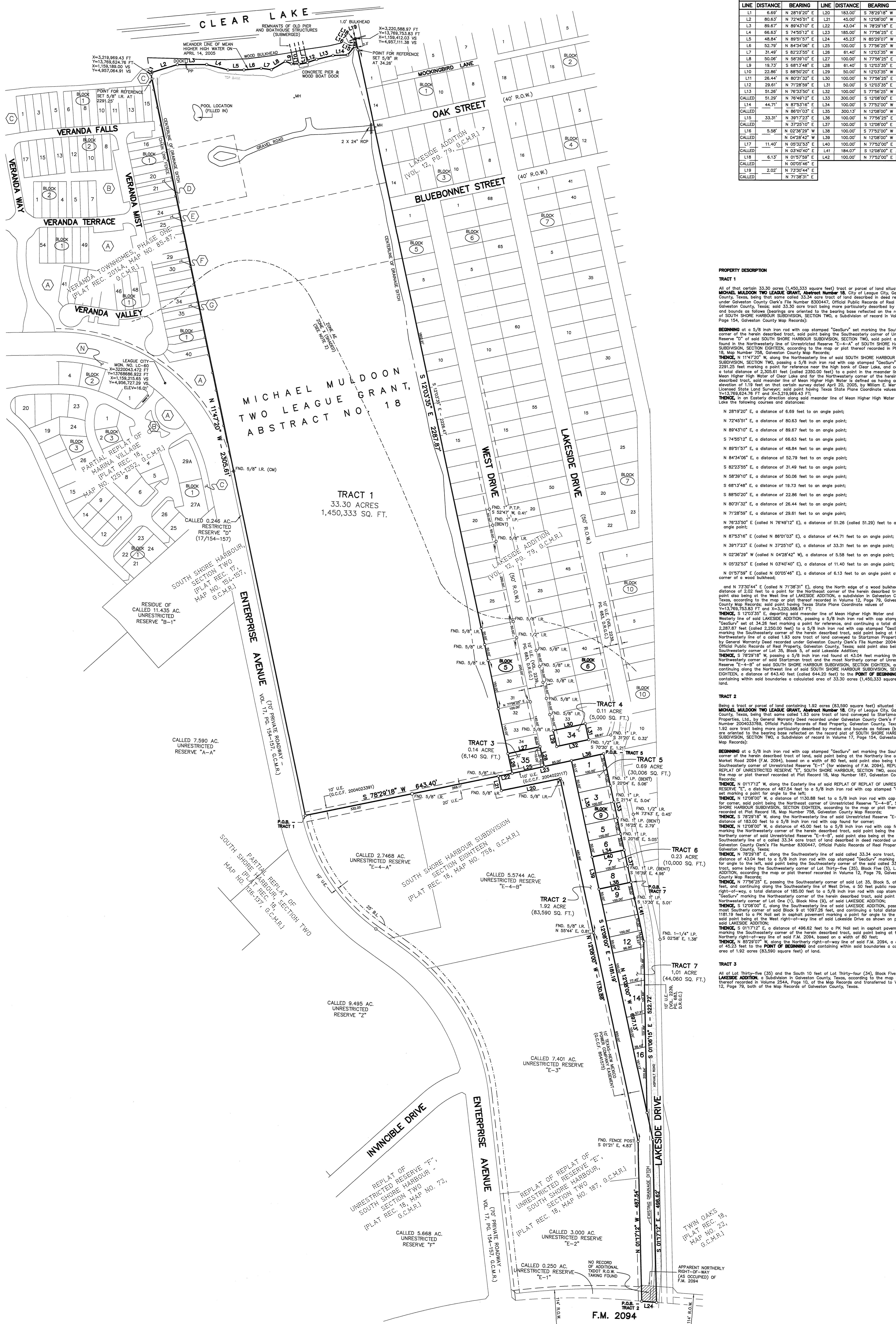
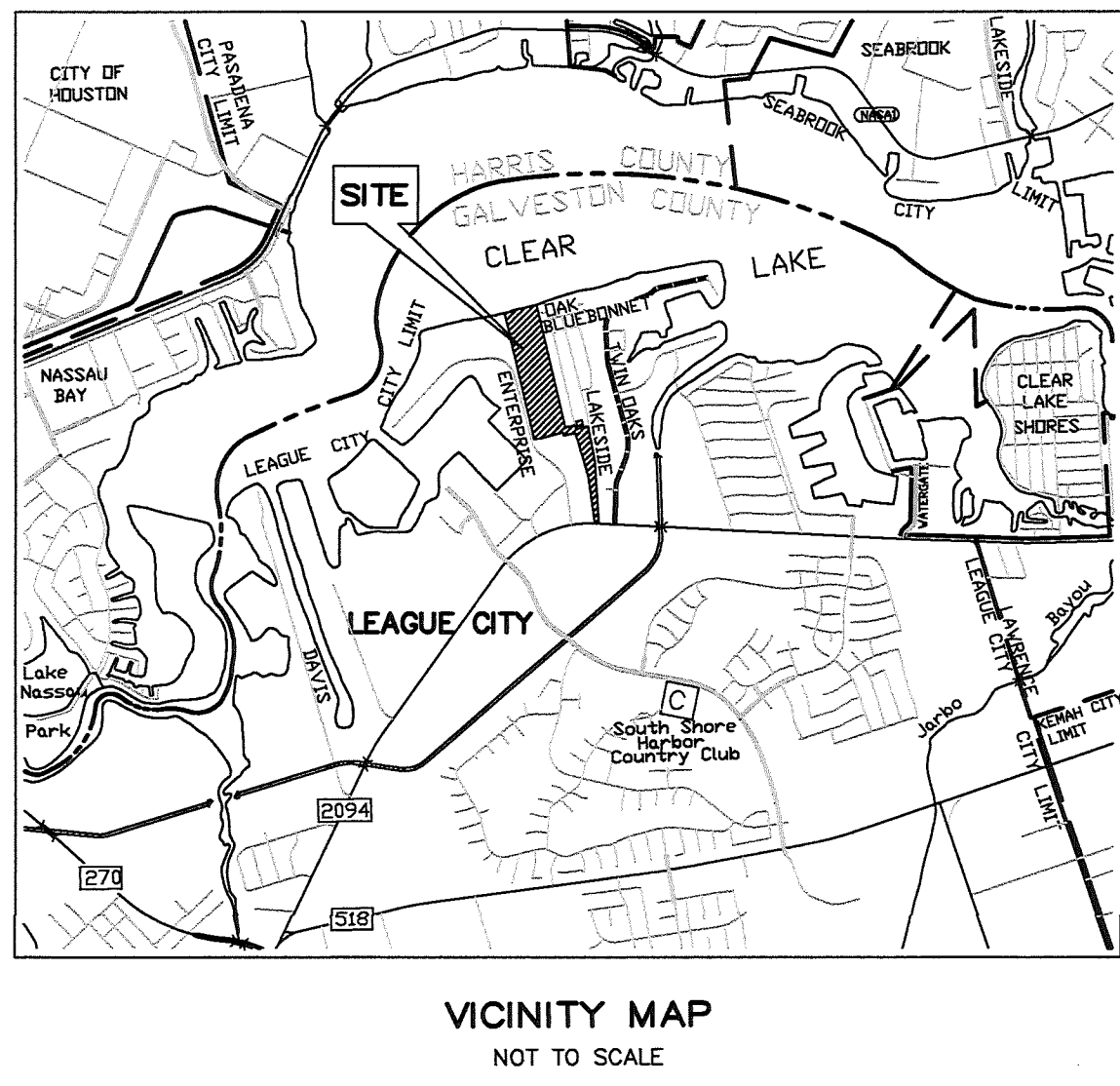


