

EXHIBIT A

County: Galveston
Highway: Farm to Market 646
Limits: From Edmunds Way to Farm to Market 1266
RCSJ No.: 3049-01-032

Property Description for Parcel 224

Being a 0.0871 of an acre (3,794 square feet) parcel of land located in the James F. Perry & Emily M. Austin Survey, Abstract Number 19 and being situated in Galveston County, Texas and being out of and a part of Lots 1-5, 7-11, Block Number 195 as shown on the plat of the Town of Dickinson dated October 1891 as recorded in Volume 155, Page 10 of the Map Records of Galveston County, Texas (M.R.G.C.T.) also being out of and part of a tract of land (existing parent tract acreage calculated as 1.4922 acres) described in deed to City of League City (City Tract) dated April 29, 2015 as recorded in Document Number 2015026465 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.) said 0.0871 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the east corner of said Block Number 195 and said City Tract in the existing southwesterly right-of-way line of Oklahoma Avenue (a 70 foot wide right-of-way) as shown on said plat;

North 41°09'41" West, with said existing southwesterly right-of-way line of Oklahoma Avenue, a distance of 236.58 feet to a 5/8 inch iron rod with TXDOT aluminum cap found at proposed baseline station 122+42.00, 73.16 feet right at the intersection of said existing southwesterly right-of-way line of Oklahoma Avenue and the proposed southeasterly right-of-way line of Farm to Market 646 (FM 646) (a variable width right-of-way) for the POINT OF BEGINNING (N = 13,747,433.37 E=3,221,920.84) and being the east corner of the herein described parcel of land;**

1. THENCE, South 48°16'27" West, departing said existing southwesterly right-of-way line of Oklahoma Avenue with said proposed southeasterly right-of-way line of FM 646, over and across said City Tract, a distance of 185.23 feet to a 5/8 inch iron rod with TXDOT aluminum cap set for an angle point in the herein described parcel of land; **
2. THENCE, South 48°50'33" West, continuing with said proposed southeasterly right-of-way line of FM 646, over and across said City Tract, passing at a distance of 56.77 feet, a 5/8 inch iron rod with TXDOT aluminum cap set, continuing with said proposed southeasterly right-of-way line of FM 646, over and across said City Tract, in all, a total distance of 74.77 feet to a 5/8 inch iron rod with TXDOT aluminum cap found at the intersection of said proposed southeasterly right-of-way line of FM 646 and the existing northeasterly right-of-way line of Maryland Avenue (a 70 foot wide right-of-way) as shown on said plat for the south corner of the herein described parcel of land; **

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3. THENCE, North 41°09'41" West, departing said proposed southeasterly right-of-way line of FM 646 with said existing northeasterly right-of-way line of Maryland Avenue, a distance of 15.24 feet to the intersection of said existing northeasterly right-of-way line of Maryland Avenue and the existing southeasterly right-of-way line of FM 646 (a 120 foot wide right-of-way) as recorded in Volume 155, Page 10 M.R.G.C.T., and Volume 1873, Page 235 of the Deed Records of Galveston County, Texas (D.R.G.C.T) for the west corner of said City Tract and the herein described parcel of land;
4. THENCE, North 48°50'19" East, departing said existing northeasterly right-of-way line of Maryland Avenue with said existing southeasterly right-of-way line of FM 646, a distance of 260.00 feet to a 5/8 inch iron rod with TXDOT aluminum cap found at the intersection of said existing southeasterly right-of-way line of FM 646 and said existing southwesterly right-of-way line of Oklahoma Avenue for the north corner of said City Tract and the herein described parcel of land;
5. THENCE, South 41°09'41" East, departing said existing southeasterly right-of-way line of FM 646 with said existing southwesterly right-of-way line of Oklahoma Avenue, a distance of 13.42 feet to the POINT OF BEGINNING and containing 0.0871 of an acre (3,794 square feet) of land.

NOTES:

All bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone (NAD83, 2011 Adjustment) based on TxDOT GPS VRS Network observations. All coordinates and distances are in U.S. Survey Feet displayed in surface values and may be converted to grid by applying the TxDOT combined scale factor for Galveston County of 1.00013. The project was surveyed on-the-ground February 2019 to January, 2020.

This property description was prepared in conjunction with a parcel plat of even date.


Abstracting was completed in June 2019. This survey was prepared without the benefit of a commitment for title insurance.

