

METES AND BOUNDS DESCRIPTION OF 2.7030 ACRE TRACT – RON & KELLI BEATY

A TRACT OR PARCEL OF LAND CONTAINING 2.7030 ACRES BEING OUT OF OUTLOT 433 OF ALTA LOMA OUTLOT SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 39 OF THE DEED RECORDS OF GALVESTON COUNTY BEING IN THE LEMUEL CRAWFORD SURVEY, ABSTRACT 47 IN GALVESTON COUNTY, TEXAS, SAID 2.7030 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a ½ inch iron pipe found at the Northeast corner of Outlot 433 marking the Northeast corner of the Christian A. Long 4.9940 acre tract described in Clerk's File No. 2003053476 of the Official Public Records of Galveston County;

THENCE South 01 degrees 54 minutes 40 seconds East with an old fence line and the East boundary of Outlot 433 a distance of 238.00 ft. to a ½ inch iron pipe found at the Northeast corner and PLACE OF BEGINNING of the herein described 2.7030 acre tract marking the Southeast corner of said Long Tract;

THENCE continuing South 01 degrees 54 minutes 40 seconds East with said old fence line and the East boundary of said Outlot 433 a distance of 238.00 ft. to a 1/2 inch iron pipe found at a fence corner marking the Southeast corner of the herein described tract and the Northeast corner of the James P. Cloyd, Jr. and Carolyn K. Cloyd 5.00 acre tract described in Film Code No. 001-96-1333 of the Clerk Records of Galveston County;

THENCE South 88 degrees 03 minutes 18 seconds West with said fence line and the North boundary of said Cloyd Tract a distance of 435.00 ft. to a 3/8 inch iron rod set with cap at the lower Southwest corner of the herein described tract and the Southeast corner of the David M. and Brittany Riehl 2.2825 acre tract described in Clerk's File No. 2017032662 of the Official Public Records of Galveston County;

THENCE North 01 degrees 38 minutes 54 seconds West with the East boundary of said Riehl Tract a distance of 208.00 ft. to a 3/8 inch iron rod set with cap at the Northeast corner of said Riehl Tract and a re-entrant corner of the herein described 2.7030 acre tract;

THENCE South 88 degrees 03 minutes 17 seconds West with the North boundary of said Riehl Tract a distance of 478.13 ft. to a railroad spike set in a gravel drive in the East right-of-way line of Avenue C (60 ft. right-of-way);

THENCE North 01 degrees 38 minutes 54 seconds West with the East right-of-way line of said Avenue C a distance of 30.00 ft. to a ½ inch galvanized iron pipe found at the Northwest corner of the herein described tract and located Southerly a distance of 238.00 ft. from a ½ inch galvanized iron pipe found in the North line of said Outlot 433;

THENCE North 88 degrees 03 minutes 17 seconds East with the South boundary of said Long Tract a total distance of 912.04 ft. to the PLACE OF BEGINNING and containing 2.7030 acres of land.