

1.59 Acre Tract

All that certain 1.59 acre (69,362 sq. ft.) tract of parcel of land being out of and a part of Lots 34 and 35, Division "B" of League City in the M. Muldoon Two League Grant, Abstract No. 18, Galveston County, Texas, according to the unrecorded map of League City and Subdivisions prepared for J. C. League by R. W. Luttrell in 1893, 1907, and 1909, (hereinafter referred to as the Luttrell plat), the herein described tract further being comprised of a part of that certain called 3.324 acre tract of land out of said Lot 34 conveyed from Lawrence Galfione, Jr. to the City of League City by instrument of record on Film Code 006-56-11-2235, et seq, and a part of that certain called 3.138 acre tract of land out of said Lot 35 conveyed from Evelyn Saylor and Leroy H. Reeves to the City of League City by instrument of record found on Film Code 006-39-1172, et seq, all in the Official Public Records of Real Property of Galveston County, Texas, said 1.59 acre tract being more particularly described as follow:

COMMENCING at most northerly corner of said Lot 34, (also being the most northerly corner of said called 3.138 acre tract), and most westerly corner of said Lot 35, (also being the most westerly corner of said called 3.324 acre tract), said COMMENCING POINT lying in the original southeasterly right-of-way line of Power Street;

THENCE South 41 deg. 26 min. 04 sec. East, along the common line of said Lots 34 and 35, also being the common line of said called 3.138 acre tract and said called 3.324 acre tract, a distance of 10.00 feet to a point for corner and the PLACE OF BEGINNING of the herein described tract;

THENCE North 47 deg. 57 min. 08 sec. East, parallel with and at 10 feet perpendicularly distant southeasterly of the aforesaid southeasterly right-of-way line of Power Street and northwesterly line of said Lot 35, (also being the northwesterly line of said called 3.138 acre tract, a distance of 631.43 feet to the most northeasterly corner of the herein described tract, said corner lying on a line that is parallel with and at 20 feet perpendicularly distant westerly from the most easterly line of said Lot 35, the most easterly line of said called 3.138 acre tract, and original most westerly right-of-way line of Texas Avenue;

THENCE South 09 deg. 57 min. 34 sec. E, along said line that is parallel with and at 20 feet perpendicularly distant westerly from the most easterly line of said Lot 35, the most easterly line of said called 3.138 acre tract, and original most westerly right-of-way line of Texas Avenue, a distance of 110.38 feet to a point for the most southeasterly corner of the herein described tract;

THENCE South 48 deg. 16 min. 25 sec. W, at 573.75 feet pass the common line of said called 3.138 acre tract and said called 3.324 acre tract, in all a distance of 728.75 feet to a point for the most southerly corner of the herein described tract;

THENCE North 41 deg. 26 min. 04 sec. W, a distance of 89.44 feet to a point for the most westerly corner of the herein described tract, said corner lying on a line that is parallel with and at 10 feet perpendicularly distant southeasterly of the aforesaid original southeasterly right-of-way line of Power Street and northwesterly line of said Lot 34, (also being the northwesterly line of said called 3.324 acre tract);

THENCE N 47 deg. 57 min. 08 sec. E, parallel with and at 10 feet perpendicularly distant southeasterly of the aforesaid southeasterly right-of-way line of Power Street and northwesterly line of said Lot 34, and northwesterly line of said called 3.138 acre tract, a distance of 155.00 feet to PLACE OF BEGINNING and containing 1.59 acre of land, more or less.

(Note: The record deed called bearings for said called 3.138 acre tract and said called 3.324 acre tract are the basis of the bearings for this description. This description was prepared from deed records and does not represent an on-the-ground survey).