

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3100 ACRES (13,504 SQUARE FEET) SITUATEDH
IN THE PERRY AND AUSTIN UPPER LEAGUE, ABSTRACT 19
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.3100 acres (13,504 square feet), out of the Subdivision 13 and 14, situated in the Perry and Austin Upper League, Abstract 19, Galveston County, Texas, being known as Lot 6, in Block 12, Bayou Crest Subdivision, an unrecorded subdivision in Galveston County, Texas, being of a tract of land conveyed unto Virginia Onuorah by deed recorded under County Clerk's File No. 2018042597 of the Official Public Records of Harris County, Texas. Said 0.3100-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with cap marked "GULLETT & ASSOCIATES" at the intersection of the west right-of-way line of Evergreen Drive (60.00 feet wide) and the southerly right-of-way line of F.M. 517 Road West (120.00 feet wide) for the northeast corner of the said tract herein described;

THENCE South 01°20'00" East, along the west right-of-way line of said Evergreen Drive, a distance of 140.07 feet to a found 1/2-inch iron rod with cap marked "1445" for the southeast corner of the said tract herein described;

THENCE South 88°40'00" West, a distance of 125.00 feet to a 2-inch metal post for the southwest corner of the said tract herein described;

THENCE North 01°20'00" West, a distance of 75.99 feet to a found 1/2-inch iron rod with cap marked "GULLETT & ASSOCIATES" in the southerly right-of-way line of said F.M. 517 Road West for the northwest corner of the said tract herein described;

THENCE North 61°31'34" East, along the southerly right-of-way line of said F.M. 517 Road West, a distance of 140.47 feet to the POINT OF BEGINNING and containing 0.3100 acres (13,504 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 March 11, 2021, job number 3-94233-21.

