 SURVEY CONDITION II SURVEY. SUBJECT TO THE NOTES HEREON.

Michael F. Carrington

MICHAEL F. CARRINGTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 5366

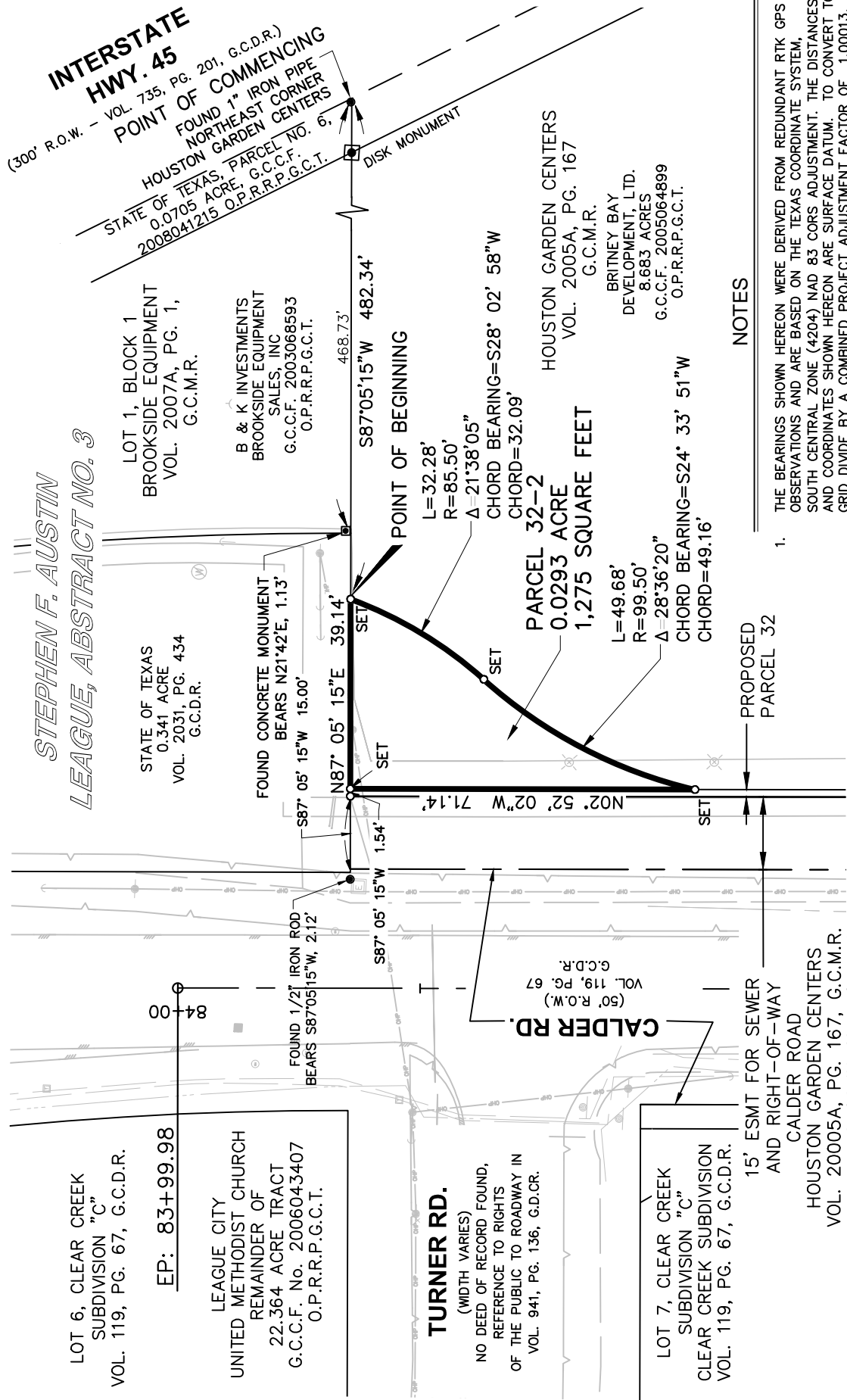


DATE	REVISION	BY

CALDER ROAD  
FROM ERVIN ROAD  
TO TURNER ROAD

SURVEY  
CONTROL MAP  
STA 82+00 TO STA END

EXHIBIT NO	SHEET 4 OF 4
PROJECT NO. 4697-01	
DRAWN: MFC	CHECKED: _____
SCALE: _____	DATE: _____
SHEET NO. _____	



SCALE:  
1"=30'

**TURNER RD.**

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

**CALDER RD.**

(60' R.O.W.)  
VOL. 119, PG. 67  
G.C.D.R.

LOT 7, CLEAR CREEK  
SUBDIVISION "C"  
CLEAR CREEK SUBDIVISION  
VOL. 119, PG. 67, G.C.D.R.

15' ESMT FOR SEWER  
AND RIGHT-OF-WAY  
CALDER ROAD

HOUSTON GARDEN CENTERS  
VOL. 20005A, PG. 167, G.C.M.R.

**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

**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. A SEPARATE METES & BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS EXHIBIT MAP.
3. SURVEY PREPARED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

DATE: JAN. 14, 2015  
DRAWN BY: ATG  
APPROVED BY: MFC  
JOB No.: 09.016.01

PAGE 3 OF 3

PARCEL 32-2  
CALDER ROAD IMPROVEMENTS  
IN THE CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS  
PROPOSED RIGHT-OF-WAY PARCEL



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