

## ***EXHIBIT A***

### **BOUNDARY DESCRIPTION**

Legal Description for TIRZ #1 Port Lavaca

The TIRZ consists of approximately 5,695 acres in three noncontiguous areas made up of various parcels. The non-contiguous areas are described in greater detail below:

#### **Area #1**

Beginning at the northeast corner of Property ID 27911 at the point it meets the Lavaca Bay coast, following the coastline to the eastern corner of Property ID 28664, thence

South following the boundary of Property ID 28664, thence

Southeast following the boundary of Property ID 29257, thence

South along the boundary of Property ID 28782, thence

South along the boundary of Property ID 29552 to the point it meets the northern right of way boundary of State Highway 35, thence

West along the northern right of way boundary of State Highway 35 to the point it meets the southwest corner of Property ID 29097, thence

South across State Highway 35 to the northern boundary of Property ID 28983, thence

East along the boundary of Property ID 28983, continuing east along the boundaries of Property IDs 29094, 29173, 85415, 94514, thence

South to include Property ID 28958, thence

South across Broadway Street, thence

South along the boundary of Property ID 28982, thence

East along the northern boundary of Property ID 27897, thence

North and then east along the boundary of Property ID 29393, thence

North along the eastern right of way boundary of Roemer Road, thence

East along the southern right of way boundary of State Highway 35, thence

North across State Highway 35 to Property ID 28520, thence

Northeast to the coastline, thence

East to the northeast corner of Property ID 28614, thence

South along the eastern boundary of Property ID 28614 to the point it meets Property ID 28337, thence

South along the boundary of Property ID 28337, thence

South across State Highway 35 to Property ID 28361, thence  
East along the boundary of Property ID 28361 to the coastline, continuing southwest along the coastline to the southwest corner of Property ID 27897, thence  
Northwest along Property ID 27897 and Property ID 28982, thence  
Northwest across Broadway Street, thence  
Southwest to Property ID 30019, thence  
South across Broadway Street, thence  
South along Property ID 30063 to the point it meets the coastline, thence  
South to the southwest corner of Property ID 29901, thence  
North along the western boundary of Property ID 29901, continuing north across Broadway Street, continuing north to the western corner of Property ID 29879, thence  
East across Property ID 29879, 29954, and 29998 to the point it meets Property ID 30019, thence  
North along the western boundary of Property ID 30019, thence  
North across State Highway 35 to the southwest corner of Property ID 87273, thence  
West along the northern right of way boundary of State Highway 35 to the point it meets the southwest corner of Property ID 38216, thence  
South across State Highway 35 to Property ID 78270, thence  
Southeast along Property ID 78270, continuing south along Property ID 38302 to the point it meets the eastern right of way boundary of N Virginia Street, thence  
North across State Highway 35 to Property ID 38103, thence  
West along the northern right of way boundary of State Highway 35 to the southwest corner of Property ID 94457, thence  
West along the boundaries of Property IDs 75808, 37865, and 93965, thence  
South along the boundary of Property IDs 76161, 38040 and 42059 to the point it meets the eastern right of way boundary of Sandcrab Boulevard, thence  
North along the eastern right of way boundary of Sandcrab Boulevard, thence  
West along the northern right of way boundary of Independence Drive, thence  
South along the western right of way boundary of Half League Road, thence  
East along the southern right of way boundary of Sandie Lane, thence  
South along the western right of way boundary of Sandcrab Boulevard, thence

South along the northern right of way boundary of State Highway 35 to the point it meets Property ID 38066, thence

East across State Highway 35 to Property ID 38386, thence

East and south to include Property IDs 38386 and 38505, to the point the eastern corner of Property ID 38505 meets the northern right of way boundary of Tilley Street, thence

West along the northern right of way boundary of Tilley Street, thence

North along the eastern right of way boundary of FM 3084, thence

North across State highway 35 to the southern corner of Property ID 38066, thence

North along the eastern right of way boundary of Half League Road, thence

West across Half League Road to the eastern boundary Property ID 91615, thence

Southwest along the boundary of Property ID 91615, continuing west along the southern boundary of Property IDs 91616 and 91617 to the point Property ID 91617 meets the northern right of way boundary of State Highway 35, thence

South across State Highway 35 to the northern right of way boundary of W Main Street, thence

East along the northern right of way boundary of W Main Street to the point it meets Property ID 38625, thence

