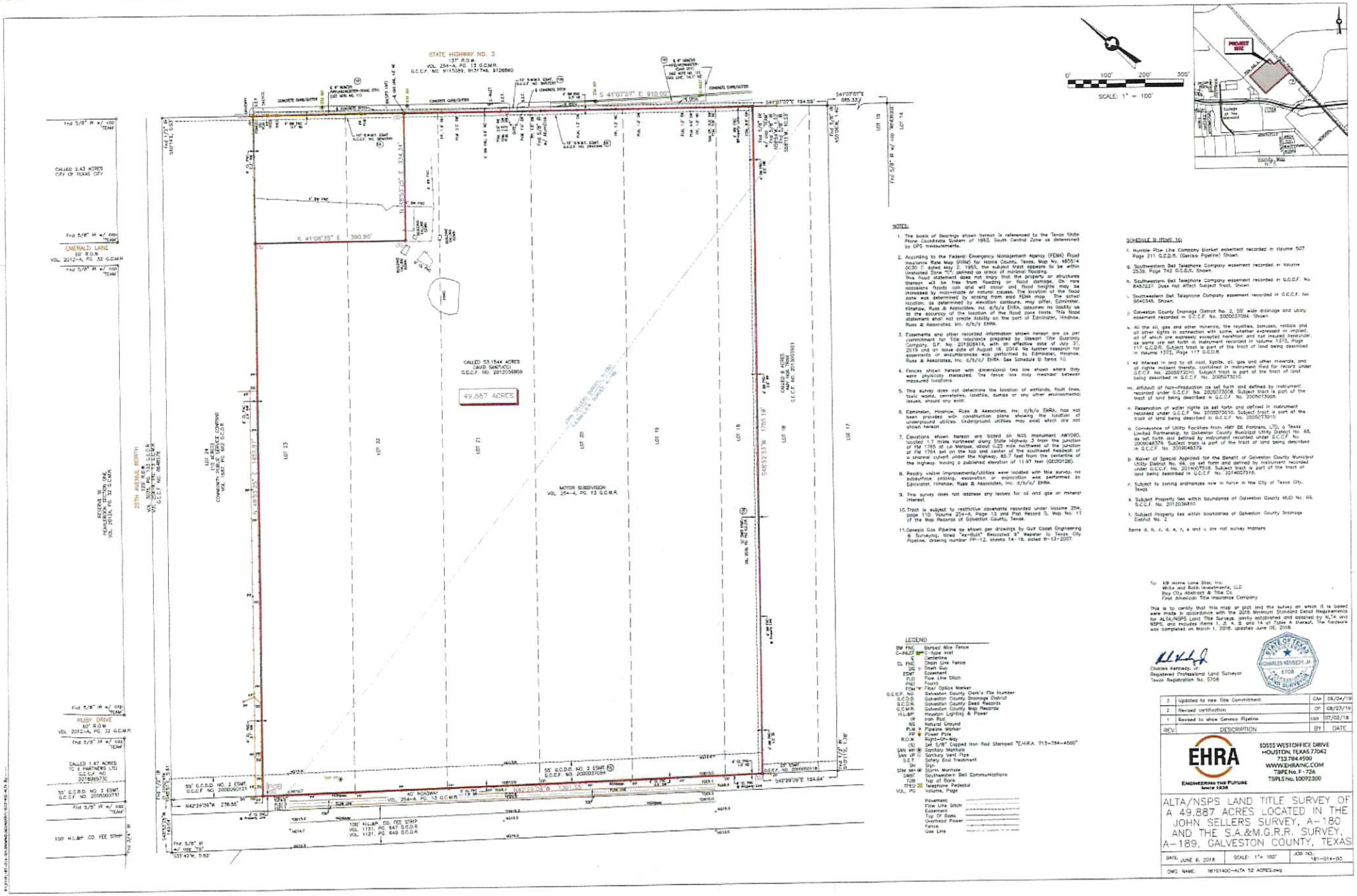
Exhibit 'A-1' - Project Survey



NOTES:

1. The basis of Bearings shown hereon is referenced to the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Harris County, Texas, Map No. 48201C0530 G dated May 2, 1995, the subject tract appears to be within Unshaded Zone "C", defined as areas of minimal flooding. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
3. Easements and other recorded information shown hereon are as per commitment for Title Insurance prepared by Stewart Title Guaranty Company, G.F. No. 2018028414, with an effective date of July 31, 2019 and an issue date of August 16, 2019. No further research for easements or encumbrances was performed by Edminister, Hinshaw, Russ & Associates, Inc. d/b/a/ EHRA. See Schedule B items 10.
4. Fences shown hereon with dimensional ties are shown where they were physically measured. The fence lies may meander between measured locations.
5. This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
6. Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. Elevations shown hereon are based on NGS monument AW1060, located 1.7 miles northwest along State Highway 3 from the junction of FM 1765 at La Marque, about 0.25 mile northwest of the junction of FM 1764 set on the top and center of the southwest headwall of a sixpack culvert under the highway, 85.7 feet from the centerline of the highway. Having a published elevation of 11.97 feet (GEOID12B).
8. Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by Edminister, Hinshaw, Russ & Associates, Inc. d/b/a/ EHRA.
9. This survey does not address any leases for oil and gas or mineral interest.
10. Tract is subject to restrictive covenants recorded under Volume 254, page 110, Volume 254-A, Page 13 and Plat Record 5, Map No. 11 of the Map Records of Galveston County, Texas.
11. Genesis Gas Pipeline as shown per drawings by Gulf Coast Engineering & Surveying, titled "As-Built" Relocated 8" Repair to Texas City Pipeline, drawing number PP-12, sheets 14-15, dated 8-13-2007.

