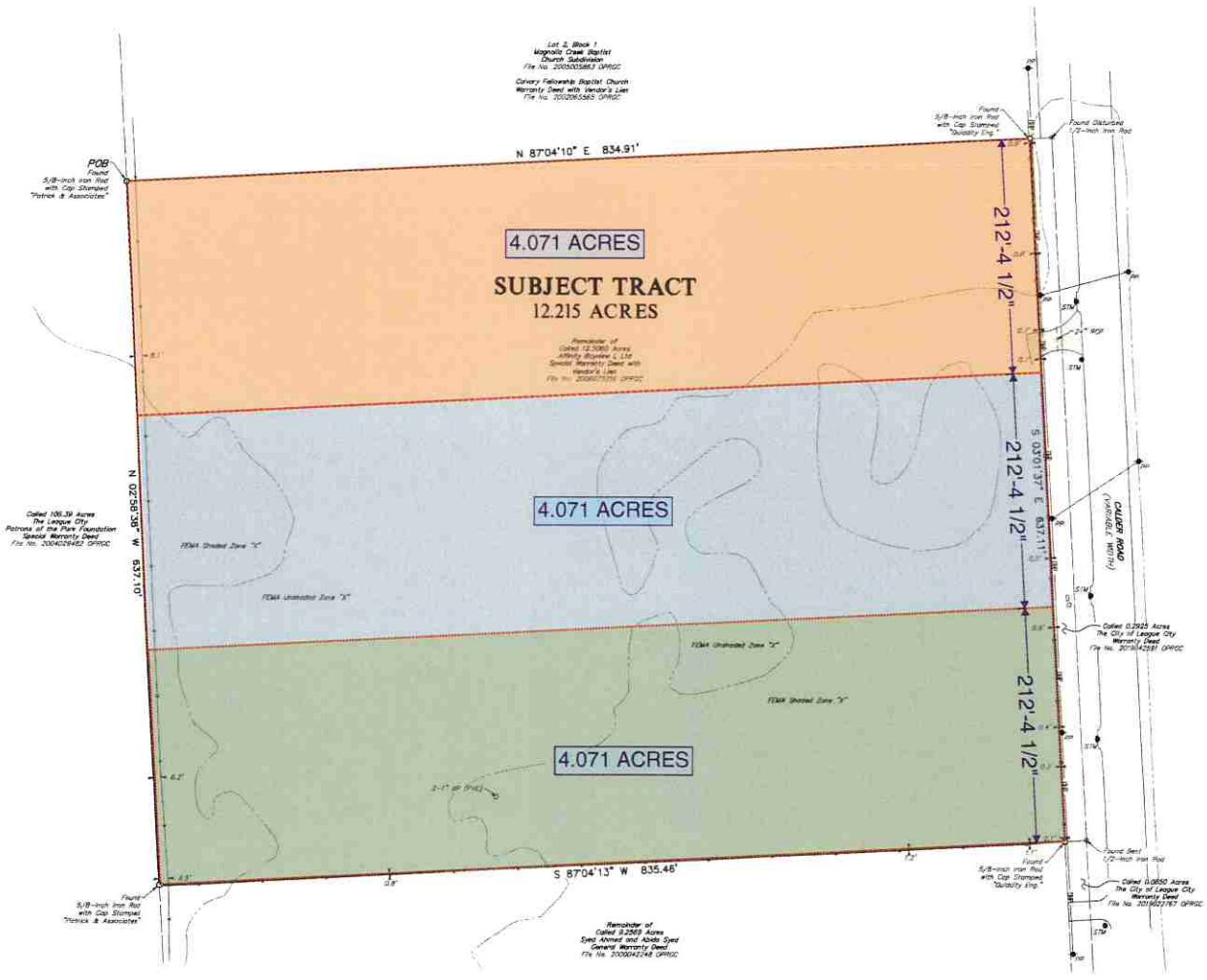


- LEGEND:**
- GR: GRATE RILEY
 - DR: DRIVE
 - PO: POINT OF BEGINNING
 - PO: POWER POLE
 - CON: CONCRETE
 - ST: STORM
 - SP: EXPOSED PIPE
 - APPROXIMATE SURVEY LINE
 - BARBED WIRE FENCE
 - BOUNDARY LINE
 - CHAIN-LINK FENCE
 - EASEMENT
 - OVERHEAD POWER



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 BEING & BEING 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 corner 12.2500 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Affinity Bayview I, Ltd. recorded in File No. 2006072716 of the Official Public Records of Galveston County, Texas (OPRC), 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:

BEGINS at a found 5/8-inch iron rod (with cap stamped "Patrick & Associates") marking the northeast corner of the herein described subject tract, being common with the northwest corner of said remainder tract; the southeast corner of Lot 2, Block 1 of Magnolia Creek Baptist Church Addition recorded in File No. 2005030853 OPRC, conveyed by Warranty Deed with Vendor's Lien to Galveston Baptist Church recorded in File No. 1902063463 OPRC, and being in the east line of a called 100.38 acre tract conveyed by Special Warranty Deed to The League City of Texas of the Park Foundation recorded in File No. 2004023487 OPRC;

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 the herein described subject tract, being common with the northwest corner of said 0.2425 acre tract, the northwest corner of a called 0.2425 acre tract conveyed by Warranty Deed to The City of League City recorded in File No. 2018042509 OPRC, from which a found disturbed 1/2-inch iron rod marking the northeast corner of said 0.2425 acre tract bears North 87°04'10" East, 20.00 feet;

THENCE South 87°04'13" West, along the common line of said remainder tract and the west line of said 0.2425 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 0.2425 acre tract, and the northwest corner of the remainder of a called 0.2425 acre tract conveyed by General Warranty Deed to Syd Arnold and Abba Syd General Warranty Deed recorded in File No. 2000042248 OPRC, 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 100.38 acre tract, 837.10 feet to the PLACE OF BEGINNING CONTAINING 12.215 acres of land in Galveston County, Texas, filed in the office of Quiddity in Galveston, Texas.

- GENERAL NOTES:**
1. Bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone (4204).
 2. A separate legal description of equal date was written in conjunction with this survey.
 3. 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.
 4. 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 a protective purchaser to an expert consultant.
 5. According to Map No. 4816702229 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Galveston County, dated August 15, 2016, the Subject Tract is situated within Unshaded Zone 1, defined as areas of 0.2% annual chance flood, or 1% annual chance (100-year) flood with average depths 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 average areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
 6. 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 does not create liability on the part of the surveyor.
 7. The location of the flood zone lines shown herein were determined by scaling from said FEMA map. The actual location or determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone lines.
 8. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
 9. Value improvements were located with this survey, no accurate pricing, reception or expiration was performed for this survey. Improvements may exist which are not shown herein.
 10. Fences shown herein are graphic only, with dimensional lines shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions along the distance between the fence and the property line also indicates which side of the property the fence is on. The fence was located at the centerline of chain link fence post.
 11. Reference City Planning Letter issued by Patrick Title Company, OF No. CPA-8095-27-72, dated October 8, 2013. Regarding easements and other encumbrances, said CPS states "None located." No further research for easements or encumbrances was performed by Quiddity.

Subject to the General Notes above:

To: Affinity Bayview I, Ltd. and Joe Rothchild

By: Quiddity Engineering LLC, acting by and through Steven James, a Registered Professional Land Surveyor, hereby certifies that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Canadian 1 Land Title Survey.

File Mark Completed: September 26, 2022
Updated File Mark Completed: July 30, 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

