

EXHIBIT "A"

County: Galveston
Highway: FM 646
Limits: FM 1266 to FM 3436
R.O.W. CSJ: 3049-01-033
TxDOT Connect ROW Project ID: R00004647
TxDOT Connect Parcel ID:

Parcel 326
Page 1 of 9
September, 2020

Property Description for Parcel 326

BEING a 0.2181 acre (9,502 square feet) parcel of land situated in the Rodney Anthony Survey, Abstract No. 630, League City, Galveston County, Texas, said 0.2181 acre (9,502 square feet) parcel of land being a portion of Lot 13 of East Dickinson, an addition to League City, Galveston County, Texas, as recorded in Volume 140, Page 6 of the Office of the County Clerk of Galveston County, Texas, said 0.2181 acre (9,502 square feet) parcel of land also being a portion of a called 7.314 acre tract of land described in Special Warranty Deed With Vendor's Lien from Sunny W. Ernst and Richard Barlow Wilkens, III to Blair E. Hicks, filed April 22, 2003 as recorded in Galveston County Clerk's File No. 2003025779 of the Official Public Records of Real Property of Galveston County, Texas, said 0.2181 acre (9,502 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of said called 7.314 acre tract of land, said 5/8 inch iron rod being in the east line of a tract of land described in deed to First Assembly of God Church, of Dickinson as recorded in Galveston County Clerk's File No. 9307376 of said Official Public Records of Real Property of Galveston County, Texas, said 5/8 inch iron rod being in the west line of said Lot 13, said 5/8 inch iron rod also being in the east line of Lot 5 of said East Dickinson;

THENCE, North 02 degrees 55 minutes 37 seconds West, with the west line of said Lot 13, with the west line of said called 7.314 acre tract of land, with the east line of said Lot 5 and with the east line of said First Assembly of God Church tract of land, a distance of 467.49 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the **POINT OF BEGINNING** and having a surface coordinate of N=13,749,806.69 and E=3,231,546.52, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being the intersection of the west line of said Lot 13, the west line of said called 7.314 acre tract of land, the east line of said Lot 5 and the east line of said First Assembly of God Church tract of land with the proposed south right-of-way line of FM 646, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being 76.00 feet Right of and at right angles to centerline Station 96+88.64 of said FM 646;

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- (1) **THENCE**, North 02 degrees 55 minutes 37 seconds West, with the west line of said Lot 13, with the west line of said called 7.314 acre tract of land, with the east line of said Lot 5 and with east line of said First Assembly of God Church tract of land, a distance of 13.55 feet to a 1 inch iron pipe found for the northwest corner of said called 7.314 acre tract of land, said 1 inch iron pipe being the northeast corner of said First Assembly of God Church tract of land, said 1 inch iron pipe being the southwest corner of a called 0.701 acre tract of land as described in deed to the State of Texas as recorded in Volume 3275, Page 686 of said Official Public Records of Real Property of Galveston County, Texas, said 1 inch iron pipe being the southeast corner of a called 0.061 acre tract of land being further described as Parcel 12 in deed to the State of Texas as recorded in Galveston County Clerk File No. 8205505 of said Official Public Records of Real Property of Galveston County, Texas, said 1 inch iron pipe being the intersection of the west line of said Lot 13 and the east line of said Lot 5 with the existing south right-of-way line of said FM 646 (120' width right-of-way), said 1 inch iron pipe also being the beginning of a non-tangent curve to the left having a radius of 11,519.16, a central angle of 03 degrees 17 minutes 36 seconds and whose chord bears South 89 degrees 07 minutes 58 seconds East, a chord distance of 662.05 feet;
- (2) **THENCE**, easterly with the north line of said called 7.314 acre tract of land, with the south line of said called 0.701 acre tract of land and with the existing south right-of-way line of said FM 646, an arc length of 662.14 feet to a 1 inch iron pipe found for the northeast corner of said called 7.314 acre tract of land, said 1 inch iron pipe being the southeast corner of said called 0.701 acre tract of land, said 1 inch iron pipe also being the intersection of the existing south right-of-way line of said FM 646 with the east line of said Lot 13 and the west line of a 40' Road (undeveloped) as recorded in Volume 238, Page 6 of said Office of the County Clerk of Galveston County, Texas;
- (3) **THENCE**, South 02 degrees 57 minutes 35 seconds East, with the east line of said Lot 13, with the east line of said called 7.314 acre tract of land and with the west line of said 40' Road, a distance of 15.22 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" found for the intersection of the east line of said Lot 13, the east line of said called 7.314 acre tract of land and the west line of said 40' Road with the proposed south right-of-way line of said FM 646, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being 75.97 feet Right of and at right angles to centerline Station 103+46.54 of said FM 646, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" also being the beginning of a non-tangent curve to the right having a radius of 11,535.16 feet, a central angle of 03 degrees 17 minutes 22 seconds and whose chord bears North 88 degrees 59 minutes 20 seconds West, a chord distance of 662.17 feet; **