LEGEND

BM FNC	Barbed Wire Fence
C-INLET	C-type Inlet
S	Centerline
CL FNC	Chain Link Fence
DG	Down Guy
ESMT	Easement
FLD	Flow Line Ditch
FND	Found
FOM	Fiber Optics Marker
G.C.C.F. NO.	Galveston County Clerk's File Number
G.C.D.D.	Galveston County Drainage District
G.C.D.R.	Galveston County Deed Records
G.C.M.R.	Galveston County Map Records
H.L.&P.	Houston Lighting & Power
IR	Iron Rod
NG	Natural Ground
PLM	Pipeline Marker
PP	Power Pole
R.O.W.	Right-Of-Way
(S)	Set 5/8" Capped Iron Rod Stamped "EHRA 713-784-4500"
SAN MH	Sanitary Manhole
SAN VP	Sanitary Vent Pipe
S.E.T.	Safety End Treatment
SN	Sign
STM MH	Storm Manhole
SWBT	Southwestern Bell Communications
TOB	Top of Bank
TPED	Telephone Pedestal
VOL. PG	Volume, Page
	Pavement
	Flow Line Ditch
	Easement
	Top Of Bank
	Overhead Power
	Fence
	Gas Line

SCHEDULE B ITEMS 10:

f. Humble Pipe Line Company blanket easement recorded in Volume 507, Page 211 G.C.D.R. (Genesis Pipeline) Shown.

g. Southwestern Bell Telephone Company easement recorded in Volume 2539, Page 742 G.C.D.R. Shown.

h. Southwestern Bell Telephone Company easement recorded in G.C.C.F. No. 8487227. Does Not Affect Subject Tract. Shown.

i. Southwestern Bell Telephone Company easement recorded in G.C.C.F. No. 9640345. Shown.

j. Galveston County Drainage District No. 2, 50' wide drainage and utility easement recorded in G.C.C.F. No. 2005037094. Shown.

k. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, whether expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in Volume 1373, Page 117 G.C.D.R. Subject tract is part of the tract of land being described in Volume 1373, Page 117 G.C.D.R.

l. All interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument filed for record under G.C.C.F. No. 2005073010. Subject tract is part of the tract of land being described in G.C.C.F. No. 2005073010.

m. Affidavit of Non-Production as set forth and defined by instrument recorded under G.C.C.F. No. 2005073006. Subject tract is part of the tract of land being described in G.C.C.F. No. 2005073006.

n. Reservation of water rights as set forth and defined in instrument recorded under G.C.C.F. No. 2005073010. Subject tract is part of the tract of land being described in G.C.C.F. No. 2005073010.

o. Conveyance of Utility Facilities from HWY 6E Partners, LTD, a Texas Limited Partnership, to Galveston County Municipal Utility District No. 66, as set forth and defined by instrument recorded under G.C.C.F. No. 2006048376. Subject tract is part of the tract of land being described in G.C.C.F. No. 2006048376.

p. Waiver of Special Appraisal for the Benefit of Galveston County Municipal Utility District No. 66, as set forth and defined by instrument recorded under G.C.C.F. No. 2014007516. Subject tract is part of the tract of land being described in G.C.C.F. No. 2014007516.

r. Subject to zoning ordinances now in force in the City of Texas City, Texas.

s. Subject Property lies within boundaries of Galveston County MUD No. 66 G.C.C.F. No. 2012036810.

t. Subject Property lies within boundaries of Galveston County Drainage District No. 2.

Items d, h, i, j, k, l, r, s and t are not survey matters.

To: KB Home Lone Star, Inc.
White and Bolin Investments, LLC
Bay City Abstract & Title Co.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 8, and 14 of Table A thereof. The fieldwork was completed on March 1, 2018, updated June 06, 2018.

Charles Kennedy, III
Registered Professional Land Surveyor
Texas Registration No. 5708

STATE OF TEXAS
CHARLES KENNEDY, III
5708
REGISTERED PROFESSIONAL LAND SURVEYOR

REV	DESCRIPTION	BY	DATE
3	Updated to new Title Commitment	CAK	06/04/19
2	Revised certification	CP	08/23/18
1	Revised to show Genesis Pipeline	CCO	07/02/18

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10555 WESTOFFICE DRIVE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

ALTA/NSPS LAND TITLE SURVEY OF A 49.887 ACRES LOCATED IN THE JOHN SELLERS SURVEY, A-180 AND THE S.A.&M.G.R.R. SURVEY, A-189, GALVESTON COUNTY, TEXAS

DATE: JUNE 6, 2018	SCALE: 1"= 100'	JOB NO.: 181-014-00

DWG. NAME: 18101400-ALTA 52 ACRES.dwg