

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 a called 0.31 of an acre tract of land being Tract I of that land sold to by Knights Mechanical Company, Ltd. To Calen E. Medlenka, as described by deed recorded under Galveston County Clerk’s File No. 9814400, 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 MAG Nail set marking the intersection of the northwest right-of-way line of Farm-To-Market Road No. 518, variable width right-of-way, with the southwest right-of-way line of Houston Avenue, 70.00 feet wide, and the east corner of said Tract I and the herein described tract;

THENCE along the northwest right-of-way line of said Farm-To-Market Road No. 518, S 48° 48’ 30” W, 118.50 feet to railroad spike found marking the east corner of Tract II of that tract of land sold to Galen E. Medlenka, as described by deed recorded under Galveston County Clerk’s File No. 9043719, and the south corner of said Tract I and the herein described tract;

THENCE along the southeast line of said Tract I and the northeast line of said Tract II, N 41° 20’ 09” W, 26.90 feet to a MAG Nail set marking the southerly west corner of the herein described tract;


THENCE N 48° 42’ 21” E, 97.62 feet to a MAG Nail set marking an angle point;

THENCE N 16° 42’ 02” E, 21.81 feet to a MAG Nail set marking an angle point;

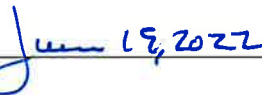
THENCE N 41° 17’ 39” W, 6.31 feet to a MAG Nail set marking the northerly northwest corner of the herein described tract;

THENCE N 48° 48’ 55” E, 2.49 feet to a MAG Nail set marking the north corner of the herein described tract and a point in the southwest right-of-way line of said Houston Avenue;

THENCE along the southwest right-of-way line of said Houston Avenue, S 41° 11’ 30” E, 44.98 feet to the **POINT OF BEGINNING** and containing 0.0770 of an acre, or 3,352 square feet, of land.

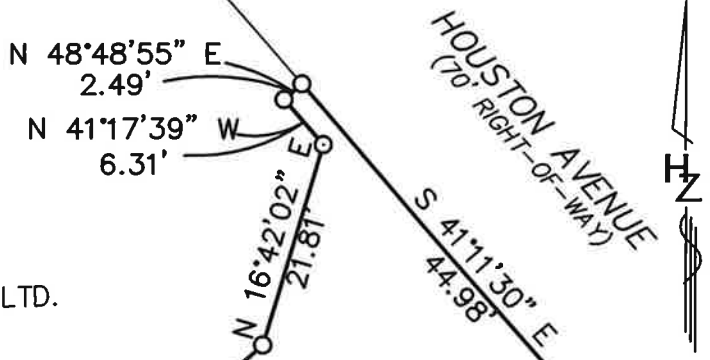


Ricardo A. Vazquez
Registered Professional Land Surveyor
Texas Registration No. 4902
Texas Firm Registration No. 10025600
Huitt-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston, Texas 77042

Date  _____



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



KNIGHTS MECHANICAL COMPANY, LTD.
 TO
 GALEN E. MEDLENKA
 CALLED TRACT I, 0.31 AC
 G.C.C. FILE No. 9814400

POINT OF BEGINNING

PARCEL 7
 0.0770 OF AN ACRE
 (3,352 SQ. FT.)

FARM-TO-MARKET ROAD No. 518
 E. MAIN STREET
 (80' RIGHT-OF-WAY)
 VOL. 891, PG. 287 G.C.D.R.

GALEN E. MEDLENKA
 TRACT II
 G.C.C. FILE No. 9403719

FND RR
 SPIKE

LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" SET
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.C. FILE No. GALVESTON COUNTY CLERK'S FILE No.
- G.C.M.R. GALVESTON COUNTY MAP RECORDS



GENERAL NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
2. A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.
3. UNLESS OTHERWISE SHOWN, ALL PROPERTY CORNERS ARE SET MAG NAILS.



GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

Ricardo A. Vazquez, RPLS
 Texas Registration No. 4902
 Texas Firm Registration No. 10025600

HUITT-ZOLLARS
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 Houston, Texas 77042
 Phone (281) 496-0066 Fax (281) 496-0220

RIGHT-OF-WAY EXHIBIT
 0.0770 OF AN ACRE TRACT IN THE
 STEPHEN F. AUSTIN SURVEY
 ABSTRACT NO. 3
 GALVESTON COUNTY, TEXAS

BASIS OF BEARING:
 Bearings are based on the Texas State Plane
 Coordinate System, South Central Zone 4204
 (NAD83).

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