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- (4) **THENCE**, westerly with the proposed south right-of-way line of said FM 646, an arc length of 662.26 feet to the **POINT OF BEGINNING** and containing 0.2181 acres (9,502 square feet) of land.

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September, 2020

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 South Central Zone (4204), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.00013. Unit of measurement is U.S. Survey Feet.

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

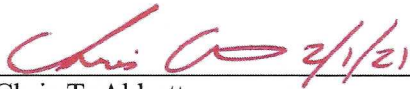
A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in May, 2019 through August, 2019.

All stations and offsets shown are calculated relative to the project centerline (FM 646 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.



Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorrondona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



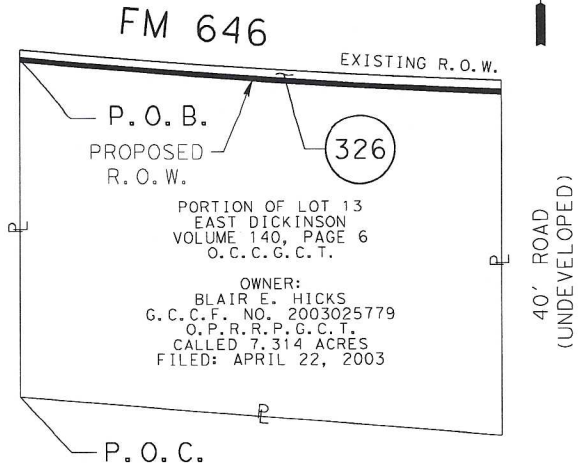
WHOLE PROPERTY SKETCH
 (NOT TO SCALE)

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00013. UNIT OF MEASUREMENT IS U.S. SURVEY FEET. HELD MONUMENTS H-9 THROUGH H-18 WERE ESTABLISHED BY LANDMARK, INC. IN MARCH 2019.
2. ** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ABSTRACTING WAS COMPLETED IN AUGUST, 2019.
5. FIELD SURVEYS WERE COMPLETED IN SEPTEMBER, 2019.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (FM 646 CENTERLINE).
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND

- D.R.G.C.T. - DEED RECORDS OF GALVESTON COUNTY, TEXAS
- FM - FARM TO MARKET
- G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
- LAT. - LATITUDE
- LONG. - LONGITUDE
- LT. - LEFT
- M.R.G.C.T. - MAP RECORDS OF GALVESTON COUNTY, TEXAS
- N.T.S. - NOT TO SCALE
- O.C.C.G.C.T. - OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS
- O.P.R.R.P.G.C.T. - OFFICIAL PUBLIC RECORDS REAL PROPERTY GALVESTON COUNTY, TEXAS
- R.O.W. - RIGHT OF WAY
- RT. - RIGHT
- STA. - STATION
- PROPOSED CENTERLINE
- ===== PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT
- FENCE LINE
- Z----- LAND HOOK (SAME OWNER)
- BROKEN LINE
- SET 5/8" IRON ROD WITH ALUMINUM DISK STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
- FOUND 3-1/4" ALUMINUM DISK STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- ▲ CONTROL MONUMENT



EXISTING ACRES	TAKING (SQ. FT.)	REMAINING (LT./RT.)
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7.314	0.2181 (9,502)	7.096 ACRES (RT.)
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GORRONDONA & ASSOCIATES, INC.
 2800 NE LOOP 820, SUITE 660
 FORT WORTH, TEXAS 76137
 PHONE (817) 496-1424 FAX (817) 496-1768
 TEXAS FIRM NO. 10106900

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 2/1/21

CHRIS T. ABBOTT
 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 6407
 GORRONDONA & ASSOCIATES, INC.
 2800 NE LOOP 820, SUITE 660
 FORT WORTH, TEXAS 76137
 PHONE: 817-496-1424
 FAX: 817-496-1768
 TEXAS FIRM NO. 10106900



PARCEL PLAT
 SHOWING
 PARCEL 326
 FM 646
 GALVESTON COUNTY,
 LEAGUE CITY, TEXAS
 R.C.S.J. 3049-01-033
 DATED: SEPTEMBER, 2020
 PAGE 5 OF 9 SCALE: 1" = 50'

PORTION
OF LOT 5
EAST DICKINSON
VOLUME 140, PAGE 6
O.C.C.G.C.T.