Exhibit A



LINE TABLE					
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	6.89	N 28°29'20" E	L20	183.00	S 78°29'18" W
L2	80.63	N 72°45'31" E	L21	45.00	N 12°08'00" W
L3	88.67	N 88°43'10" E	L22	43.04	N 78°29'18" E
L4	66.63	S 74°55'12" E	L23	183.00	N 77°56'25" E
L5	48.84	N 85°51'57" E	L24	45.23	N 85°29'07" W
L6	52.78	N 84°34'06" E	L25	100.00	S 77°56'25" W
L7	31.49	S 82°23'50" E	L26	61.40	N 12°03'35" W
L8	50.06	N 58°39'10" E	L27	100.00	N 77°56'25" E
L9	18.73	S 85°13'48" E	L28	61.40	S 12°03'35" E
L10	22.86	S 85°20'20" E	L29	50.00	N 12°03'35" W
L11	26.44	N 80°31'32" E	L30	100.00	N 77°56'25" E
L12	28.61	N 71°28'59" E	L31	50.00	S 12°03'35" E
L13	51.28	N 76°33'56" E	L32	100.00	S 77°56'25" W
CALLD	51.28	N 76°49'12" E	L33	300.00	N 12°08'00" W
L14	44.71	N 87°53'16" E	L34	100.00	S 77°52'00" W
L15	33.37	N 39°17'23" E	L35	100.00	N 12°08'00" W
CALLD		N 37°20'10" E	L36	100.00	S 12°08'00" E
L16	5.58	N 02°36'28" W	L37	100.00	S 77°52'00" W
L17	11.42	N 04°28'42" W	L38	100.00	N 12°08'00" W
CALLD		N 05°32'53" E	L39	100.00	N 77°52'00" E
L18	6.13	N 01°57'58" E	L40	100.00	S 12°08'00" E
L19	2.02	N 00°05'46" E	L41	184.27	S 12°08'00" E
CALLD		N 03°40'40" E	L42	100.00	N 77°52'00" E
L20	2.02	N 03°40'40" E	L43	100.00	N 77°52'00" E
CALLD		N 03°40'40" E	L44	100.00	N 77°52'00" E



