

EXHIBIT     A    

County: Calhoun  
Highway: US HWY 87 – Main ST.  
Project Limits: US 87  
CSJ:

Page 1 of 4  
Date: February 13, 2026  
Revised: February 18, 2026

Line Description for 1 and 2

Line Description 1

Description of a line situated in the Maximo Sanchez Survey, Abstract 35, Calhoun County, Texas, it being the intent of this line description to remove the land northeast of this line from the State Highway System and the land southwest of this line to be retained by the State of Texas, said line being across US Hwy 87 – Main St. (55 foot width right-of-way) (no record information found), said line more particularly described as follows:

**COMMENCING** at a 5/8 inch diameter iron rod with yellow plastic cap stamped “Urban Surveying” found for the South corner of Block 24 of the Port Lavaca Townsite, as recorded in Volume 395, Page 883 of the Deed Records of Calhoun County, Texas (D.R.C.C.T.), and on the existing northeast right-of-way line of FM 1090 – Virginia St. (55 foot wide right-of-way) (no record information found) **THENCE** as follows:

North 39 deg. 18 min. 41 sec. West, with the southwest line of said Block 24 and said existing northeast right-of-way line of FM 1090, a distance of 312.00 feet to an “X” in concrete found for the intersection of said existing southeast right-of-way line of US Hwy 87 and said northeast right-of-way line of FM 1090, for the southeast terminating point of said line, said “X” having Surface Coordinates of N=13,415,228.07, E=2,730,116.24, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 39 deg. 18 min. 41 sec. West, crossing said US Hwy 87, a distance of 55.00 feet to an “X” in concrete found for the South corner of Block 5 of the Georgetown Addition, as recorded in Volume R, Page 507, D.R.C.C.T. and being the intersection of said northeast right-of-way line of FM 1090 and said existing northeast right-of-way line of FM 1090, said monument also being the northwest terminating point of said line.

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Page 2 of 4  
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Line Description for 1 and 2

Line Description 2

Description of a line situated in the Maximo Sanchez Survey, Abstract 35, Calhoun County, Texas, it being the intent of this line description to remove the land southwest of this line from the State Highway System and the land northeast of this line to be retained by the State of Texas, said line being across US Hwy 87 – Main St. (55 foot width right-of-way) (no record information found), said line more particularly described as follows:

**COMMENCING** at a 5/8 inch diameter iron rod with yellow plastic cap stamped “Urban Surveying” found for the West corner of Block 8 of the Port Lavaca Townsite, as recorded in Volume 395, Page 883 of the Deed Records of Calhoun County, Texas (D.R.C.C.T.), and on the existing southwest right-of-way line of SH 238 – Commerce St. (80 foot wide right-of-way) (no record information found) **THENCE** as follows:

North 39 deg. 18 min. 41 sec. West, with the northeast line of said Block 8 and said existing southwest right-of-way line of SH 238, a distance of 312.00 feet to an “X” in concrete set in the intersection of the existing southeast right-of-way of said US Hwy 87 and said southwest right-of-way line of SH 238, for the southeast terminating point of said line, said monument having Surface Coordinates of N=13,415,753.91, E=2,730,758.42, and being the **POINT OF BEGINNING**;

- 2) **THENCE**, North 39 deg. 18 min. 41 sec. West, crossing said US Hwy 87, a distance of 55.00 feet to an “X” in concrete set for the East corner of Block 3 of the Georgetown Addition, as recorded in Volume R, Page 507, D.R.C.C.T. being the intersection of said northwest right-of-way line of US Hwy 87 and said southwest right-of-way line of SH 238, said monument also being the northwest terminating point of said line.

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Page 3 of 4  
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Line Description for 1 and 2

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ.,; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00000.

All measurements are U.S. Survey Feet.

Revised: February 18, 2026 – Updated set monument

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

This survey was performed on the ground under my supervision in January, 2026.



