



METES AND BOUNDS  
0.50 ACRE PARCEL  
LOCATED IN THE  
EPPERSON SURVEY, ABSTRACT 60 &  
MERRITT SURVEY, ABSTRACT 55,  
GALVESTON COUNTY, TEXAS

Being a 0.50 acre parcel of land situated in the Epperson Survey, Abstract 60, and the Merritt Survey, Abstract 55, Galveston County, Texas, and being Lot 80 of Briarglen, Section 1 as recorded in Volume 15, Page 1 of the Map Records of Galveston County, and the called 0.257 acres being out of Briarglen, Section 1, Page 2 as recorded in Volume 15, Page 85 of the Map Records of Galveston County and being the same property as described in deed recorded in Galveston County Clerk's File 8115997, with the basis of bearings being said plat, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap in the northern line of Bramble Lane (60' R.O.W.) for the southeast corner of Lot 81, the southwest corner of the original Lot 80, and marking the southwest corner of the herein described parcel;

**THENCE**, North 01° 01' 30" West, a distance of 120.51 feet along the eastern line of Lot 81 to a 1/2" iron rod set with plastic cap in the southern line of Lot 99 for the northeast corner of Lot 81, the northwest corner of the original Lot 80, and marking the northwest corner of the herein described parcel;

**THENCE**, North 88° 58' 30" East, a distance of 89.18 feet along the southern line of Lot 99 to a 1/2" iron rod set with plastic cap in the western line of Lot 187 of Briarglen, Section, Phase 2 for the southeast corner of Lot 99, the northeast corner of the original Lot 80, and marking the most northern northeast corner of the herein described parcel;

**THENCE**, South 01° 01' 30" East, a distance of 10.33 feet along the western line of Lot 187 to a 1/2" iron rod set with plastic cap for the north corner of the called 0.257 acres, and marking an angle point in the eastern line of the herein described parcel;

**THENCE**, South 44° 15' 16" East, along the southwestern line of Lot 187, passing at a distance of 115.49 feet, a 1/2" iron rod set with plastic cap for reference, and continuing for a total distance of 130.49 feet to a point in the center of a creek for the south corner of Lot 187, the west corner of Lot 183, the north corner of Lot 132, the east corner of the called 0.257 acres, and marking the most eastern corner of the herein described parcel;

**THENCE**, South 29° 04' 13" West, a distance of 178.24 feet along the northwestern line of Lot 132 to a 1/2" iron rod set with plastic cap in the eastern line of Lot 79 of Briar Glen, Section 1, for the west corner of Lot 132, the south corner of the called 0.257 acres, and marking the most southern corner of the herein described parcel;

**THENCE**, North 01° 01' 30" West, a distance of 139.62 feet along the eastern line of Lot 79 to a 1/2" iron rod found for the northeast corner of the northern right of way of Bramble Lane, the southeast corner of the original Lot 80, and marking an angle point in the western line of the herein described parcel;

**THENCE**, South 88° 38' 40" West, a distance of 89.18 feet along the northern right of way of Bramble Lane back to the **POINT OF BEGINNING** and containing 0.50 acres of land.