

WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF 4.493 ACRES OR 195,710 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.493 ACRES OR 195,710 SQUARE FEET OF LAND SITUATED IN THE EMILY M. AUSTIN SURVEY, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 2.50 ACRE TRACT OF LAND, CONVEYED TO COASTAL COMMUNITY FEDERAL CREDIT UNION., AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2003091547, AND ALL OF A CALLED 1.9081 ACRE TRACT OF LAND, CONVEYED TO JJJ WELL, LP, AS RECORDED UNDER G.C.C.F. NO. 2004084983 WITH SAID 4.493 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF FM 517 (100 FEET WIDE), MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF UNRESTRICTED RESERVE "A" OF BAY COLONY APARTMENTS, MAP OR PLAT THEREOF RECORDED UNDER PLAT 18, MAP 1059 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), FROM WHICH A FOUND CAPPED 5/8 INCH IRON ROD STAMPED "COBB-FENDLEY" BEARS FOR REFERENCE NORTH 30 DEG. 59 MIN. 15 SEC. WEST, A DISTANCE OF 0.60 FEET;

THENCE, ALONG THE CURVED NORTHWEST R.O.W. LINE OF SAID FM 517, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 905.37 FEET, A CENTRAL ANGLE OF 10 DEG. 28 MIN. 28 SEC., AN ARC LENGTH OF 165.52 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 76 DEG. 32 MIN. 43 SEC. WEST - 165.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY;

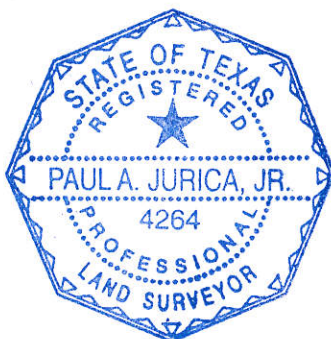
THENCE, SOUTH 81 DEG. 46 MIN. 58 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID FM 517, A DISTANCE OF 298.34 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "RPLS #1445" FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 04 MIN. 20 SEC. WEST, ALONG THE COMMON LINE OF A CALLED 13.428 ACRE TRACT OF LAND, CONVEYED TO MARIPOSA CALDER DRIVE LP, AS RECORDED UNDER G.C.C.F. NO. 2012031929 AND SAID CALLED 1.9081 ACRE TRACT, A DISTANCE OF 448.40 FEET (CALLED 444.37 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "COBB-FENDLEY" FOUND MARKING A SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", AND THE NORTHWEST CORNER OF SAID CALLED 1.9081 ACRE TRACT;

THENCE, NORTH 86 DEG. 57 MIN. 53 SEC. EAST, ALONG THE COMMON LINE OF SAID CALLED 2.50 ACRE TRACT, AND SAID CALLED UNRESTRICTED, A DISTANCE OF 459.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF SAID UNRESTRICTED RESERVE "A", AND THE NORTHEAST CORNER OF SAID CALLED 2.50 ACRE TRACT, FROM WHICH A FOUND CAPPED 1/2 INCH IRON ROD STAMPED "RPLS #1445" BEARS FOR REFERENCE SOUTH 06 DEG. 43 MIN. 39 SEC. EAST, A DISTANCE OF 11.38 FEET;

THENCE, SOUTH 03 DEG. 05 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A" AND SAID CALLED 2.50 ACRE TRACT, A DISTANCE OF 391.56 FEET (CALLED 389.97 FEET) TO THE **POINT OF BEGINNING** AND CONTAINING 4.493 ACRES OR 195,710 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 54809, PREPARED BY WINDROSE LAND SERVICES.

PAUL A. JURICA, JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



01/14/2019
DATE: