

EXHIBIT A

County: Galveston
Highway: SH 146
Limits: From Harris/Galveston County Line to FM 1764
RCSJ No.: 0389-06-092

Property Description for Parcel 347

Being a 0.0657 of an acre (2,862 square feet) parcel of land situated in the Edward Payne Survey, Abstract No. 164, Galveston County, Texas, being a part of Lily Street (unimproved) (40' R.O.W.) and a portion of First Street (unimproved) (30' R.O.W.) both of record under Volume 3, Page 6 of the Galveston County Map Records (G.C.M.R.), said 0.0657 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod with plastic cap stamped "GeoSurv" on the existing northerly right-of-way line of Lily Street, being at the southerly corner of that certain called 19.207 acre tract of land conveyed from Mrs. Catharine Davis Gauss, D. Christian Gauss, Waters S. Davis, III, Roger H. Davis and Jeremy S. Davis to Houston Lighting & Power Company by deed recorded September 14, 1962 under Volume 1513, Page 643 of the Deed Records of Galveston County, Texas (D.R.G.C.) (now known as CenterPoint Energy Houston Electric, LLC by Galveston County Clerk File No. 2002050910 of the Official Public Records of Real Property Galveston County, Texas);

THENCE, North 50°00'48" East, along the existing northerly right-of-way line of said Lily Street, being the southerly line of said 19.207 acre tract, a distance of 254.73 feet to a set 5/8-inch iron rod with TxDOT aluminum cap on the proposed westerly right-of-way line of State Highway 146 (width varies) and for the POINT OF BEGINNING of the herein described parcel, having surface coordinates of N=13,753,535.18, E=3,241,793.35 and located 170.01 feet right of and perpendicular to baseline station 596+51.34;

1. THENCE, North 50°00'48" East, continuing along the existing northerly right-of-way of said Lily Street, being the southerly line of said 19.207 acre tract, passing at a distance of 20.37 feet a found 5/8-inch iron rod with TxDOT aluminum cap at the southwesterly corner of that certain called Channel Easement conveyed from Catherine Davis Gauss to the State of Texas by deed executed November 19, 1941 and recorded under Volume 637, Page 525, D.R.G.C., and continuing along the existing northerly right-of-way of said Lily Street, being the southerly line of said 19.207 acre tract and said Channel Easement for a total distance of 50.92 feet to a set 5/8-inch iron rod with TxDOT aluminum cap point on the existing westerly railroad right-of-way line of the Galveston, La Porte & Houston Railroad Company by deed executed May 2, 1895 and recorded under Volume 182, Page 632, D.R.G.C. and by deed dated June 19, 1895 and recorded under Court Minutes, Book 12, Page 300 of the Galveston County Court Records (G.C.C.R.), being the intersection of the existing northerly right-of-way line of said Lily Street with the existing easterly right-of-way line of First Street, same being the southeasterly corner of said 19.207 acre tract, also being the northeasterly corner of the herein described tract, located 120.00 feet right of and perpendicular to baseline station 596+41.71, from which a found 1-1/2-inch iron pipe bears South 49°59'23" West, a distance of 1.00 feet;

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2. THENCE, South 29°05'40" East, along the said existing westerly railroad right-of-way line of Galveston, La Porte & Houston Railroad Company, being the existing easterly right-of-way line of First Street, passing at a distance of 40.73 feet a found 5/8-inch iron rod with TxDOT aluminum cap and continuing for a total distance of 68.23 feet to a found 5/8-inch iron rod with TxDOT aluminum cap on the proposed westerly right-of-way line of State Highway 146 and at the southeasterly corner of the herein described tract, located 120.00 feet right of and perpendicular to baseline station 597+09.94;**
3. THENCE, South 50°00'48" West, leaving the said existing westerly railroad right-of-way line of Galveston, La Porte & Houston Railroad Company, over and across First Street, along the proposed westerly right-of-way line of State Highway 146, a distance of 30.55 feet to a found 5/8-inch iron rod with TxDOT aluminum cap on the existing westerly right-of-way line of said First Street, the easterly line Lot 20, Block 1 of The Clifton Land and Production Company Subdivision, a subdivision of record under Volume 3, Page 6, G.C.M.R., being the easterly line of the called Lots 12-20 and 9 feet of Lot 11, Block 1, Lots 12-20 & 32-40 and 9 feet of Lots 11 and 31, Block 2, Lots 12-20 & 32-40 and 9 feet of Lots 11 and 31, Block 3, Lots 12-19 & 32-40 and 9 feet of Lots 11 and 31, Block 4, and undivided ½ interest in Lot 20, Block 4 of the Clifton Land and Production Company Subdivision a tract of land described in deed to Dean Pipeline Company LLC effective January 1, 2019 as recorded in Document 2019020532 of the Official Public Records of Galveston County, Texas (calculated 8.916 acres per Galveston County Appraisal District)., same being the south corner of the herein described tract and located 150.00 feet right of and perpendicular to baseline station 597+15.72;
4. THENCE, North 29°05'40" West, along the easterly line of said Lot 20 and said calculated 8.916 acre tract, being the existing westerly right-of-way line of said First Street, along the proposed westerly right-of-way line of State Highway 146, a distance of 27.50 feet to the intersection of the existing westerly right-of-way line of said First Street with the existing southerly right-of-way line of said Lily Street, being the northeasterly corner of said Lot 20 and calculated 8.916 acre tract, located 150.00 feet right of and perpendicular to baseline station 596+88.22, from which a found 5/8-inch iron rod with cap stamped "TRC" bears South 31°07'00" East, a distance of 0.36 feet;
5. THENCE, South 50°00'48" West, along the existing southerly right-of-way line of said Lily Street, being the northerly line of said calculated 8.916 acre tract, same being the northerly line of Lot 20 of said The Clifton Land and Production Company Subdivision, a distance of 20.37 feet to a set 5/8-inch iron rod with TxDOT aluminum cap on the proposed westerly right-of-way line of State Highway 146 and at the southwest corner of the herein described tract and located 170.01 feet right of and perpendicular to baseline station 596+92.07;
6. THENCE, North 29°05'39" West, over and across Lily Street, along the proposed westerly right-of-way line of State Highway 146, a distance of 40.73 feet to the POINT OF BEGINNING and containing 0.0657 of an acre (2,862 square feet) parcel of land.