North to Property ID 19679, thence

North then east following the boundary of Property ID 19679 to the point it meets FM 3084, thence

South along the western right of way boundary of FM 3084 to the point it meets the southeast corner of Property ID 19679, thence

West across FM 3084, continuing west to the western boundary of Property ID 38326, thence

Northwest along the boundary of Property ID 38326, continuing north across W Mahan Street, thence

North and then south along the boundary of Property ID 38326, to the point it meets the southern right of way boundary of W Railroad Street, thence

East along the southern right of way boundary of W Railroad Street to the point it meets the eastern right of way boundary of N Commerce Street, thence

North along the eastern right of way boundary of N Commerce Street to the point it meets the northern corner of Property ID 66303, thence

West across Broadway Street, continuing west to the eastern corner of Property ID 38729, thence

West along the southern boundary of Property ID 38729, thence  
South along the eastern boundary of Property ID 17916, thence  
West along the boundary of Property ID 17916 to the eastern right of way boundary of n  
Commerce Street, thence  
North along the eastern right of way boundary of N Commerce Street, thence  
Northeast to include Property ID 20109, thence  
South along the eastern right of way boundary of Houston Street to the point it meets the  
northwest corner of Property ID 17916, thence  
East along the northern boundary of Property ID 17916, continuing southeast along the  
boundary of Property ID 38729, thence  
East across Broadway Street to the southwest corner of Property ID 27821, thence  
North along the eastern right of way boundary of Broadway Street to the point it meets  
Property ID 19001, thence  
West across Broadway Street to Property ID 29146, thence  
Northwest along the western boundary of Property ID 29146, continuing northeast along  
the boundary of Property IDs 29146, 29174, 29204, 29453, 29472, and 29498, thence  
Southeast along the boundary of Property ID 29498 to the point it meets Broadway Street,  
thence  
East across Broadway Street to Property ID 28167, thence  
East across the northern boundary of Property ID 28167 to the point it meets coastline,  
thence  
South along the coastline to Property ID 41803, thence  
West to Property ID 32090, thence  
South and then west along Property IDs 32090, 31821, and 44063, thence  
East across the northern boundary of Property ID 32090, continuing east to the western  
boundary of Property ID 41803, thence  
North along the western boundary of Property ID 41803, continuing west to the eastern  
right of way boundary of S Commerce Street, thence  
North along the eastern right of way boundary of S Commerce Street, thence  
West along the northern right of way boundary of Live Oak Street, thence  
North along the eastern right of way boundary of San Antonio Street to the point it meets  
the southwest corner of Property ID 56445, thence

West along the southern boundary of Property ID 56445, thence

Continuing west along the southern right of way boundary of the Union Pacific Railroad to the point it meets the northeast corner of Property ID 38625, thence

South along the eastern boundary of Property ID 38625 to the point it meets Main Street, thence

South across Main Street, continuing west along the southern right of way boundary of Main Street to the point it meets the western right of way boundary of Alcoa Drive, thence

South along the western right of way boundary of Alcoa Drive to the eastern corner of Property ID 40091, thence

South to include Property IDs 40091, 71377, 40479, 40462, 40322, and 40496, continuing south across W Austin Street, thence

South and then west to following the boundaries of Property IDs 40023, 40484, 39975, 40079, thence

North across W Austin Street to Property ID 40496, thence

North along the boundary of Property ID 40496, continuing north along the boundaries of Property IDs 40375, 40462, and 40479, thence

West along the southern boundary of Property ID 71377, thence

North along the eastern right of way boundary of County Road 101, thence

West across County Road 101 to Property ID 41012, thence

West and then south along Property IDs 41012, 20102884, and 40451, thence

Southwest along the boundaries of Property IDs 40451, 40480, 86377, and 82762, thence

South across State Highway 238 to Property ID 40389, thence

East across the southern right of way boundary of State Highway 238 to the point it meets the northeast corner of Property ID 40837, thence

South along Property ID 40837 to the point it meets the coastline, thence

South along the coastline to the point it meets Property ID 40389, thence

Southwest to include Property IDs 40389, 40425, 40446, and 40603, thence

North along the western boundary of Property ID 40603, thence

North across State Highway 238 and VFW Road to Property ID 40740, thence

North along the western boundaries of Property IDs 40740 and 20102884, thence

East across the northern boundary of Property ID 20102884, thence

North across State Highway 35 to Property ID 36425, thence

North along the western boundaries of Property IDs 36425 and 33702, continuing east along the boundary of Property IDs 33702, 36425, 36838, and 67721 to the point it meets the western right of way boundary of Mildred Drive, thence

