

FIELD NOTES
OF A SURVEY OF

A 6.149 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOT 10, SUBDIVISION "R" OF COOK AND STEWART SUBDIVISION IN THE JOHN D MOORE LEAGUE, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 526 DEED RECORDS OF GALVESTON COUNTY, TEXAS, SAID 6.149 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, FROM WHICH A 3/8 INCH IRON ROD (FOUND) BEARS SOUTH 50°55'39" EAST, A DISTANCE OF 0.50 FEET, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF LAKE ROAD (VARIABLE WIDTH), MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF PART OF LOT 11 CONVEYED TO JORDYN KRISTINE SONS-GRAHAM BY DEED RECORDED IN CLERK'S FILE NUMBER 2022021764;

THENCE, SOUTH 89°17'00" WEST, ALONG THE COMMON LINE OF SAID SONS-GRAHAM TRACT AND 9.739 ACRES CONVEYED TO GALVESTON COUNTY BY DEED RECORDED IN CLERK'S FILE NUMBER 7705904, AT A DISTANCE OF 300.00 FEET PASS A 1/2 INCH IRON ROD (FOUND) WITH CAP MARKING THE NORTHWEST CORNER OF SAID SONS-GRAHAM TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID 9.739 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 615.30 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID 9.739 ACRE TRACT, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF 4.3 ACRES CONVEYED TO GALVESTON COUNTY BY DEED RECORDED IN CLERK'S FILE NUMBER 7703451;

THENCE, NORTH 45°18'04" WEST, ALONG THE COMMON LINE OF SAID 4.3 ACRE TRACT DEEDED BY CLERK'S FILE NUMBER 7703451, A DISTANCE OF 484.40 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID 4.3 ACRE TRACT, THE SOUTHEAST CORNER OF PART OF LOT 9 CONVEYED TO GALVESTON COUNTY BY DEED RECORDED IN CLERK'S FILE NUMBER 7705903 AND THE SOUTHWEST CORNER OF PART OF LOT 9 CONVEYED TO BAYSIDE ENTERPRISES INC-LM BY DEED RECORDED IN CLERK'S FILE NUMBER 2002032788;

THENCE, NORTH 89°17'00" EAST, ALONG THE COMMON LINE OF SAID BAYSIDE ENTERPRISES INC-LM TRACT, A DISTANCE OF 918.95 FEET TO A 1/2 INCH IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF SAID LAKE ROAD, MARKING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID BAYSIDE ENTERPRISES INC-LM TRACT, SAID POINT ALSO BEING IN A CURVE;

THENCE, IN A SOUTHEAST DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 704.08 FEET, AN ARC LENGTH OF 96.22 FEET, A CHORD BEARING OF SOUTH 04°31'18" EAST, A CHORD LENGTH OF 96.14 FEET TO A 1/2 INCH IRON ROD SET MARKING THE ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89°17'00" EAST, ALONG THE COMMON LINE OF SAID LAKE ROAD, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00°43'00" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAKE ROAD, A DISTANCE OF 249.07 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 6.149 ACRES OF LAND, MORE OR LESS.