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Notes:

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013. Source of bearings: Stations TXRS, TXAG, TXLM, TXGA were held horizontally.

** The monument described and set in this call may be replaced with a TxDOT Type II Right-of-Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

Revised November, 2025

Reduced taking acreage of parcel by Quiddity Engineering, LLC.

I, David Spradley, a Registered Professional Land Surveyor, do hereby certify that the property description hereon and the accompanying parcel plat of even date represent an actual on-the-ground survey made by me or under my supervision.

David H. Spradley

David H. Spradley
Registered Professional Land Surveyor
Texas Registration Number 6035

11/14/25



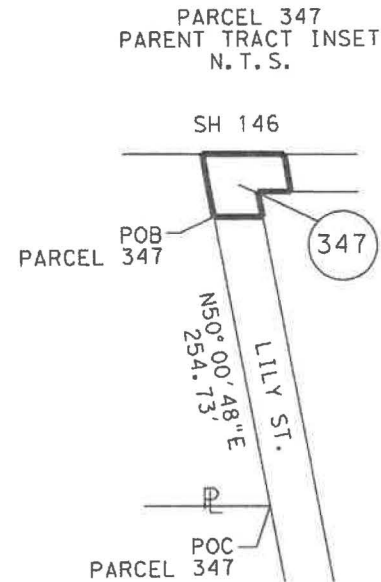
Prepared by: Quiddity Engineering
2322 West Grand Parkway North, Suite 150
Katy, Texas 77449-7821
(832) 913-4000
TBPELS Firm Registration Number 10046100

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013. SOURCE OF BEARINGS: STATIONS TXRS, TXAG, TXLM, TXGA WERE HELD HORIZONTALLY.
2. ABSTRACT INFORMATION PROVIDED BY POSTLE PROPERTY SERVICES, INC., FROM JANUARY 2014 THROUGH APRIL 2014. FIELD SURVEYING WAS PERFORMED FROM JANUARY 2014 THROUGH OCTOBER 2025.
3. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND

- 5/8" IRON ROD WITH TXDOT ALUM. CAP SET
- FOUND 5/8" IRON ROD WITH TXDOT ALUM. CAP
- FOUND MONUMENT (AS INDICATED)
- (XXX) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- |— DEED LINE (OWNERSHIP IN COMMON)
- |— DISTANCE NOT TO SCALE
- |— SH 146 ENGINEER'S BASELINE
- 500 PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- U.E. UTILITY EASEMENT
- ESMT. EASEMENT
- O.P.R.G.C. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS
- O.P.R.R.P.G.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS
- D.R.G.C. DEED RECORDS OF GALVESTON COUNTY, TEXAS
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- G.C.C.R. GALVESTON COUNTY COURT RECORDS
- G.C.A.D. GALVESTON COUNTY APPRAISAL DISTRICT