OWNER:
FIRST ASSEMBLY OF GOD CHURCH, OF DICKINSON
G.C.C.F. NO. 9307376
O.P.R.R.P.G.C.T.
FILED: FEBRUARY 24, 1993

PORTION
OF LOT 13
EAST DICKINSON
VOLUME 140, PAGE 6
O.C.C.G.C.T.

OWNER:
BLAIR E. HICKS
G.C.C.F. NO. 2003025779
O.P.R.R.P.G.C.T.
CALLED 7.314 ACRES
FILED: APRIL 22, 2003

10.2
RODNEY ANTHONY SURVEY
ABSTRACT NO. 630
LEAGUE CITY
GALVESTON COUNTY, TEXAS

OWNER:
COMMUNITY PUBLIC SERVICE COMPANY
VOLUME 2093, PAGE 711
O.C.C.G.C.T.
CALLED 0.313 ACRES
FILED: APRIL 1, 1970

P.O.C.
PARCEL 326
FOUND 5/8"
IRON ROD

GROUND OBSCURED

OWNER:
UNITED GAS PIPELINE COMPANY
VOLUME 1657, PAGE 552
O.C.C.G.C.T.
FILED: OCTOBER 15, 1964

GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE (817)496-1424 FAX (817)496-1768
TEXAS FIRM NO. 10106900

PARCEL PLAT
SHOWING
PARCEL 326

FM 646
GALVESTON COUNTY,
LEAGUE CITY, TEXAS
R.C.S.J. 3049-01-033
DATED: SEPTEMBER, 2020

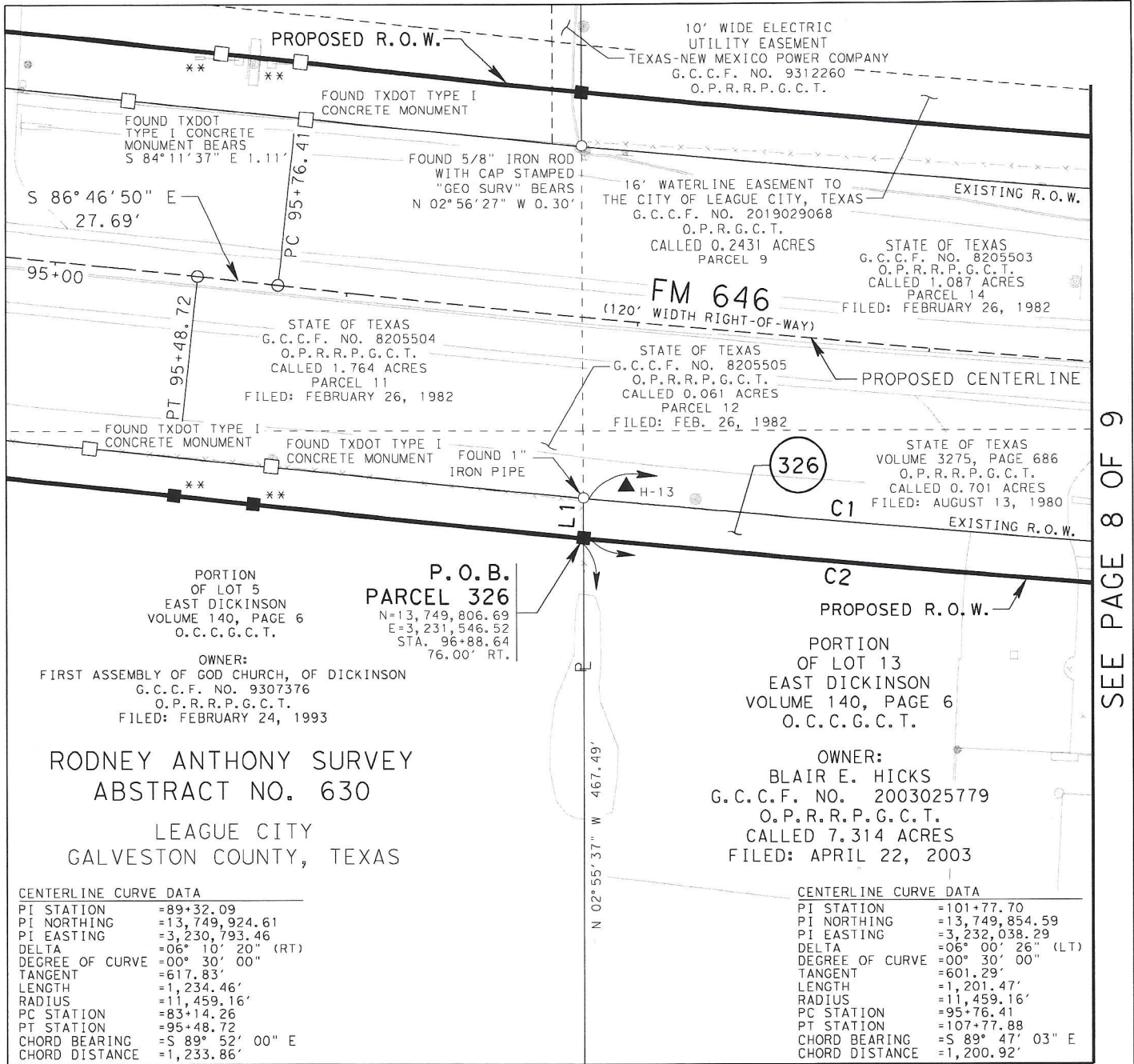
PAGE 6 OF 9 SCALE: 1" = 50'