PROPERTY DESCRIPTION
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 33.30 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 Southeastery corner of the herein described tract, said point being the Southeastery 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 Plot Record 18, Map Number 758, Galveston County Map Records;
THENCE, N 1°14'20" W, along the Northwesterly line of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 259.25 feet marking a point for reference near the high bank of Clear Lake, and containing a total distance of 2,305.61 feet (called 2305.00 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 1.18 feet on that certain survey dated April 26, 2005, by William E. Merlen, Licensed State Land Surveyor, said point having Texas State Plane Coordinate values of Y=13,769,524.78 FT and X=3,220,588.97 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 6.68 feet to an angle point;
 N 72°45'31" E, a distance of 80.63 feet to an angle point;
 N 88°43'10" E, a distance of 88.67 feet to an angle point;
 S 74°55'12" E, a distance of 66.63 feet to an angle point;
 N 85°51'57" E, a distance of 48.84 feet to an angle point;
 N 84°34'06" E, a distance of 52.78 feet to an angle point;
 S 82°23'50" 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 85°13'48" E, a distance of 18.73 feet to an angle point;
 S 85°20'20" 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 28.61 feet to an angle point;
 N 76°33'56" E (called N 76°49'12" E), a distance of 51.28 (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°20'10" E), a distance of 33.37 feet to an angle point;
 N 02°36'28" 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°57'58" 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°00'44" E (called N 73°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 end 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=13,769,524.78 FT and X=3,220,588.97 FT;
THENCE, S 12°08'00" 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 16.28 feet marking a point for reference, and containing a total distance of 2,287.87 feet (called 2,285.00 feet) to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southeastery corner of the herein described tract, said point being at the Northwesterly line of a called 1.93 acre tract of land conveyed to Startman 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 Southeastery corner of Lot 35, Block 5, of said LAKESIDE ADDITION;
THENCE, S 78°29'18" W, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at the Northwesterly corner of said Startman Properties, Ltd. and the most Northerly corner of Unrestricted Reserve "E-4-B" of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, 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 Startman 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 Northwesterly line of Farm to Market Road 2084 (F.M. 2084), based on a width of 80 feet, said point also being the Southeastery corner of Unrestricted Reserve "E-1" (for widening of F.M. 2084), REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E", SOUTH SHORE HARBOUR, SECTION TWO, according to the map or plat thereof recorded in Plot Record 18, Map Number 758, 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 110.88 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 in Plot 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 Northwesterly 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 Southeastery 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 Southeastery corner of the said called 33.34 acre tract, same being the Southeastery corner of Lot Thirty-five (35), Block Five (5), LAKESIDE ADDITION, according to the map or plat thereof recorded in Volume 12, Page 79, Galveston County Map Records;
THENCE, N 77°56'25" E, passing the Southeastery corner of said Lot 35, Block 5, at 100.00 feet, and continuing along the Southeastery line of West Drive, a 50 feet public roadway right-of-way, a total distance of 180.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the Northwesterly corner of the herein described tract, said point being the Northwesterly corner of said Lot 35, Block Five (5), of said LAKESIDE ADDITION;
THENCE, S 12°08'00" E, along the Southeastery line of said LAKESIDE ADDITION, passing the Southwesterly corner of said Block 5 at 100.00 feet, and continuing a total distance of 118.18 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 Lake Side Drive as shown on plot of said LAKESIDE ADDITION;
THENCE, S 01°17'12" E, a distance of 486.62 feet to a PK nail set in asphalt pavement marking the Southeastery corner of the herein described tract, said point being at the Northwesterly right-of-way line of said F.M. 2084, based on a width of 80 feet;
THENCE, N 85°29'07" W, along the Northwesterly right-of-way line of said F.M. 2084, a distance of 451.43 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 25A4, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

PROPERTY DESCRIPTION (CONTINUED)
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 25A4, 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 25A4, 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 Northwesterly 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 Southeastery corner of the herein described tract, same being the Southeastery corner of said Lot 6 and the Northwesterly 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 Southeastery 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 Startman 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 Northwesterly corner of both the herein described tract and of said Lot 6, same being the Southeastery corner of said Lot 6;
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 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 25A4, 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 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 Northeastery corner of said Lot 9, same being the Southeastery 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 of 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 Southeastery 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 Startman 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 Northwesterly corner of both the herein described tract and of said Lot 8, same being the Southeastery 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.

