

METES AND BOUNDS DESCRIPTION
29,147 SQUARE FEET (0.669 of one acre)
ELIJAH FRANKS SURVEY
ABSTRACT NUMBER 64
GALVESTON COUNTY, TEXAS
October 14, 2019

ALL that certain 29,147 square feet of land (0.669 of one acre) situated in the Elijah Franks Survey, Abstract Number 64, Galveston County Texas, and being a remainder portion of Lot Two (2), of Gilchrist Subdivision, a Subdivision of record at Volume 443, Page 148, of the Galveston County Deed Records (G.C.D.R.), and being all of that certain 0.35 of one acre tract of land described in a Deed to Bryan Wolf and Lorraine Wolf at Volume 2727, Page 736 of the Galveston County Deed Records (G.C.D.R.), all of that certain south portion of Lot 2 described in a Contract for Deed to Bryan Wolf and wife, Lorraine Wolf at Volume 2788, Page 294, of the G.C.D.R., and all of a remainder interior portion of said Lot 2 sandwiched between the two aforementioned tracts of land (no deed found or provided, Galveston County Appraisal District Account Number 3585-0002-0000-003, in the name of Bryan Wolf), and being more particularly described my metes and bounds as follows (all coordinates and bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCS D 64", PID AW6988, N: 13,744,577.67; E: 3,366,638.74);

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found in the southerly right-of-way (R.O.W.) line of State Highway Number 87 (SH 87, 100 feet wide) for the west corner of the remainder of Lot 3 of said Gilchrist Subdivision, the north corner of the remainder of said Lot 2, and the north corner of said 0.35 of one acre tract and the herein described tract (N: 13,761,524.76; E: 3,402,930.56);

THENCE, with the westerly line of the remainder of said Lot 3 and the easterly line of the remainder of said Lot 2 and the easterly line of said 0.35 of said one acre tract and the herein described tract, South 26 Degrees 07 Minutes 29 Seconds East, at 180.00 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found for the east corner of said 0.35 of one acre tract and the calculated north corner of said remainder interior portion of said Lot 2, and continue, at 256.78 feet pass the calculated east corner of said remainder interior portion of said Lot 2 and the calculated north corner of said south portion of said Lot 2, and continue, in all, a distance of 342.81 feet to a point in the line of Mean High Water of the Gulf of Mexico as measured on October 14, 2019, for the south corner of the remainder of said Lot 3 and the east corner of the remainder of said south portion of said Lot 2 and the herein described tract;

THENCE, through and across said south portion of said Lot 2 and with the line of Mean High Water of the Gulf of Mexico and the southerly line of the remainder of said Lot 2 and the herein described tract, South 64 Degrees 42 Minutes 25 Seconds West, a distance of 84.99 feet to the east corner of the remainder of Lot 1 of said Gilchrist Subdivision and the south corner of the remainder of the south portion of the remainder of said Lot 2 and the herein described tract;

29,147 SF (0.669 of one Acre)
Lot 2 Gilchrist Subdivision
Galveston County, Texas

THENCE, with the easterly line of the remainder of said Lot 1 and the westerly line of the remainder of said Lot 2 and the herein described tract, North 26 Degrees 07 Minutes 29 Seconds West, at 86.35 feet pass the west corner of the remainder of the south portion of said Lot 2 and the calculated south corner of said interior remainder portion of said Lot 2, and continue, at 163.13 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found for the west corner of said interior remainder portion of said Lot 2 and the south corner of said 0.35 of one acre tract, and continue, in all, a distance of 343.13 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set in the southerly R.O.W. line of said SH 87 for the north corner of the remainder of said Lot 1, the west corner of the remainder of said Lot 2, and the west corner of said 0.35 of one acre tract and the herein described tract;

THENCE, with the southely R.O.W. line of said SH 87 and the northerly line of the remainder of said Lot 2 and the northerly line of said 0.35 of one acre and the herein described tract, North 64 Degrees 55 Minutes 31 Seconds East, a distance of 85.00 feet to the **POINT OF BEGINNING** and containing 29,147 square feet (0.669 of one acre) of land.



Michael Hoover, RPLS
Texas Registration No. 5423

