



SCALE: 1" = 100'

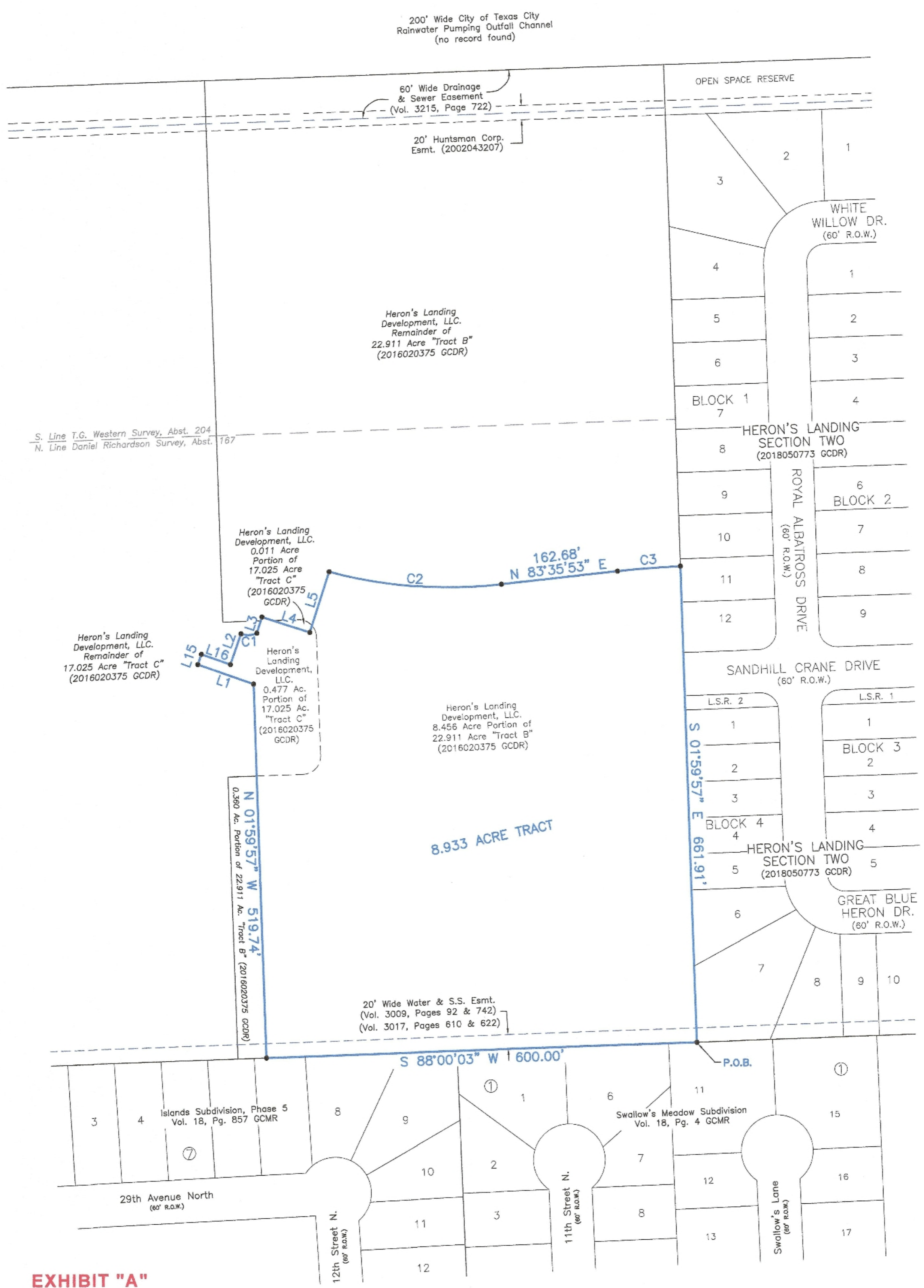


EXHIBIT "A"

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



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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.75'	30.00'	43°26'24"	N 87°30'32" E	22.20'
C2	242.27'	650.00'	21°21'21"	S 85°43'26" E	240.87'
C3	87.97'	1350.00'	3°44'01"	N 85°27'54" E	87.96'

LINE BEARING	DISTANCE
L1	N 70°46'16" W 82.21'
L2	N 19°13'44" E 45.00'
L3	N 17°35'58" E 22.36'
L4	S 73°14'34" E 70.00'
L5	N 17°35'58" E 88.26'
L6	S 83°35'53" W 25.35'
L7	S 83°35'53" W 53.63'
L8	S 83°35'53" W 45.68'
L9	S 01°59'57" E 77.02'
L10	S 10°58'18" E 26.08'
L11	S 10°58'18" E 26.08'
L12	S 10°58'18" E 15.96'
L13	S 01°59'57" E 59.37'
L14	N 70°46'16" W 39.50'
L15	N 19°11'22" E 15.00'
L16	S 70°44'45" 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 62 (AW5708). 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.: 0204-0167-0000-000
 DRAFTING: JTK
 JOB No.: 18-1002