GRAPHIC SCALE



N 02°55'37" W 467.49'



SEE PAGE 8 OF 9

SEE PAGE 6 OF 9

CENTERLINE CURVE DATA

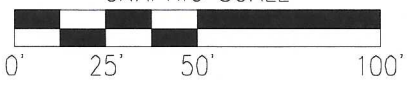
PI STATION	=89+32.09
PI NORTHING	=13,749,924.61
PI EASTING	=3,230,793.46
DELTA	=06° 10' 20" (RT)
DEGREE OF CURVE	=00° 30' 00"
TANGENT	=617.83'
LENGTH	=1,234.46'
RADIUS	=11,459.16'
PC STATION	=83+14.26
PT STATION	=95+48.72
CHORD BEARING	=S 89° 52' 00" E
CHORD DISTANCE	=1,233.86'

CENTERLINE CURVE DATA

PI STATION	=101+77.70
PI NORTHING	=13,749,854.59
PI EASTING	=3,232,038.29
DELTA	=06° 00' 26" (LT)
DEGREE OF CURVE	=00° 30' 00"
TANGENT	=601.29'
LENGTH	=1,201.47'
RADIUS	=11,459.16'
PC STATION	=95+76.41
PT STATION	=107+77.88
CHORD BEARING	=S 89° 47' 03" E
CHORD DISTANCE	=1,200.92'



GRAPHIC SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02° 55' 37" W	13.55'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	03° 17' 36"	S 89° 07' 58" E	662.05'	662.14'
C2	11,535.16'	03° 17' 22"	N 88° 59' 20" W	662.17'	662.26'

GORRONDONA & ASSOCIATES, INC.
 2800 NE LOOP 820, SUITE 660
 FORT WORTH, TEXAS 76137
 PHONE (817) 496-1424 FAX (817) 496-1768
 TEXAS FIRM NO. 10106900

PARCEL PLAT
 SHOWING
 PARCEL 326

FM 646
 GALVESTON COUNTY,
 LEAGUE CITY, TEXAS
 R. C. S. J. 3049-01-033
 DATED: SEPTEMBER, 2020

PAGE 7 OF 9 SCALE: 1" = 50'

SEE PAGE 7 OF 9

SEE PAGE 9 OF 9

16' WATERLINE EASEMENT TO
THE CITY OF LEAGUE CITY, TEXAS
G.C.C.F. NO. 2019029068
O.P.R.G.C.T.
CALLED 0.2431 ACRES
PARCEL 9

PROPOSED R.O.W.

