

**TRACT 1:
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.582 ACRES (68,926 SQUARE FEET) SITUATED
IN THE M.W. RHOADS SURVEY, ABSTRACT 171
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 1.582 acres (68,926 square feet), situated in the M.W. Rhoads Survey, Abstract 171, Galveston County, Texas, and being part of a tract of land conveyed by deed unto Chris Armacost and Brandi Armacost in County Clerk's File No. 2012059691 of the Official Public Records of Galveston County, Texas, said Armacost tract being an original called 12.2772 acre tract of land, save and except that certain called 1.589 acre tract of land conveyed unto Timothy Buchhorn in County Clerk's File No. 2022028465 of the Official Public Records of Galveston County, Texas, and save and except that certain 60.00 feet wide access easement described as a perpetual easement for ingress and egress access as recorded in County Clerk's File No. 9837393 of the Official Public Records of Galveston County, Texas, said 60.00 feet wide access known as South Redfish Drive (60.00 feet wide). Said 1.582-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of the said M.W. Rhoads Survey, same being the northwest corner of the Maco Stewart Survey, Abstract 666;

THENCE South $76^{\circ}22'35''$ East, along the common line of said surveys, a distance of 2,074.42 feet to a point;

THENCE North $16^{\circ}07'23''$ East, passing a found 5/8-inch iron rod at a distance of 1,690.89 feet for reference in the southerly right-of-way line of said South Redfish Drive, and continue in all a total distance of 1,760.60 feet to a found 5/8-inch iron rod in the northerly right-of-way line of said South Redfish Drive for the southwest corner and POINT OF BEGINNING of the said tract herein described;

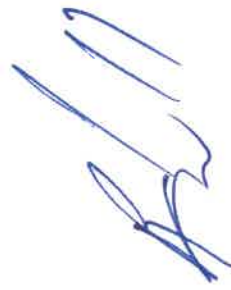

THENCE North $16^{\circ}07'23''$ East, a distance of 580.41 feet to a found 1/2-inch iron rod in the southerly right-of-way line of the Highland Bayou Diversion Channel (300.00 feet wide – Vol. 2267, P.g. 272) for the northwest corner of the said tract herein described;

THENCE South $43^{\circ}17'12''$ East, along the southerly line of said Highland Bayou Diversion Channel, a distance of 138.93 feet to a found 1/2-inch iron rod marking the northwest corner of said 1.589 acre save and except tract for the northeast corner of the said tract herein described;

THENCE South $16^{\circ}17'30''$ West, a distance of 578.47 feet to a found 5/8-inch iron rod in the northerly right-of-way line of said South Redfish Drive for the southeast corner of the said tract herein described;

THENCE North $43^{\circ}15'43''$ West, along the said northerly right-of-way line, a distance of 136.99 feet to the POINT OF BEGINNING and containing 1.582 acres (68,926 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 23, 2023, job number 6-124428-23.

**TRACT 2:
DESCRIPTION OF A TRACT OF LAND CONTAINING
8.721 ACRES (379,884 SQUARE FEET) SITUATED
IN THE M.W. RHOADS SURVEY, ABSTRACT 171
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 8.721 acres (379,884 square feet), situated in the M.W. Rhoads Survey, Abstract 171, Galveston County, Texas, and being part of a tract of land conveyed by deed unto Chris Armacost and Brandi Armacost in County Clerk's File No. 2012059691 of the Official Public Records of Galveston County, Texas, said Armacost tract being an original called 12.2772 acre tract of land, save and except that certain called 1.589 acre tract of land conveyed unto Timothy Buchhorn in County Clerk's File No. 2022028465 of the Official Public Records of Galveston County, Texas, and save and except that certain 60.00 feet wide access easement described as a perpetual easement for ingress and egress access as recorded in County Clerk's File No. 9837393 of the Official Public Records of Galveston County, Texas, said 60.00 feet wide access known as South Redfish Drive (60.00 feet wide). Said 8.721-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of the said M.W. Rhoads Survey, same being the northwest corner of the Maco Stewart Survey, Abstract 666;

THENCE South $76^{\circ}22'35''$ East, along the common line of said surveys, a distance of 2,074.42 feet to a 6-inch wood post for the southwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North $16^{\circ}07'23''$ East, a distance of 1,690.89 feet to a found 5/8-inch iron rod in the southerly right-of-way line of said South Redfish Drive for the northwest corner of the said tract herein described;

THENCE South $43^{\circ}15'43''$ East, along the southerly right-of-way line of said South Redfish Drive, a distance of 275.75 feet for the northeast corner of the said tract herein described (from which a 10-inch wood post bears South $02^{\circ}40'$ West – 3.3 feet);

THENCE South $16^{\circ}17'30''$ West, a distance of 1,540.30 feet to a 10-inch wood post for the southeast corner of the said tract herein described;

THENCE North $76^{\circ}22'35''$ West, a distance of 233.00 feet to the POINT OF BEGINNING and containing 8.721 acres (379,884 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 23, 2023, job number 6-124428-23.