- NOTES:**
- This survey is based on a Title Commitment for Title Insurance issued by American Title Company of Houston, Case Number 2005-104-0019, effective date November 30, 2005, and issued December 15, 2005. No additional research regarding the existence of owner's or restrictions of record has been performed by GeoSurv, LLC. Adjoiner information was provided by Courthouse Specialists.
 - These properties lie in Zone "X", shaded, areas of 500-year flood (As to a portion of Tract 1 and all of Tracts 2-3, and in Zone "A", a special flood hazard area bounded by 100-year flood where base flood elevations have been determined (As to a portion of Tract 1, Base Flood Elevation 11', as per the National Flood Insurance Program Flood Community Panel Number 485485-001-10, published revision dated September 22, 1998. Designations shown hereon were scaled from the referenced FRP panel and the location should be considered approximate.
 - Bearings are oriented to the bearing base reflected in the record plat of South Shore Harbour Subdivision, Section Two, as recorded in Volume 17, Page 154, Galveston County Map Records.
 - Surface or subsurface faulting, hazardous waste, wetlands designations or other environmental issues have not been addressed within the scope of this survey.
 - The upland portion of this tract adjoins and shares a common boundary with the tidally influenced submerged lands and the state. This tract may or may not be a portion of the tract because of changes in the boundary (i.e. erosion and/or accretion). State law prohibits the use, encumbrance, construction, or any other use of any structure in, on, or over the submerged lands below the applicable tide line, without proper permission. Any non-made alteration to this boundary line, i.e. any bulkhead, dock or building construction or placement of fill material, requires approval and possible permitting from the Texas General Land Office, U.S. Corps of Engineers and any other governmental agency which has jurisdictional control over such matters.
 - All coordinates shown hereon are GRID values referenced to the Texas Coordinate System of 1983, South Central Zone, and City of League City Monument No. 1C-60. All distances shown hereon are surface distances (unless noted) and may be converted to grid distances by multiplying by a scale factor of 0.999898915.
 - This property may be subject to reservations and/or restrictions as set forth by instrument recorded in Volume 475, Page 523, Deed Records of Galveston County, Texas. (As to Tract 2).
 - All corners shown are set 5/8" iron rods with cap stamped "GeoSurv" unless otherwise shown.
 - "PP" denotes Iron Pole.
 - "TND" denotes Found.
 - "BL" denotes Building Line.
 - "ULE" denotes Utility Easement.
 - "MH" denotes Monohole.
 - "P.O.B." denotes Point of Beginning.

NOTICE:
 The survey of the shoreline at Clear Lake as depicted hereon was performed in accordance with Section 33.106, Natural Resources Code, for the purpose of extending the location of the shoreline in the area depicted in this survey as that shoreline existed before commencement of erosion recovery activity, as required by Chapter 33, Natural Resources Code. The meander line depicted on this survey lies the shoreline for the purpose of locating a shoreline boundary, subject to movement hereon as provided by Section 33.106, Natural Resources Code, as depicted on a survey dated April 20, 2005, by William E. Merlen, Licensed State Land Surveyor, in and for the State of Texas.

I hereby certify that Mike Lester (Purchaser) and American Title Company of Houston (Title Insurer) that on November 21, 2005, and December 15, 2005, the herein described tracts of land, together with improvements located thereon, were surveyed on the ground and under my direction; that this map, together with dimensions as shown hereon, accurately represents facts as found on the ground these dates; and, this professional service substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 1 Survey.

DATE L. HARDY
 Dale L. Hardy
 Registered Professional Land Surveyor
 Texas Registration No. 4847

A LAND TITLE SURVEY
 BEING 37.40 ACRES
 OUT OF THE
 MICHAEL MULDOON TWO LEAGUE GRANT
 ABSTRACT NUMBER 18
 CITY OF LEAGUE CITY
 GALVESTON COUNTY, TEXAS
 FURTHER BEING CALLED TRACTS 1-7
 WITH TRACTS 3-7 BEING OUT OF
 LAKE SIDE ADDITION
 VOLUME 12, PAGE 79, G.C.M.R.
 PROJECT NO. 16-0132 SCALE: 1" = 100'
 100 0 100 200
 SCALE: 1" = 100'
 December 20, 2005
 (Updated Certification) April 05, 2006
 (Add Tract 8) April 28, 2017
 (Remove Tract 6) April 17, 2018