South along the western right of way boundary of Mildred Drive to the point it meets the southern right of way boundary of State Highway 35, thence

East along the southern right of way boundary of State Highway 35, thence

North to the southwest corner of Property ID 36684, thence

North along the western boundary of Property ID 36684 to the southern right of way boundary of Main Street, thence

East along the southern right of way boundary of Main Street, thence

North across Main Street to the southwest corner of Property ID 91618, thence

North along the western boundaries of Property IDs 91618, 91621, 91622, 13476, and 37916, thence

Continuing east along the northern boundary of Property ID 37916 to the point it meets the western right of way boundary of Half League Road, thence

East across Half League Road to the southwest corner of Property ID 92959, thence

North along the western right of way boundary of Half League Road to the point it meets the northwest corner of Property ID 37580, thence

East across the northern boundary of Property IDs 37580, 37289, and 20100671, thence

East across the northern boundary of Property ID 27911 to the point the northeast corner of Property ID 27911 meets the Lavaca Bay coast, which is the point of beginning.

## **Area #2**

Beginning at the point the eastern right of way boundary of Seadrift Street meets the southern right of way boundary of W Austin Street, thence

East along the southern right of way boundary of W Austin Street to the point it meets the southern right of way boundary of the Union Pacific Railroad, thence

East along the southern right of way boundary of the Union Pacific Railroad to the point it meets the northern corner of Property ID 53568, thence

North across Lavaca Street to Property ID 18044, thence

North, east, and south following the boundary of Property ID 18044, thence

South across Lavaca Street to the northwest corner of Property ID 18055, thence

East across the northern boundary of Property ID 18055, continuing east along the southern right of way boundary of the Union Pacific Railroad, thence

Northeast across the Union Pacific Railroad to the northwest corner of Property ID 94026, thence

Northeast across the boundaries of Property IDs 94026 and 56797 to the point the northeast corner of Property ID 56797 meets the western right of way boundary S Virginia Street, thence

South along the western right of way boundary S Virginia Street to the point it meets the southeast corner of Property ID 38819, thence

Southeast to the northern corner of Property ID 90768, thence

South along the eastern boundaries of Property IDs 90768, 38494, and 38231 to the point the eastern boundary of Property of Property ID 38231 meets the coastline, thence

South along the coastline to the point it meets the southwest corner of Property ID 81505, thence

North along the western boundary of Property ID 81505 to the point it meets the eastern right of way boundary of Bredan Road, thence

West and south across Bredan Road, to the point the southern right of way boundary of Bredan Road meets the northeast corner of Property ID 37999, thence

South and then west along the boundary of Property ID 37999 to the point it meets the eastern right of way boundary of FM 1090, thence

West across FM 1090, thence

South along the western right of way boundary of FM 1090, thence

East across FM 1090 to include Property ID 31401, thence

Continuing south along the western right of way boundary of FM 1090 to the southeast corner of Property ID 52592, thence

West along the southern boundary Property ID 52592, continuing west across FM 1090, thence

South along the western right of way boundary of FM 1090 to the point it meets the northwest corner of Property ID 31826, thence

East along the northern boundary of Property ID 31826 to the point it meets the coastline, thence

South, then west, then north along the coastline to the point it meets the northwest corner of Property ID 78140, thence

North along the western boundaries of Property IDs 78139, 78138, 78137, 78136, 78135, 78134, 78133, 78132, and 78131, thence

East along the northern boundaries of Property IDs 78131, 80121, and 80120, thence

South along the eastern boundary of Property ID 80120, thence

East across Alcoa Drive to the northwest corner of Property ID 30730, thence

East along the northern boundary of Property ID 30730, continuing north along the western boundary of Property ID 39560, thence

Continuing north, then west, following the boundaries of Property IDs 39650, 39600, 10035, 39618, 39488, and 39504, continuing east along the northern boundaries of Property IDs 39560 and 57192 to the point it meets the western right of way boundary of Seadrift Street, thence

North along the western right of way boundary of Seadrift Street to the point it meets the northwest corner of Property ID 38739, thence

East along the northern boundary of Property ID 38739 to the point it meets the northeast corner of Property ID 38739, thence