EXISTING R.O.W.

STATE OF TEXAS
G.C.C.F. NO. 8205503
O.P.R.R.P.G.C.T.
CALLED 1.087 ACRES
PARCEL 14
FILED: FEBRUARY 26, 1982

FM 646
(120' WIDTH RIGHT-OF-WAY)

PROPOSED CENTERLINE 100+00

STATE OF TEXAS
VOLUME 3275, PAGE 686
O.P.R.R.P.G.C.T.
CALLED 0.701 ACRES
FILED: AUGUST 13, 1980

326

C1

EXISTING R.O.W.

C2

PROPOSED R.O.W.

PORTION
OF LOT 13
EAST DICKINSON
VOLUME 140, PAGE 6
O.C.C.G.C.T.

OWNER:
BLAIR E. HICKS
G.C.C.F. NO. 2003025779
O.P.R.R.P.G.C.T.
CALLED 7.314 ACRES
FILED: APRIL 22, 2003

RODNEY ANTHONY SURVEY
ABSTRACT NO. 630

LEAGUE CITY
GALVESTON COUNTY, TEXAS

CENTERLINE CURVE DATA
PI STATION = 101+77.70
PI NORTHING = 13,749,854.59
PI EASTING x = 3,232,038.29
DELTA = 06° 00' 26" (LT)
DEGREE OF CURVE = 00° 30' 00"
TANGENT = 601.29'
LENGTH = 1,201.47'
RADIUS = 11,459.16'
PC STATION = 95+76.41
PT STATION = 107+77.88
CHORD BEARING = S 89° 47' 03" E
CHORD DISTANCE = 1,200.92'



GRAPHIC SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	03° 17' 36"	S 89° 07' 58" E	662.05'	662.14'
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GORRONDONA & ASSOCIATES, INC.

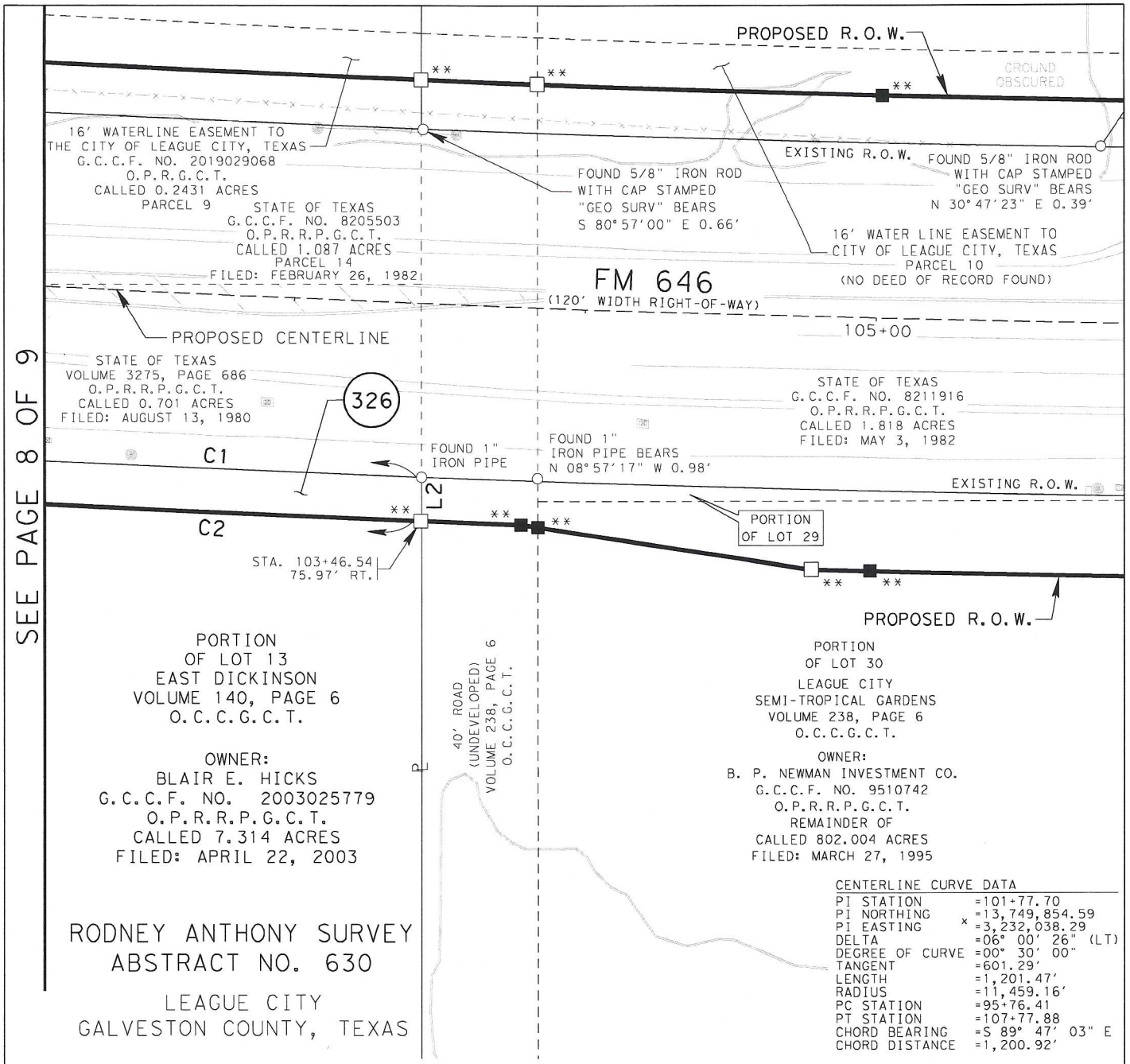
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE (817) 496-1424 FAX (817) 496-1768
TEXAS FIRM NO. 10106900