REVISED NOVEMBER, 2025
REDUCED TAKING ACREAGE OF PARCEL BY QUIDDITY ENGINEERING, LLC.
*CALCULATED

EXISTING	TAKING	REMAINING
*0.0657	0.0657 AC. 2,862 SQ.FT.	0.00 AC. RT



25211 Grogan's Mill Road, Ste. 375
The Woodlands, Texas 77380
Office: 281-681-9766
Firm No. 100159-00

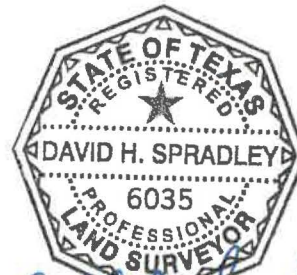
PARCEL PLAT SHOWING

PARCEL 347

S.H. 146
GALVESTON COUNTY, TEXAS
R.O.W. C.S.J.: 0389-06-092

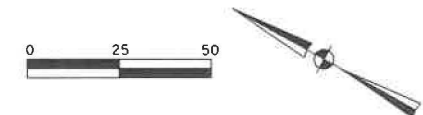
APRIL, 2023

SCALE: N. T. S.



David H. Spradley
11/14/25

596+00 S29°05'40"E 597+00 598+00
S. G. MCCLENNY SURVEY ABSTRACT 15.4
EDWARD PAYNE SURVEY ABSTRACT 164



A THE CLIFTON LAND AND PRODUCTION COMPANY SUBDIVISION PLAT RECORD 3, MAP NO. 6 G. C. M. R.

EXISTING SH 146 R.O.W.

EXISTING SH 146 R.O.W.

MONUMENT TABLE

2	FND. 1-1/2" IRON PIPE BEARS S49°59'23"W, 1.00'
6	FND. 5/8" IRON ROD W/"TRC" CAP BEARS S31°07'00"E, 0.36'

GALVESTON, LA PORTE & HOUSTON RAILROAD COMPANY
 MAY 2, 1895
 VOL. 182, PG 632, D.R.G.C.

GALVESTON, LA PORTE & HOUSTON RAILWAY COMPANY R.O.W.
 JUNE 19, 1895
 COURT MINUTES, BOOK 12, PG. 300, G.C.C.R.

STATION & OFFSET TABLE

1	STA. 596+47.49 - 150.01' RT.
2	STA. 596+41.71 - 120.00' RT.
3	STA. 596+82.45 - 120.00' RT.
4	STA. 597+09.94 - 120.00' RT.
5	STA. 597+15.72 - 150.00' RT.
6	STA. 596+88.22 - 150.00' RT.
7	STA. 596+92.07 - 170.01' RT.

PROPOSED SH 146 R.O.W.

PROPOSED SH 146 R.O.W.

CHANNEL EASEMENT STATE OF TEXAS
 NOVEMBER 19, 1941
 VOL. 637, PG 525, D.R.G.C.

FIRST ST. (UNIMPROVED) (30' R.O.W.)
 VOL. 3, PG. 6, G.C.M.R.

PROPOSED R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

P.O.B. PARCEL 347
 N=13,753,535.18
 E=3,241,793.35
 STA: 596+51.34, OFF:170.01'RT

CALLLED 19.207 ACRES
 CENTERPOINT ENERGY
 HOUSTON ELECTRIC, LLC
 DOC. 2002050910 O.P.R.P.G.C.
 DESCRIBED IN DEED TO
 HOUSTON LIGHTING & POWER COMPANY
 RECORDED SEPTEMBER 14, 1962
 VOL. 1513, PG. 643 D.R.G.C.

BLOCK 1 20
 (CALCULATED 8.916 ACRES)
 CALLED LOTS 12-20 AND 9 FEET OF LOT 11, BLOCK 1, LOTS 12-20 & 32-40 AND 9 FEET OF LOTS 11 AND 31, BLOCK 2 19 LOTS 12-20 & 32-40 AND 9 FEET OF LOTS 11 AND 31, BLOCK 3 18 LOTS 12-19 & 32-40 AND 9 FEET OF LOTS 11 AND 31, BLOCK 4 UNDIVIDED 1/2 INTEREST IN LOT 20, BLOCK 4 THE CLIFTON LAND AND PRODUCTION COMPANY SUBDIVISION DEAN PIPELINE COMPANY LLC DOCUMENT 2019020532 O.P.R.G.C. EFFECTIVE JANUARY 1, 2019



25211 Grogan's Mill Road, Ste. 375
 The Woodlands, Texas 77380
 Office: 281-681-9766
 Firm No. 100159-00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°00'48"E	50.92'
L2	S29°05'40"E	68.23'
L3	S50°00'48"W	30.55'
L4	N29°05'40"W	27.50'
L5	S50°00'48"W	20.37'
L6	N29°05'39"W	40.73'

P.O.C. PARCEL 347
 FND. 5/8" IRON ROD WITH PLASTIC CAP
 STAMPED "GEOSURV"

PARCEL PLAT SHOWING
PARCEL 347
 S.H. 146
 GALVESTON COUNTY, TEXAS
 R.O.W. C.S.J.: 0389-06-092

APRIL, 2023 SCALE: 1"=50'