

200' Wide City of Texas City
Rainwater Pumping Outfall Channel
(no record found)



SCALE: 1" = 100'

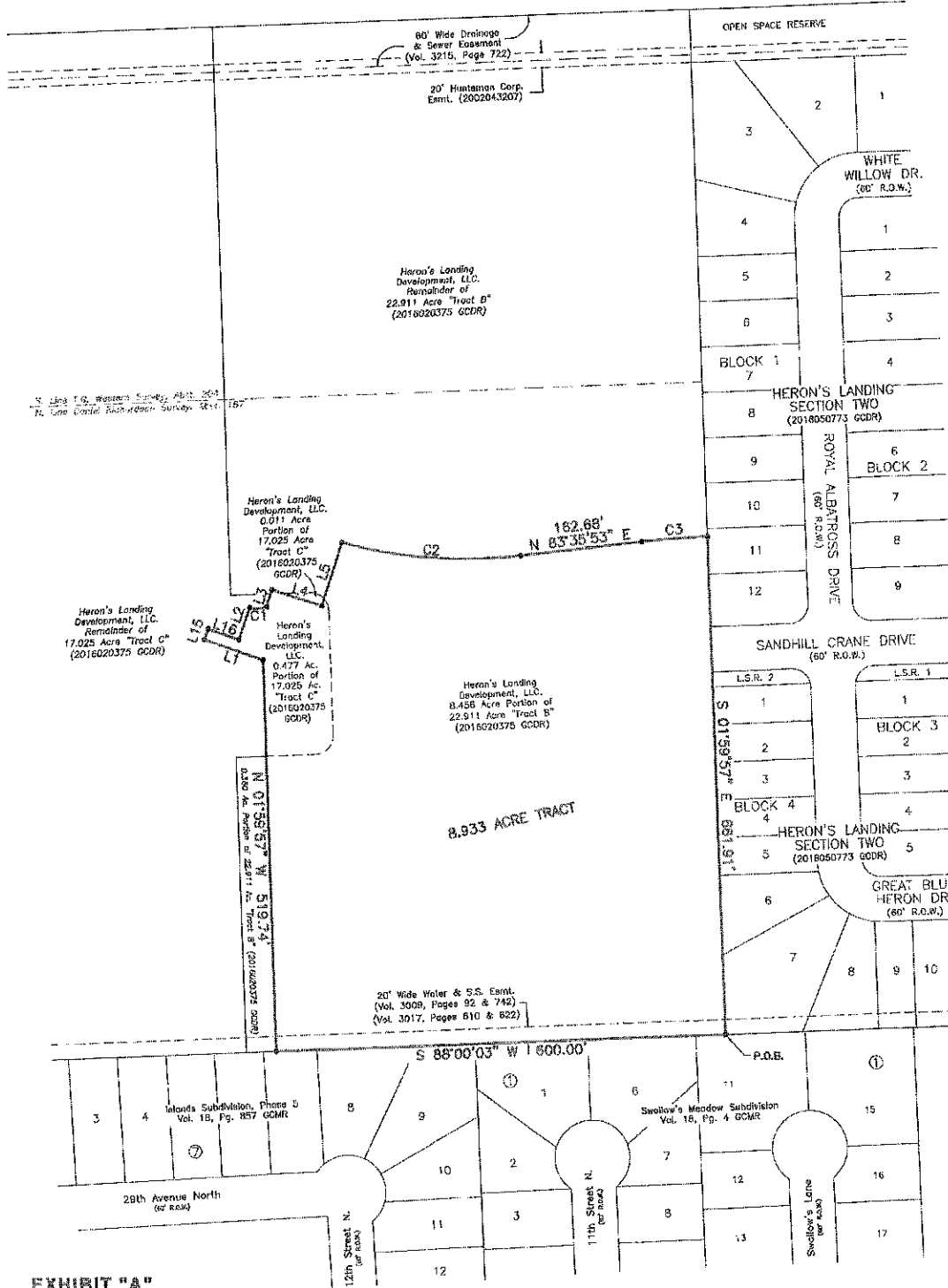


EXHIBIT "A"

Exhibit of a 8.933 acre tract of land out of the Daniel Richardson Survey in Galveston County, Texas, said tract also being part of that certain 22.911 acre "Tract B", together with that certain 17.025 acre "Tract C" conveyed to Heron's Landing Development, LLC, according to deed recorded under File No. 2016020375, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "B".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blasky
Stephen C. Blasky
Registered Professional
Land Surveyor No. 5856



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CURVE	ARC LENGTH	CHORD	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
G1	22.75	30.00	43°28'24"	N 87°30'32" E	22.70
G2	242.27	1856.10	2°12'21"	S 80°43'26" E	240.57
G3	187.97	1350.00	3°44'01"	N 85°27'34" E	187.98

LINE	BEARING	DISTANCE
L1	N 70°48'10" W	182.21
L2	N 18°13'24" E	45.00
L3	N 77°30'38" E	22.35
L4	S 7°14'34" E	70.00
L5	N 17°30'58" E	88.28
L6	S 83°53'34" W	25.55
L7	S 83°53'34" W	53.63
L8	S 83°53'34" W	45.60
L9	S 01°59'57" E	77.02
L10	S 10°3'18" E	26.09
L11	S 10°58'12" E	26.09
L12	S 10°58'18" E	15.06
L13	S 01°59'57" E	88.37
L14	N 02°48'12" W	39.20
L15	N 1°11'22" E	15.00
L16	N 70°44'25" E	42.75

NOTES:
1) This property does not lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
3) The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCSO 02 (M15708). All units are expressed in U.S. Survey Feet.
4) Surveyed without benefit of a Title Report.

REVISED: FEBRUARY 12, 2024
SURVEY DATE: NOVEMBER 9, 2018
FILE NO.: 0204-0187-0000-020
DRAWING: JIK
JOB NO.: 18-1092