PARCEL PLAT
SHOWING
PARCEL 326

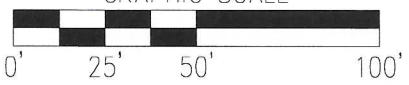
FM 646
GALVESTON COUNTY,
LEAGUE CITY, TEXAS
R.C.S.J. 3049-01-033
DATED: SEPTEMBER, 2020

PAGE 8 OF 9 SCALE: 1" = 50'

SEE PAGE 8 OF 9



GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 02° 57' 35" E	15.22'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	03° 17' 36"	S 89° 07' 58" E	662.05'	662.14'
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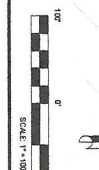
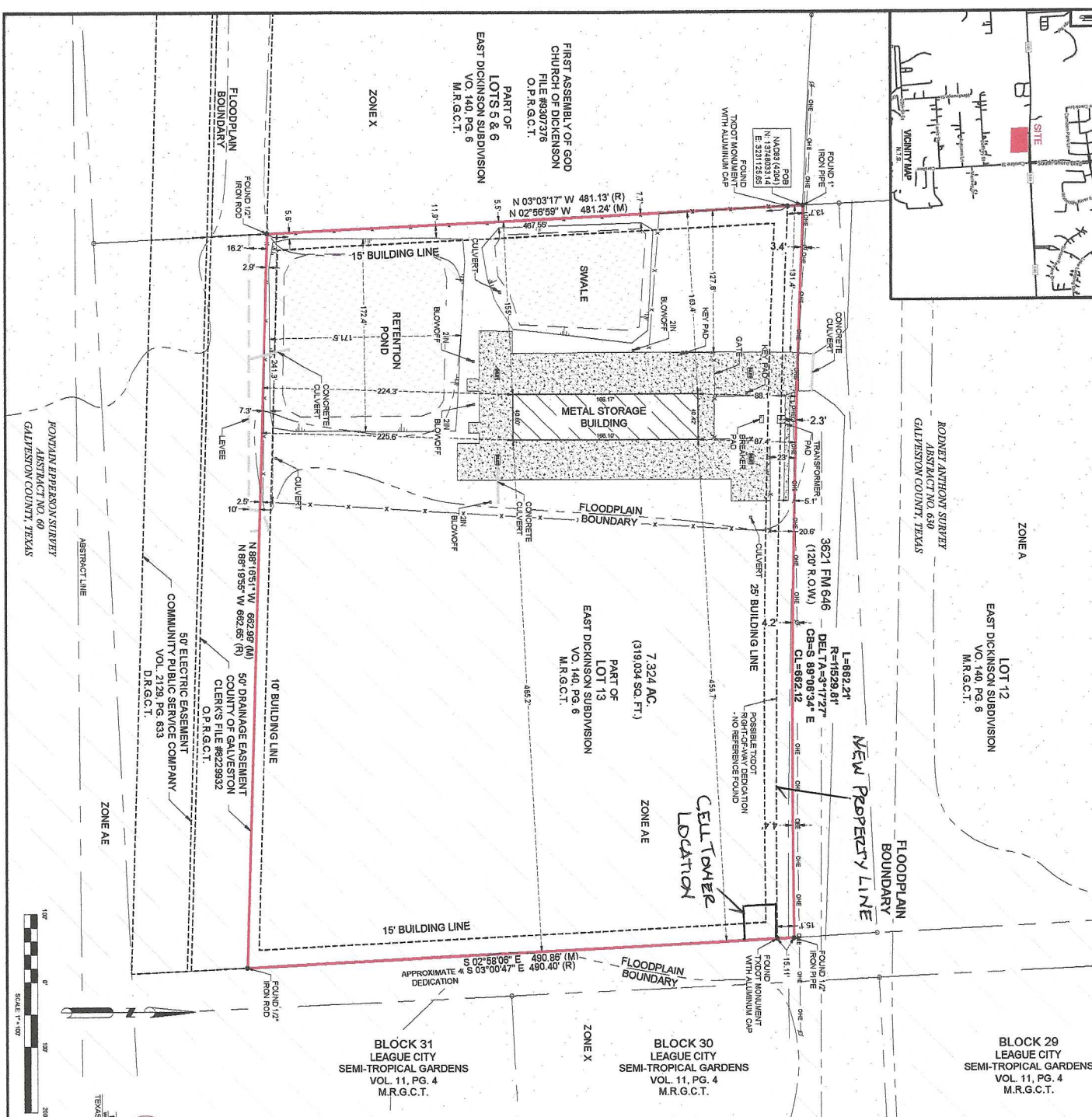
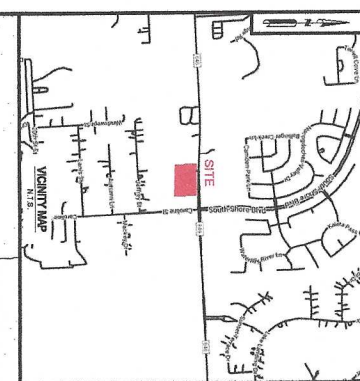
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE (817) 496-1424 FAX (817) 496-1768
TEXAS FIRM NO. 10106900

PARCEL PLAT
SHOWING
PARCEL 326

FM 646
GALVESTON COUNTY,
LEAGUE CITY, TEXAS
R.C.S.J. 3049-01-033
DATED: SEPTEMBER, 2020

PLAT OF SURVEY OF A 7.324 ACRE TRACT OF LAND

RODNEY ANTHONY SURVEY, ABSTRACT NO. 630
GALVESTON COUNTY, TEXAS



NO.	DATE	BY	REVISION
1	02/24/2022	CS	INITIAL SURVEY
2	02/24/2022	CS	REVISION TO CORRECT MISTAKES
3	02/24/2022	CS	REVISION TO CORRECT MISTAKES
4	02/24/2022	CS	REVISION TO CORRECT MISTAKES
5	02/24/2022	CS	REVISION TO CORRECT MISTAKES

LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY
- ADJACENT EASEMENT
- 50' FLOODPLAIN
- 50' DRAINAGE EASEMENT
- FOUNDATION
- SETBACK
- PROPERTY FOUNDATION
- PROPERTY FOUNDATION
- PROPERTY FOUNDATION

