

Exhibit A

County: Galveston  
Project: GCMUD 82 (Tract 3 | Annexation #2)  
Job No. 227413  
MBS No. 24-312

**FIELD NOTES FOR 5.09 ACRES**

Being a tract containing 5.09 acres of land situated in the I.&G.N.R.R. Co. Survey Section 4, Abstract 608, in Galveston County, Texas. Said 5.09 acres being a call 5.09 acre tract of land recorded in the name of HW WE Phase 1, LLC under Galveston County Clerk's File (G.C.C.F.) No. 2022061689, and being a portion of Lots 158, 159, 169, 170 and intervening roadway out of the Slone Subdivision out of the B.W. Camp Rice Farms, a subdivision recorded in Volume 3, Page 61A of the Galveston County Map Records (G.C.M.R.). Said 5.09 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

**BEGINNING** at the southeast corner of said 5.09 acres, the upper northeast corner of a call 83.451 acre tract of land recorded in the name of HW WE Phase 1, LLC under G.C.C.F. No. 2022061687, the northwest corner of a call 10 acre tract of land recorded in the name of Jimmie L. Rathburn under G.C.C.F. No. 8712908, the southwest corner of a call 1.3347 acre tract of land recorded in the name of City of Friendswood under G.C.C.F. No. 2018040688, and being on the south line of said Slone Subdivision;

**THENCE**, with the south line of said 5.09 acres and said Slone Subdivision and the north line of said 83.451 acres, South 86 degrees 16 minutes 02 seconds West, a distance of 894.13 feet to the southwest corner of said 5.09 acres, the northwest corner of said 83.451 acres, and being on the east line of a call 164.658 acre tract of land recorded in the name of HW SW League City, LLC under G.C.C.F. No. 2022031470;

**THENCE**, with the common line between said 5.09 acres and said 164.658 acres, North 02 degrees 20 minutes 31 seconds West, a distance of 253.92 feet to the common northerly corner between said 164.658 acres and said 5.09 acres, being on the south line of West Blvd. Ph. 4 & Friendswood Lakes Boulevard, a subdivision recorded under Map No. 2018077512 of the G.C.M.R., and the common line between aforesaid I.&G.N.R.R. Co. Survey Section 4, Abstract 608 and the John Dickinson League, Abstract 9, Galveston County, Texas;

**THENCE**, with the north line of said 5.09 acres, said common Survey line, the south line of said West Blvd. Ph. 4 & Friendswood Lakes Boulevard, and the south line of Austin Chase at West Ranch Section Two, a subdivision recorded under Map No. 2016008227 of the G.C.M.R., North 86 degrees 55 minutes 52 seconds East, a distance of 887.85 feet to the northeast corner of said 5.09 acres and northwest corner of aforesaid 1.3347 acres;

**THENCE**, with the common line between said 5.09 acres and said 1.3347 acres, South 03 degrees 46 minutes 29 seconds East, a distance of 243.56 feet to the **POINT OF BEGINNING** and containing 5.09 acres of land.

Exhibit A

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

**GBI Partners**

TBPELS Firm #10130300

Ph: 281.499.4539

May 22, 2024

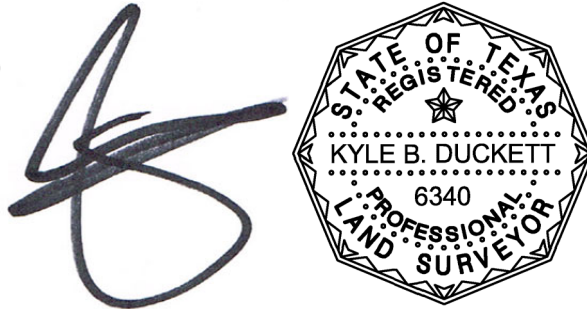


Exhibit A

County: Galveston  
Project: GCMUD 82 (Tr. 4 | Annexation #2)  
Job No. 227413  
MBS No. 24-313

**FIELD NOTES FOR 2.01 ACRES**

Being a tract containing 2.01 acres of land situated in the I.&G.N.R.R. Co. Survey Section 3, Abstract 614, and the I.&G.N.R.R. Co. Survey Section 4, Abstract 608, in Galveston County, Texas. Said 2.01 acres being a call 2.008 acre tract of land recorded in the name of HW WE Phase 1, LLC under Galveston County Clerk's File (G.C.C.F.) No. 2022061688. Said 2.01 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

**COMMENCING** at the upper northeast corner of a call 83.451 acre tract of land recorded in the name of HW WE Phase 1, LLC under G.C.C.F. No. 2022061687, the northwest corner of a call 10 acre tract of land recorded in the name of Jimmie L. Rathburn under G.C.C.F. No. 8712908, the southwest corner of a call 1.3347 acre tract of land recorded in the name of City of Friendswood under G.C.C.F. No. 2018040688, the southeast corner of a call 5.09 acre tract of land recorded in the name of HW WE Phase 1, LLC under G.C.C.F. No. 2022061689, being on the south line of Slone Subdivision out of the B.W. Camp Rice Farms recorded in Volume 3, Page 61A of the G.C.M.R.;

**THENCE**, with the west line of said 10 acres and the upper east line of said 83.451 acres, South 03 degrees 46 minutes 29 seconds East, a distance of 270.97 feet to the **POINT OF BEGINNING**, the northwest corner of said 2.008 acres and being the beginning of a non-tangent curve to the left;

