

Walter R. Hoehne  
Mary Hoehne  
1375-0000-0074-000

Ashraf Nassralla  
Wafaa Nassralla  
1375-0000-0072-000

Sheryl Liskow  
J. A. Manuel Liskow  
1375-0000-0070-000

L. D. St. Clair  
1375-0000-0073-000

P.O.C.  
Southeast Corner  
Parcel 1,  
Vol-1223, Pg-196

Ⓐ

Found 1/2"  
Iron Rod  
@ 165.00'

S33°00'00"E

954.28'

S33°00'00"E

1000.00'

Found 1/2"  
Iron Rod

N33°00'00"W

1000.00'

Found 1/2"  
Iron Rod

175.00'

S57°00'00"W

Lot 71  
Vacant

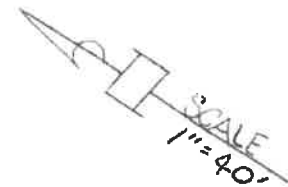
175.00'

N57°00'00"E

Rudolph H.  
Ackerman, Jr.  
1375-0000-0069-  
000

Found 1/2"  
Iron Rod  
@ 10.00'

10' Road Esmt.



4 TH STREET (VARIABLE ROW)

Ⓐ = S57°00'00"W, 1210.00'

NOTE: Restrictive Covenants as recorded in V-2009, P-230, DR.

NOTE: An Easement to H.L.&P., as recorded in V-1107, P-218, DR.

NOTE: Right of Ingress and Egress as recorded in V-2009, P-230, DR.

BUYER  
Gene Nihart

PROPERTY ADDRESS  
4th Street

DESCRIBED PROPERTY Lot 71, of BAY HARBOR, an unrecorded subdivision, being part of Division No. 1, in the Subdivision of Section or Survey No. 13, of the Hall and Jones Subdivision of the Westerly part of Galveston Island in Galveston County, Texas, part of Abstract 121, Patent 1, Volume 1, dated November 28, 1840, which was conveyed to Harry I. Melcer by C.E. Nelson, et al, by General Warranty Deed dated May 22, 1954, recorded in Volume 1045, Pages 489-492, of the Deed Records in the Office of the County Clerk of Galveston County, Texas, to which deed and the record thereof reference is here made for all purposes, Lot 71, being more particularly described as attached.

SUBJECT PROPERTY DOES OR LIE IN A F.I.A.

FIELD NOTES  
Of A Survey Of

Lot 71, of BAY HARBOR, an unrecorded subdivision, being part of Division No. 1, in the Subdivision of Section or Survey No. 13 of the Hall and Jones Subdivision of the Westerly part of Galveston Island in Galveston County, Texas, part of Abstract 121, Patent 1, Volume 1, dated November 28, 1840, which was conveyed to Harry I. Melcer by C.E. Nelson, et al, by General Warranty Deed dated May 22, 1954, recorded in Volume 1045, Pages 489-492 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, to which deed and the record thereof reference is here made for all purposes, said Lot 71, being more particularly described as follows:

COMMENCING at the Southeast corner of parcel No. 1, as said parcel No. 1 is more particularly described in that certain General Warranty Deed from Harry I. Melcer et al, to Bay Harbor, Inc., dated July 26, 1957 and recorded in Volume 1223, Page 196 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, to which deed and the record thereof reference is here made for all purposes;

THENCE South 57 deg 00 min 00 sec, West a distance of 1210.00 feet to a point;

THENCE South 33 deg 00 min 00 sec East, a distance of 954.28 feet to a point for the Northwest corner and the POINT OF BEGINNING of the property herein conveyed, said point being in the Northeasterly right-of-way line of 4<sup>th</sup> Street (25.00 feet wide);

THENCE continuing South 33 deg 00 min 00 sec East, along said Northeasterly right-of-way line of 4<sup>th</sup> Street, a distance of 100.00 feet to a point for corner and being the Southwest corner of the property herein conveyed;

THENCE North 57 deg 00 min 00 sec East, at a distance of 10.00 feet pass a ½ inch iron rod found on line and continue in all a total distance of 175.00 feet to a ½ inch iron rod found for corner and being the Southwest corner of the Property herein conveyed;

THENCE North 33 deg 00 min 00 sec West, a distance of 100.00 feet to a ½ inch iron rod found for corner and being the Northeast corner of the property herein conveyed;

THENCE South 57 deg 00 min 00 sec West, at a distance of 165.00 feet pass a ½ inch iron rod found on line and continue in all a total distance of 175.00 feet to the Northwest corner of the property herein conveyed hereby and the POINT OF BEGINNING.



*H. T. Weber*