

020-03-1489

February 19, 2004

TRACT DESCRIPTION
(TRACT 1)

DESCRIPTION OF A TRACT LAND OUT OF LOTS 308 AND 325, IN SECTION 2 OF THE TRIMBLE & LINDSEY SURVEY GALVESTON ISLAND, GALVESTON COUNTY, TEXAS

COMMENCING at the point of intersection of the East line of Lot 308 with the South right of way line of F.M. 3005 (San-Luis Pass Road), 200 foot right of way, said point lying in the West right of way line of a 50 foot in width North-South road right of way and said point lying S25°80'E, a distance of 1001.53 feet from the Northeast corner of Lot 308;

THENCE S60°50'W, along the South right of way line of F.M. 3005 (San Luis Pass Road), a distance of 125.33 feet to the Place of Beginning of the 1.989 Acre Tract hereinafter described;

THENCE from said Beginning Point S25°00'E, parallel to the East line of Lot 308, being 125.00 feet perpendicular distant therefrom, a distance of 352.14 feet to a set 3/8" iron rod for corner, said point lying in the North line of Lot 42, in Spanish Grant, Section 12, a Subdivision in Galveston County, Texas, according to the Plat recorded in Volume 1616, Page 152 in the Galveston County Records;

THENCE in a Westerly direction, along the North line of Lots 33 through 42, inclusive, in Spanish Grant, Section 12, around a curve to the left whose radius is 1090.00 feet, whose chord bears N87°35'58"E 602.61 feet, a distance of 610.56 feet to a set 3/8" iron rod for corner in the West line of Lot 325;

THENCE N25°00'00"W, along the West line of Lot 325 and the East right of way line of a 50 foot road right of way, a distance of 35.94 feet to a set 3/8" iron rod for corner, said point lying in the South right of way line of F.M. 3005 (San Luis Pass Road), 200 foot right of way;

THENCE N60°50'E, along the South right of way line of F.M. 3005 (San Luis Pass Road), 200 foot right of way, a distance of 536.42 feet to a set 3/8" iron rod at the Place of Beginning and containing 1.989 Acre, more or less.

2271-SLTC/G/GOERTZ
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MORGAN
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