

DERRICK SURVEYING

(409-925-7221) - 13016 Elizabeth Drive - Santa Fe, Texas 77510

March 27, 2024 - Job No. 8880

EXHIBIT "A"

A tract of land out of Outlot Three Hundred Twenty-One (321), of ALTA LOMA OUTLOTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 39 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1" iron pipe found at the Southwest corner of said Outlot 321;

THENCE North, along the West line of said Outlot 321 and the East line of Avenue P (based on 40' R.O.W.), a distance of 172.81 feet to a 1/2" iron rod set at the POINT OF BEGINNING of the herein described tract.

THENCE South 84 deg. 40 min. 42 sec. East, a distance of 420.46 feet to a 1/2" iron rod set for corner;

THENCE North, a distance of 18.01 feet to a 5/8" iron rod with metal disc found for corner;

THENCE North 60 deg. 09 min. 32 sec. West, a distance of 299.28 feet to a 5/8" iron rod with metal disc found for corner;

THENCE North 80 deg. 35 min. 16 sec. West, a distance of 71.41 feet to a 5/8" iron rod with metal disc found for corner;

THENCE South 89 deg. 48 min. 22 sec. West, a distance of 64.94 feet to a 1/2" iron rod found for corner;

THENCE South 44 deg. 55 min. 13 sec. West, a distance of 21.23 feet to a 1/2" iron rod set for corner;

THENCE South 89 deg. 53 min. 22 sec. West, a distance of 8.58 feet (called 10.00 feet) to a 60d nail set for corner on the East line of said Avenue P and the West line of said Outlot 321;

THENCE South, along the West line of said Outlot 321 and the East line of said Avenue P, a distance of 124.41 feet to the POINT OF BEGINNING, and containing 1.000 acres of land, more or less.