*Brandon Absher* 2026.02.18  
16:15:17 -06'00'

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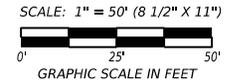
Brandon M. Absher  
Registered Professional Land Surveyor  
License No. 6654, State of Texas  
ESP Associates, INC. – 4611 E. Airline Suite #300,  
Victoria Texas 77904 Tel: 361-570-7500  
TXSURV Firm # 10194036

**METADATA:**

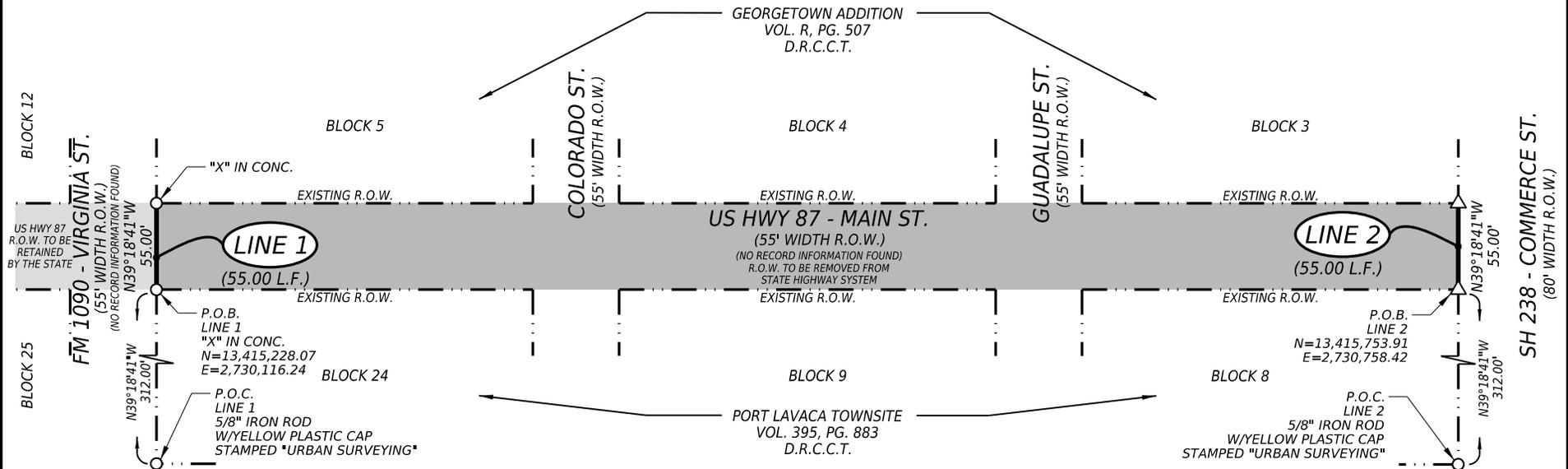
1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 AD); EPOCH 2010.00) GEOID 18, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00000.
2. \*\*THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
4. DATE OF SURVEY: JANUARY 12, 2026.

**NOTES:**

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. THIS LEGAL DESCRIPTION AND PLAT WILL BE USED AS AN EASEMENT ONLY, AND WILL NOT BE USED AS A CONVEYANCE OF REAL PROPERTY.



**MAXIMO SANCHEZ SURVEY  
ABSTRACT 35**



**LEGEND**

- N PARCEL
- FOUND MONUMENT (AS NOTED)
- SET "X" SCRIBED IN CONCRETE
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.C.C.T. DEED RECORDS CALHOUN COUNTY, TEXAS
- - - - - EXISTING RIGHT OF WAY
- PROPOSED LINE
- US 87 R.O.W. TO BE REMOVED FROM STATE HIGHWAY SYSTEM
- US 87 R.O.W. TO BE RETAINED BY STATE



ESP ASSOCIATES, INC.  
 TXSURV FIRM #10194036  
 TXENG FIRM #17252  
 4611 E. AIRLINE RD., SUITE 300  
 VICTORIA, TEXAS 77904  
 TEL: 361.570.7500

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, JANUARY 2026.

*Brandon Absher* 2026.02.18 16:15:01  
 -06'00"

BRANDON M. ABSHER RPLS#6654



Texas Department of Transportation

DISTRICT: YKM	PARCEL PLAT SHOWING LINE 1 AND LINE 2	COUNTY CALHOUN
	DATED: 02/18/2026	HWY. NO. US87