West to the eastern corner of Property ID 50020, thence

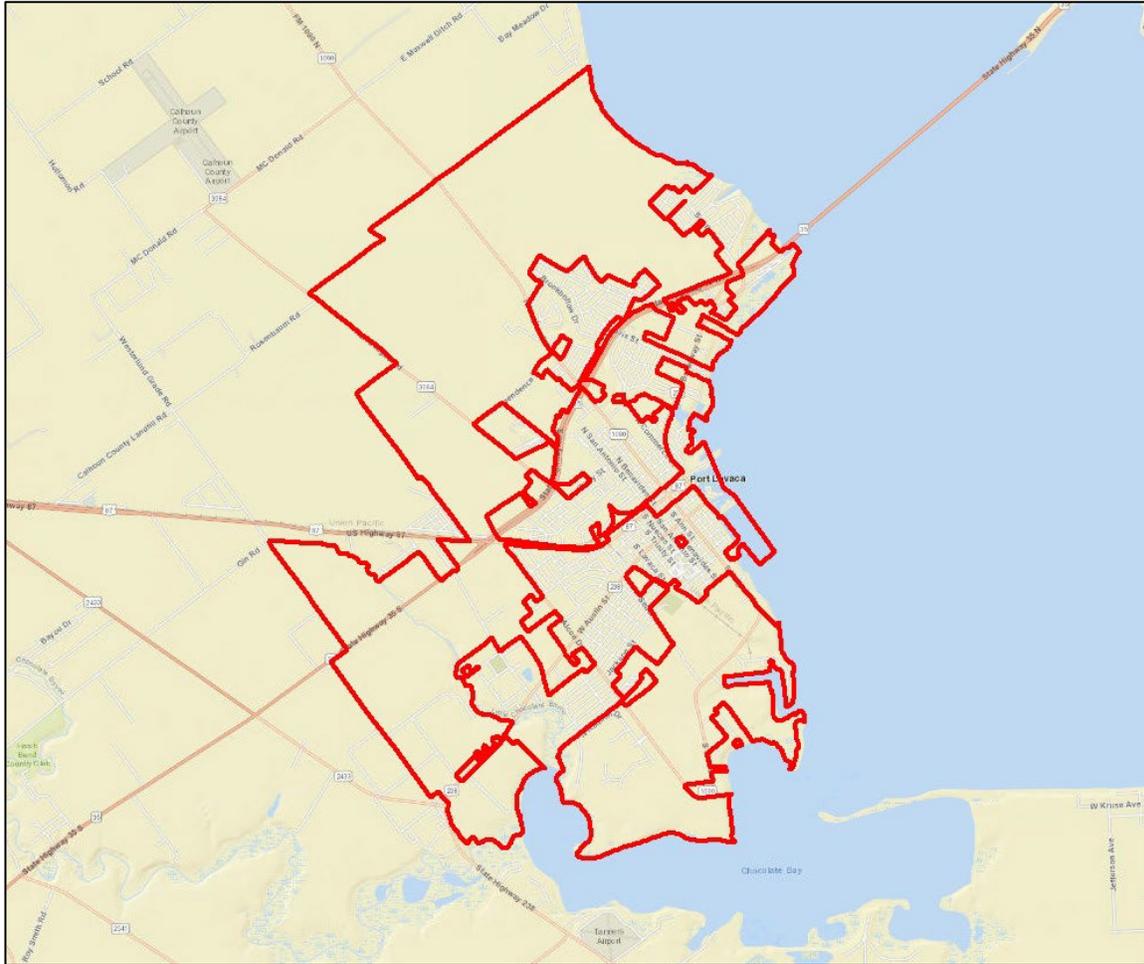
Southwest along the boundary of Property ID 50020 to the point the southern corner of Property ID 50020 meets the eastern right of way boundary of Seadrift Street, thence

North along the eastern right of way boundary of Seadrift Street to the point the eastern right of way boundary of Seadrift Street meets the southern right of way boundary of W Austin Street, which is the point of beginning.

### **Area #3**

Area #3 consists of Property ID 17282, which is described as PORT LAVACA ORIGINAL TOWNSITE, BLOCK 45, LOT 1 THRU 12.

**EXHIBIT B**  
**BOUNDARY MAP**



 - TIRZ Boundary

***EXHIBIT C***  
**PRELIMINARY PROJECT PLAN AND FINANCE PLAN**