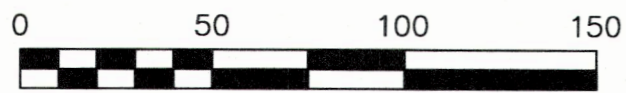




NORTH
SCALE: 1" = 50'



LEGEND:

- GI GRATE INLET
- ORWC OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
- POB POINT OF BEGINNING
- PP POWER POLE
- RCP REINFORCED CONCRETE PIPE
- STM STORM SEWER
- XP EXPOSED PIPE
- CONCRETE
- GRAVEL

- ADJOINER LINE
- APPROXIMATE SURVEY LINE
- BARBED WIRE FENCE
- BOUNDARY LINE
- CHAIN-LINK FENCE
- EASEMENT
- OVERHEAD POWER

Lot 2, Block 1
Magnolia Creek Baptist
Church Subdivision
File No. 2005005863 OPRGC
Calvary Fellowship Baptist Church
Warranty Deed with Vendor's Lien
File No. 2002065565 OPRGC

N 87°04'10" E 834.91'

SUBJECT TRACT 12.215 ACRES

Remainder of
Called 12.5060 Acres
Affinity Bayview I, Ltd
Special Warranty Deed with
Vendor's Lien
File No. 2006075216 OPRGC

Called 106.39 Acres
The League City
Patrons of the Park Foundation
Special Warranty Deed
File No. 2004029482 OPRGC

N 02°58'38" W 637.10'

FEMA Shaded Zone "X"

FEMA Unshaded Zone "X"

FEMA Unshaded Zone "X"

FEMA Shaded Zone "X"

Remainder of
Called 9.2569 Acres
Syed Ahmed and Abida Syed
General Warranty Deed
File No. 2000042248 OPRGC

S 87°04'13" W 835.46'

S 03°01'37" E 637.11'

CALDER ROAD
(VARIABLE WIDTH)

Called 0.2925 Acres
The City of League City
Warranty Deed
File No. 2019042591 OPRGC

Called 0.0850 Acres
The City of League City
Warranty Deed
File No. 2019022767 OPRGC

Affinity Bayview I Tract
12.215 Acres

James F. Perry and Emily M. Austin Survey
Abstract No. 19

STATE OF TEXAS §
COUNTY OF GALVESTON §

A METES & BOUNDS description of a certain 12.215 acre tract situated in the James F. Perry and Emily M. Austin Survey, Abstract No. 19 in Galveston County, Texas, being the remainder of a called 12.5060 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Affinity Bayview I, Ltd recorded in File No. 2006075216 of the Official Public Records of Galveston County, Texas (OPRGC); said 12.215 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8-inch iron rod (with cap stamped Patrick & Associates) marking the northwest corner of the herein described subject tract, being common with the northwest corner of said remainder tract, the southwest corner of Lot 2, Block 1 of Magnolia Creek Baptist Church subdivision recorded in File No. 2005005863 OPRGC conveyed by Warranty Deed with Vendor's Lien to Calvary Fellowship Baptist Church recorded in File No. 2002065565 OPRGC, and being in the east line of a called 106.39 acre tract conveyed by Special Warranty Deed to The League City Patrons of the Park Foundation recorded in File No. 2004029482 OPRGC;

THENCE North 87°04'10" East, along the common line of said remainder tract and said Lot 2, 834.91 feet to a found 5/8-inch iron rod (with cap stamped Quiddity Eng.) marking the northeast corner of said remainder tract, the southwest corner of said 0.2925 acre tract conveyed by Warranty Deed to The City of League City recorded in File No. 2019042591 OPRGC, from which a found disturbed 1/2-inch iron rod marking the northeast corner of said 0.2925 acre tract bears North 87°04'10" East, 20.00 feet;

THENCE South 03°01'37" East, along the common line of said remainder tract and the west line of said 0.2925 acre tract, 637.11 feet to a found 5/8-inch iron rod (with cap stamped Quiddity Eng.) marking the southeast corner of the herein described subject tract, being common with the southwest corner of said 0.2925 acre tract, the northwest corner of a called 0.0850 acre tract conveyed by Warranty Deed to The City of League City recorded in File No. 2019022767 OPRGC, and the northeast corner of the remainder of a called 9.2569 acre tract conveyed by General Warranty Deed to Syed Ahmed and Abida Syed recorded in File No. 2000042248 OPRGC, from which a found disturbed 1/2-inch iron rod marking the southeast corner of said remainder tract bears North 87°04'13" East, 20.00 feet;

THENCE South 87°04'13" West, along the common line of said remainder tract and said remainder of a called 9.2569 acre tract, 835.46 feet to a found 5/8-inch iron rod (with cap stamped Patrick & Associates) marking the southwest corner of the herein described subject tract, being common with the northwest corner of said remainder of a called 9.2569 acre tract, and being in the east line of aforementioned 106.39 acre tract;

THENCE North 02°58'38" West, along the common line of said remainder tract and said 106.39 acre tract, 637.10 feet to the PLACE OF BEGINNING, CONTAINING 12.215 acres of land in Galveston County, Texas, filed in the offices of Quiddity in Bellaire, Texas.

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone (4204).
- A separate legal description of equal date was written in conjunction with this survey.
- Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48167C0228G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Galveston County, dated August 15, 2019, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain; and Shaded Zone "X", defined as areas of 0.2% annual chance flood, areas of 1% annual chance (100-year) flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
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. This flood statement shall not create liability on the part of the surveyor.
The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
- Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on. The fence was located at the centerline of chain link fence post.
- Reference City Planning Letter issued by Patten Title Company, of No. CPL-9990-22-72, dated October 6, 2022. Regarding easements and other encumbrances, said CPL states "None located". No further research for easements or encumbrances was performed by Quiddity.

Subject to the General Notes shown:

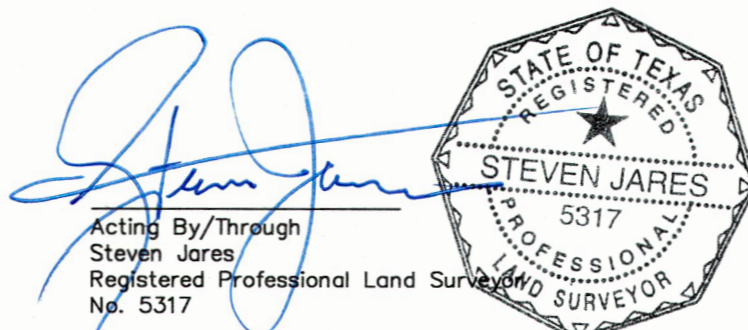
To: Affinity Bayview I, Ltd and Joe Rothchild

We, Quiddity Engineering LLC, acting by and through Steven Jares, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.

Field Work Completed: September 26, 2022

Updated Field Work Completed: July 20, 2023

EXHIBIT A



LAND TITLE SURVEY
OF THE
AFFINITY BAYVIEW I, LTD TRACT
BEING
12.215 ACRES
OUT OF THE
JAMES F. PERRY & EMILY M. AUSTIN
SURVEY, A-19
GALVESTON COUNTY, TEXAS
JULY 2023



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337