

Exhibit 'A-2' - Legal Description

**METES AND BOUNDS DESCRIPTION
49.887 ACRES IN THE
JOHN SELLERS SURVEY, A-180 AND THE
S.A. & M.G. R.R. SURVEY, A-189
GALVESTON COUNTY, TEXAS**

49.887 acres of land situated in the John Sellers Survey, A-180 and the S.A. & M.G. R.R. Survey, A-189, Galveston County, Texas, being out of Lots 18-23 of the Motor Subdivision as recorded in Volume 254-A, Page 13 of the Galveston County Map Records (G.C.M.R.) and being a portion of that certain called 49.887 acre tract of land as conveyed to KB Home Lone Star Inc and described in deed recorded under Galveston County Clerk's File Number (G.C.C.F. No.) 2019051058, and being all of Vida Costera Sec 1 Final Plat as recorded in Instrument No. 2023003386 under the Galveston County Map Records: said 49.887 acre tract of land being more particularly described by metes and bounds as follows: (bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" found at the southwesterly corner of Lot 24 of said Motor Subdivision, being the northwest corner of said Lot 23, the southwesterly corner of said Vida Costera Sec 1 and being in the northeasterly line of a 40 foot Roadway recorded under Volume 254-A, Page 13 G.C.M.R.;

- (1) **Thence**, N 48°53'25" E, with the common line of Lots 23 and 24 and said Vida Costera Sec 1, a distance of 1,451.97 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" found for corner;
- (2) **Thence**, S 41°06'35" E, with the northerly line of said Vida Costera Sec 1, a distance of 390.90 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" found for corner;
- (3) **Thence**, N 48°53'25" E, with the northerly line of said Vida Costera Sec 1, a distance of 334.34 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" found in the southwesterly right-of-way line of State Highway No. 3 (based on a width of 137 feet) recorded under Volume 254-A, Page 13 of the G.C.M.R. and under G.C.C.F. No.'s 9115089, 9131746 and 9126860;
- (4) **Thence**, S 41°07'07" E, with the southwesterly right-of-way line of said State Highway No. 3, a distance of 910.00 feet to a 5/8 inch iron rod with cap stamped "TEAM" found at the northeasterly corner of that certain called 8 acre tract of land as described in deed and recorded under G.C.C.F. No. 2013003901;
- (5) **Thence**, S 48°52'53" W, with the northwesterly line of said called 8 acres, a distance of 1,755.19 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" found in the northeasterly line of said 40 foot Roadway;
- (6) **Thence**, N 42°29'09" W, with the northeasterly line of said 40 foot Roadway, a distance of 1,301.55 feet to the **POINT OF BEGINNING** and containing 49.887 acres of land.

This description accompanies a Exhibit, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated February 19, 2024.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA


Charles Kennedy, Jr., R.P.L.S.
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713-784-4500
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