

**METES AND BOUNDS DESCRIPTION
11.9879 ACRE CITY OF LEAGUE CITY CONDEMNATION TRACT
STEPHEN F. AUSTIN SURVEY A-3
GALVESTON COUNTY, TEXAS**

BEING a 11.9879 acre (522,193 square feet) tract of land situated in the Stephen F. Austin Survey A-3 Galveston County, Texas and being a part of and out of that certain tract of land conveyed to Slumber, Inc. (called 14.949 acres) by instrument recorded in Galveston County Clerk's File No. (G.C.C.F.) 9911347 and referenced as the same land described in deed to William Mitchell, recorded in Galveston County Deed Record Book 1523, Pages 97-100, said 11.9879 acre parcel being more fully described by metes and bounds as follows;

COMMENCING at a TxDot concrete monument found at the east corner of that certain tract of land described in conveyance to the City of League recorded at Galveston County Clerk's File No. 2011008531 and being the north corner of that 10 feet wide strip of land conveyed to the State of Texas for State Highway 3 widening recorded in Volume 1957 Page 582 of the Galveston County Deed Records;

THENCE S 48°42'31" W a distance of 10.00 feet to a capped iron rod stamped "RD ELLIS - 4006" (CIR) set at the west corner of said State of Texas State Highway 3 widening strip and being the north corner of the of said called 14.949 acre tract;

THENCE continuing S 48°42'31" W with the northwest line of said called 14.949 acre tract a distance of 300.94 feet to a capped iron rod stamped "RD ELLIS - 4006" (CIR) set for the north corner of the herein described tract and being the **PLACE OF BEGINNING**;

THENCE S 41°17'29" E, a distance of 383.77 feet to a capped iron rod stamped "RD ELLIS - 4006" (CIR) set for the east corner of the herein described tract and being in the northwest line of a 40' wide right of way as shown in the REPLAT OF THE OAKS OF CLEAR CREEK SECTION ONE a subdivision in Galveston County Texas recorded in Volume 18 Page 375 Galveston County Map Records;

THENCE S 48°48'14" W, with the said northwest line of the 40' wide right of way, a distance of 1360.93 feet to a capped iron rod stamped "RD ELLIS - 4006" (CIR) set in the northeast line of that certain 100 feet wide H.L.& P. Co. fee strip as described in instrument recorded at Volume 241 Page 73 Galveston County Deed Records;

THENCE N 42°26'15" W, with the said northeast line of the 100 feet wide H.L.& P. Co. fee strip distance of 381.58 feet (called 390.1 feet) to a capped iron rod stamped "RD ELLIS - 4006" (CIR) set for the west corner of the herein described tract and being the south corner of that certain City of League City called 24.116 acre tract as described in conveyance recorded at Galveston County Clerk's File No. 2002007663;

THENCE N 48°42'31" E, with the southeast line of said City of League City 24.116 acre tract, at 1339.50 feet pass the east corner of said 24.116 acre tract and continue a total distance of 1368.56 feet to the **PLACE OF BEGINNING**.

BASIS OF BEARING: Grid Texas State Coordinate System, NAD83, South Central Zone.

I, Robert D. Ellis, a Registered Professional Land Surveyor of the State of Texas do hereby certify that this metes and bounds description was prepared from an on the ground survey done under my supervision and is true and correct to the best of my knowledge and belief.



Robert D. Ellis,
Tx. RPLS No. 4006
Tx FIRM Reg. No. 100340-00

