

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0539 ACRES (2,350 SQUARE FEET) SITUATED
IN THE M.B. MENARD SURVEY, ABSTRACT 628
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.0539 acres (2,350 square feet), situated in the M.B Menard Survey, Abstract 628, Galveston County, Texas, being a tract of land out of Lot 8 and Lot 9 in the southeast Block of Outlot 138 in the city of Galveston County, Texas, being all of a tract conveyed unto Don L. Overley and Charlotte Overley by deed recorded under Clerk's File No. 2002066258 of the Official Public Records of Galveston County, Texas. Said 0.0539-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the south right-of-way line of an alley (20.00 feet wide) and the west right-of-way line of 31st Street (80.00 feet wide) for the northeast corner of said Lot 8 and the northeast corner of the said tract herein described, from which a found 5/8-inch iron rod bears South 42°15' East, a distance of 1.0 feet;

THENCE South 18°41'15" East feet along the west right-of-way line of said 31st Street, a distance of 51.00 to the southeast corner of the said tract herein described, from which a 4-inch wood post bears North 62°40' East, a distance of 1.6 feet;

THENCE South 71°18'45" West, a distance of 42.83 feet to a building corner for the southerly southwest corner of the said tract herein described;

THENCE North 18°41'15" West, a distance of 12.50 feet to an interior corner of the said tract herein described, from which a 4-inch wood post bears South 48°41' East, a distance of 0.6 feet;

THENCE South 71°18'45" West, a distance of 11.33 feet to the westerly southwest corner of the said tract herein described, from which a 4-inch wood post bears South 57°37' East, a distance of 0.5 feet;

THENCE North 18°41'15" West, a distance of 33.50 feet to a found 1/2-inch iron rod with cap (illegible) in the south right-of-way line of said alley for the northwest corner of the said tract herein described;

THENCE North 71°18'45" East along the south right-of-way line of said alley, a distance of 54.17 feet to the POINT OF BEGINNING and containing 0.0539 acres (2,350 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 13, 2019, job number 6-73824-19.



A handwritten signature in blue ink, appearing to read "Richard Fussell".