

LEGAL DESCRIPTION

BEING A 2.5536 ACRE TRACT OUT OF UNRESTRICTED RESERVE "B", BIBLEWAY SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 6 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, BEING 4.4587 ACRES (CALLED 4.505 ACRES), MORE OR LESS, BEING A PART OF A 6.00 ACRE TRACT OF LAND, SAID 6.00 ACRE TRACT OF LAND BEING OUT OF LOT 10, IN BLOCK "C", OF THE TOWN OF CLEAR CREEK, IN THE STEPHEN F. AUSTIN SURVEY NO. 3, GALVESTON COUNTY, TEXAS, SAID 2.5536 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE WEST RIGHT-OF-WAY LINE OF CALDER WAY BEING SOUTH 02 DEGREES 25 MINUTES 18 SECONDS EAST PER GPS OBSERVATION)

BEING A 2.5536 ACRE TRACT OF LAND, SAID 2.5536 ACRE TRACT OF LAND LYING IN AND BEING A PART OF A 6.00 ACRE TRACT OF LAND, SAID 6.00 ACRE TRACT OF LAND BEING LOT 10 IN BLOCK "C" OF THE TOWN OF CLEAR CREEK, IN THE STEPHEN F. AUSTIN SURVEY NO. 3, GALVESTON COUNTY, TEXAS, ACCORDING TO PLAT OF SAME RECORDED IN VOLUME 119, PAGE 67, DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND SAID 2.5536 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 14 DEGREES 58 MINUTES WEST, 1.54 FEET IN THE WEST LINE OF CALDER ROAD (50 FOOT RIGHT-OF-WAY), SAID POINT MARKING THE NORTHEAST CORNER OF UNRESTRICTED RESERVE "B" OF SAID BIBLEWAY SUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 25 MINUTES 18 SECONDS EAST, 20.00 FEET PAST A POINT MARKING THE EAST END OF A 20 FOOT WIDE EASEMENT LINE HEADING WEST, IN ALL A DISTANCE OF 150.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER, SAID CORNER ALSO BEING IN THE SAID WEST LINE OF SAID CALDER ROAD, AND SAID CORNER ALSO MARKING THE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 741.57 FEET ALONG LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER, SAID CORNER MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 25 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 10, SAID LINE ALSO BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AT A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 10, AS PER DEED RECORDED IN BOOK 2863, PAGE 199, IN THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF THE AFOREMENTIONED LOT 10, SAID LINE ALSO BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 741.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5536 ACRES (111,236 SQUARE FEET) OF LAND.

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