TRANSMISSION

2125 Cedar Grove, P.O. Box 313
Galveston, TX 77550
936-261-1111

SOUTH SHORE STORAGE
PLAT OF SURVEY
OF A 1.24 ACRE 319.34 S.F.
TRACT OF LAND

SITuated IN
GALVESTON COUNTY, TEXAS

NOTES

- BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE (42N).
- ADVERSE EASEMENTS ARE SHOWN ON THIS SURVEY. ANY ADVERSE EASEMENTS ARE ESTIMATED BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE EXISTENCE OF AN ADVERSE EASEMENT. THE SURVEY IS BASED ON DEEDS, ADVERSE EASEMENTS, RECORDS, AND OTHER RECORDS AS SHOWN ON THIS SURVEY. ANY ADVERSE EASEMENTS ARE ESTIMATED BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE EXISTENCE OF AN ADVERSE EASEMENT.
- ADVERSE EASEMENTS ARE SHOWN ON THIS SURVEY. ANY ADVERSE EASEMENTS ARE ESTIMATED BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE EXISTENCE OF AN ADVERSE EASEMENT.
- UTILITY LOCATIONS AS SHOWN ON THE BOUNDARY SURVEY ARE BASED ON A SEARCH OF ADVERSE EASEMENTS, RECORDS, AND OTHER RECORDS AS SHOWN ON THIS SURVEY. ANY ADVERSE EASEMENTS ARE ESTIMATED BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE EXISTENCE OF AN ADVERSE EASEMENT.
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- ADVERSE EASEMENTS ARE SHOWN ON THIS SURVEY. ANY ADVERSE EASEMENTS ARE ESTIMATED BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE EXISTENCE OF AN ADVERSE EASEMENT.

HEREBY STATE THAT THIS SURVEY WAS
SURVEYED ON 02-16-2022
BY
CHARLES JURICK
REGISTERED SURVEYOR NO. 6596
DATE 02/24/2022

189) Right of way and easement granted to Community Public Service Company as set forth in instrument recorded in Volume 2129, Page 623, in the Office of the County Clerk of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN

190) Easement granted to Houston Lighting & Power Company as set forth in instrument recorded in Volume 2105, Page 421, in the Office of the County Clerk of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY

191) Right of way and easement granted to Community Public Service Company as set forth in instrument recorded in Volume 2129, Page 623, in the Office of the County Clerk of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN

BEING A 7.324 ACRE TRACT (COLLECTED 7.314 ACRES) OF LAND SITUATED IN THE RODNEY ANTHONY SURVEY, ABSTRACT NO. 630, GALVESTON COUNTY, TEXAS, AS RECORDED IN VOLUME 140, PAGE 8, MAP RECORDS, GALVESTON COUNTY, TEXAS, SAID 7.324 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN THE NUMBER 0383088, FILED COBE 016, 04-11-14, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF HERBEN DESCRIBED 734 ACRE BEGINNING AT A 1" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF HERBEN DESCRIBED 734 ACRE 646' WITH IRON PIPE OF 1159.81 FEET, A DIRECTION ANGLE OF 347.127° AND CHORD BEARING AND DISTANCE OF 898'94" E, 482.12 FEET, SAID IRON PIPE BEING CALLED THE POINT OF BEGINNING AND HAVING A TRIPAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE (42N), COORDINATE OF N: 1948593.14 (E: 591158.95) (CHORD BEARING).

THENCE ALONG SAID RIGHT OF WAY AND CURVE TO THE LEFT 482.12 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF HERBEN DESCRIBED 734 ACRE TRACT;

THENCE S 02°29'08" E, ALONG THE EAST LINE OF SAID LOT 13, PASSING A TYPICAL MONUMENT WITH ALUMINUM CAP AT A DISTANCE OF 1511 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 628.88 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF HERBEN DESCRIBED 734 ACRE TRACT;

THENCE N 89°16'51" W, A DISTANCE OF 882.88 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF HERBEN DESCRIBED 734 ACRE TRACT;

THENCE N 02°49'59" W, ALONG THE WEST LINE OF LOT 13, PASSING AT/ODD MONUMENT WITH ALUMINUM CAP AT A DISTANCE OF 482.12 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 481.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.324 ACRES OR 319.34 SQUARE FEET OF LAND.

This Survey was prepared from the Public Records, STEPHEN TITLE GUARANTY COMPANY, File No. 155441, Volume 2080, December 27, 2021, at 6:00 am, and survey 10, 2022, at 6:00 am.

Schedule B Item
The undersigned hereby certifies that the County of Galveston, as set forth in instrument recorded under Clerk's File No. 160, 823882, in the Official Public Records of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN

189) Right of way and easement granted to Community Public Service Company as set forth in instrument recorded in Volume 2129, Page 623, in the Office of the County Clerk of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN

190) Easement granted to Houston Lighting & Power Company as set forth in instrument recorded in Volume 2105, Page 421, in the Office of the County Clerk of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY

191) Right of way and easement granted to Community Public Service Company as set forth in instrument recorded in Volume 2129, Page 623, in the Office of the County Clerk of Galveston County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN

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