STATE OF TEXAS §

COUNTY OF GALVESTON §

Being a tract of land in the Stephen F. Austin Survey, Abstract No. 3, Galveston County, Texas, and being a portion of Tract II of that land sold to Galen E. Medlenka, as described by deed recorded under Galveston County Clerk's File No. 9403719, and being more particularly described by metes and bounds as follows with all bearings based on the Texas State Plain Coordinate System South Central Zone 4204 (NAD83):

BEGINNING at a 'X' in concrete found marking the intersection of the northwest right-of-way line of Farm-To-Market Road No. 518 (variable width right-of-way) with the east right-of-way line of Dallas Street, 70.00 feet wide, and the south corner of said Tract I and the herein described tract;

THENCE along east right-of-way line of said Dallas Street, N 04° 26' 27" W, 28.40 feet to MAG Nail set marking the west corner the herein described tract and a point in a curve concave to the northwest;

THENCE northeasterly, 34.09 feet along the arc of said curve concave to the northwest having a radius of 260.83 feet, a central angle of 07° 29' 15" E, and whose chord bears N 51° 57' 54" E, 34.06 feet to a MAG Nail set marking the point of tangency;

THENCE N 48° 22' 14" E, 162.09 feet to a MAG Nail set marking a point in the northeast line of said Tract II and southwest line of Tract I of that land sold to Galen E. Medlenka, as described in deed recorded under Galveston County Clerk's File No. 9814400, and the north corner of the herein described tract;

THENCE along the southwest line of said Tract II and the northeast line of said Tract I, S 41° 20' 09" E, 26.90 feet to a railroad spike found marking the south corner of said Tract I, the east corner of said Tract 2 and the herein described tract, and a point in the northwest right-of-way line of said Farm-To-Market Road No. 518;

THENCE along the northwest right-of-way line of said Farm-To-Market Road No. 518, S 48° 48' 30" W, 160.23 feet to a MAG Nail set marking the point of curvature of a curve to the right;

THENCE southwesterly, along the northwest right-of-way line of said Farm-T-Market Road No. 518 and the arc of said curve to the right having a radius of 247.63 feet, a central angle of 12° 19' 09", and whose chord bears S 53° 58' 11" W, 53.14 feet to the **POINT OF BEGINNING** and containing 0.1228 of an acre, or 5,351 square feet, of land.

Ricardo A. Vazquez

Registered Professional Land Surveyor

Texas Registration No. 4902

Texas Firm Registration No. 10025600

Huitt-Zollars, Inc.

10350 Richmond Avenue, Suite 300

Houston, Texas 77042

This legal description was prepared in conjunction with an exhibit dated June 2022.

FICAPPO ANTONIO VAZCIJZ 4902

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