**THENCE**, with the north line of said 2.008 acres, the following two (2) courses:

- 1.) 868.92 feet along the arc of said curve having a radius of 1,940.00 feet, a central angle of 25 degrees 39 minutes 45 seconds and a chord which bears South 81 degrees 13 minutes 37 seconds East, 861.68 feet to a point of tangency;
- 2.) North 85 degrees 56 minutes 31 seconds East, a distance of 34.12 feet to the northeast corner of said 2.008 acres and being on the west Right-of-Way (R.O.W.) line of a call 60 foot wide county road known as McFarland Road (aka Algoa Friendswood Road; width varies as occupied);

**THENCE**, with the common line between said 2.008 acres and said R.O.W., South 04 degrees 54 minutes 30 seconds East, a distance of 42.36 feet to the southeast corner of said 2.008 acres and lower northeast corner of aforesaid 83.451 acres;

Exhibit A

**THENCE**, with the south line of said 2.008 acres and the lower north line of said 83.451 acres, South 86 degrees 16 minutes 02 seconds West, a distance of 876.05 feet to the southwest corner of said 2.008 acres;

**THENCE**, with the west line of said 2.008 acres and the upper east line of said 83.451 acres, North 03 degrees 46 minutes 29 seconds West, a distance of 228.74 feet to the **POINT OF BEGINNING** and containing 2.01 acres of land.

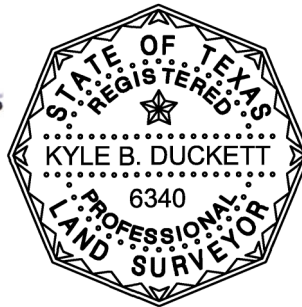
**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

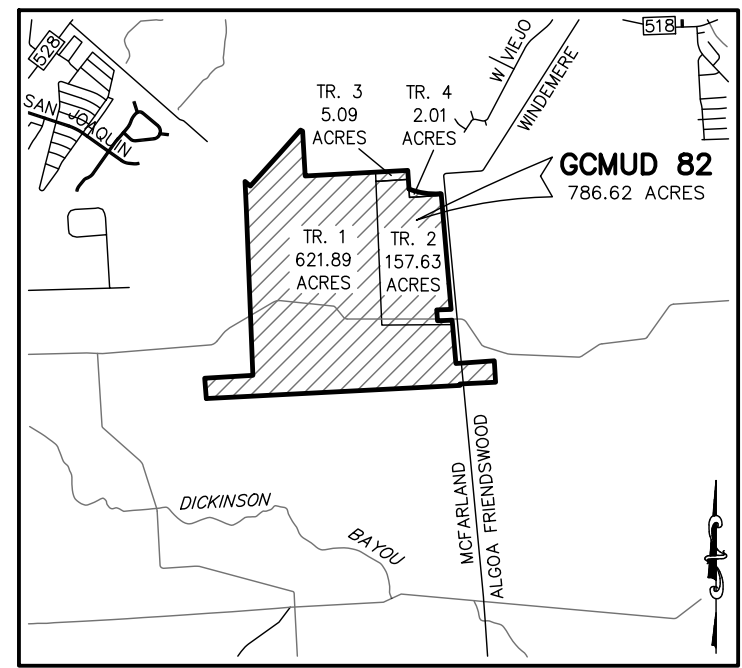
**GBI Partners**

TBPLS Firm #10130300

Ph: 281.499.4539

May 22, 2024





VICINITY MAP  
SCALE: 1"=1 MILE

We, the undersigned members of the Board of Directors of Galveston County Municipal Utility District No. 82 of Galveston County, Texas, do hereby certify that this map is a complete and accurate map showing the boundaries of said District.

AREA SUMMARY		
TRACT 1	621.89	ACRES
TRACT 2	157.63	ACRES
TRACT 3	5.09	ACRES
TRACT 4	2.01	ACRES
TOTAL	786.62	ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°16'02"W	894.13'
L2	N02°20'31"W	253.92'
L3	S03°46'29"E	243.56'
L4	N85°56'31"E	34.12'
L5	S04°54'30"E	42.36'
L6	S86°16'02"W	876.05'
L7	N03°46'29"W	228.74'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1940.00	868.92	25°39'45"	S81°13'37"E	861.68

THE STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, the undersigned, a Notary Public in and for said  
County and State, on this day personally appeared \_\_\_\_\_

known to me to be the persons and officers whose names are subscribed above, and affirmed and acknowledged the statement subscribed above and that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for  
GALVESTON COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



GBI Partner

Kyle B. Duckett  
Registered Professional Land Surveyor  
Texas Registration No. 6340

BOUNDARY & ANNEXATION MAP  
GALVESTON COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 82

786.62 ACRES

LOCATED IN THE  
I.&G.N.R.R. CO. SURVEY, SECTION 3, A-614  
I.&G.N.R.R. CO. SURVEY, SECTION 4, A-608  
I.&G.N.R.R. CO. SURVEY, SECTION 7, A-596  
AND THE  
I.&G.N.R.R. CO. SURVEY, SECTION 8, A-609  
GALVESTON COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD  
PASADENA, TX 77505  
PHONE: 281-499-4539

REVISIONS			
2	TRACTS 3 & 4 ANNEXATION	05/22/24	SCALE: 1"= 500'
1	TRACT 2 ANNEXATION	11/03/22	CREW CHIEF: N/A
			FIELD BOOK: N/A
			DWG.: 227413
			ORIGINAL DATE: 5/14/2020