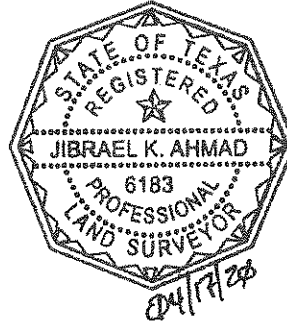
** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

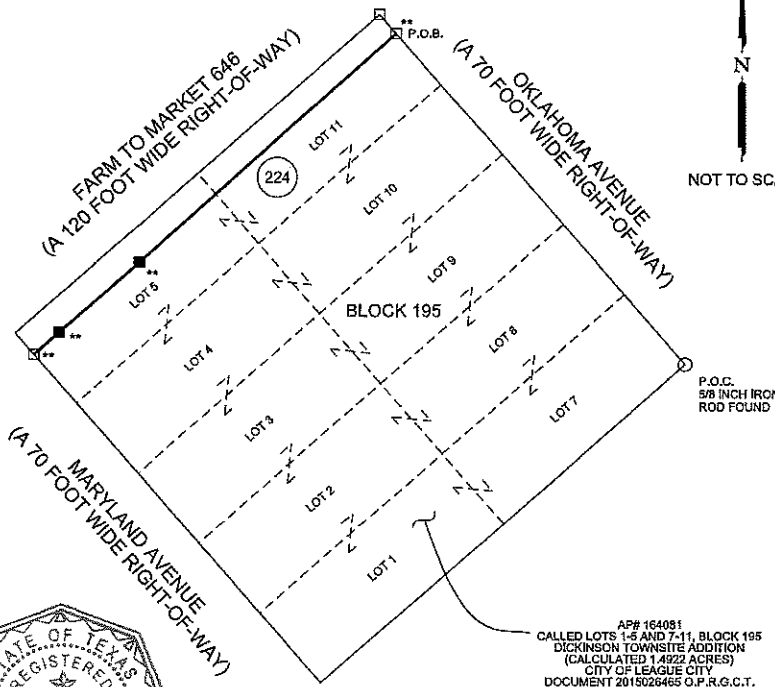
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I, Jibrael Ahmad, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on-the-ground survey made by me or under my supervision.


Jibrael K. Ahmad
Registered Professional Land Surveyor
Texas Registration Number 6183

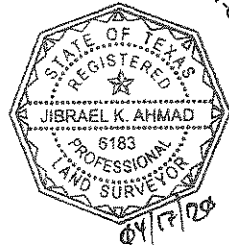


Prepared by: Jones | Carter
2322 West Grand Parkway North, Suite 150
Katy, Texas 77449-7821
(832) 913-4000
TBPLS Firm Registration Number 10194039



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83, 2011 ADJUSTMENT) BASED ON TXDOT VRS NETWORK OBSERVATIONS.
2. ALL COORDINATES AND DISTANCES ARE IN US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00013.
3. FIELD SURVEYING WAS PERFORMED FEBRUARY 2019 TO JANUARY, 2020.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
6. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
7. ABSTRACTING WAS COMPLETED IN JUNE 2019. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.



I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.

Jibrael K. Ahmad
JIBRAEL K. AHMAD, R.P.L.S. NO. 6183

AP# 164081
CALLED LOTS 1-6 AND 7-11, BLOCK 195
DICKINSON TOWNSITE ADDITION
(CALCULATED 1.4922 ACRES)
CITY OF LEAGUE CITY
DOCUMENT 2018029465 O.P.R.G.C.T.
DATED APRIL 29, 2016

- : SET 5/8 INCH IRON ROD WITH TXDOT ALUMINUM CAP (UNLESS NOTED OTHERWISE)
- : FOUND 5/8 INCH IRON ROD WITH TXDOT ALUMINUM CAP (UNLESS NOTED OTHERWISE)
- : SET (AS INDICATED)
- : FOUND PROPERTY CORNER (AS INDICATED)
- △ : CALCULATED POINT

EXISTING ACREAGE (CALCULATED)	TAKING AREA (ACRES / SQ. FT.)	REMAINING ACRES
1.4922	0.0871 / 3,794	1.4051
2322 West Grand Parkway North, Suite 150 • Katy, Texas 77449 • 832.813.4000 Texas Board of Professional Land Surveying Registration No. 10194039		
PARCEL PLAT SHOWING PARCEL 224 FARM TO MARKET 646 GALVESTON COUNTY, TEXAS R.O.W. C.S.J. No.: 3049-01-032		
DATE: APRIL, 2020	PAGE 4 OF 5	NOT TO SCALE

