

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

TLS Job No 23-0551

3026 15th Avenue North, Texas City, TX, 77590

Survey Date: August 17, 2023

Pt. Lot 179
City of Texas City
GCCFN 2005010799
DPRGCTX

Magnolia ST

ROADWAY (CALLED 16th AVENUE N)

P.O.C. Northwest corner Block 178

EAST 30'

EAST 500.95'

25' Right-of-Way Easement (Vol. 2173, Pg. 6)

35.4' Barn

31st STREET (80' R.D.W.)

NORTH 305.20'

Pt. Block 178
152890 Sq. Feet
3.510 Acres

Fnd. 1/2" Rod

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Fnd. 1/2" Rod

Pt. Lot 178
West Haven Church of Christ
GCCFN 7321203
DPRGCTX

Pt. Lot 178
West Haven Church of Christ
GCCFN 7321203
DPRGCTX

Fnd. 1/2" Rod

WEST 500.95'

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Exhibit 'A'

Being that certain tract or parcel of land out of Block One Hundred Seventy-Eight (178), of JEMISON'S ADDITION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 238, Page 18, and transferred to Plat Record 7, Map Number 55.1 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Block 178;

THENCE East along the North line of said Block 178 a distance of 30.00 feet to the PLACE OF BEGINNING in the East line of 31st Street (Varying Width right-of-way), same being the Northwest corner of the herein described tract, a point for corner;

THENCE East continuing along the North line of said Block 178 a distance of 500.95 feet to the Northeast corner of the herein described tract, a point for corner;

THENCE South at a distance of 25.00 feet pass a found 5/8 inch rod at the Northeast corner of a 25 foot right-of-way easement conveyed to the City of Texas City as recorded in Volume 2173, Page 5 in the Deed Records in the Office of the County Clerk of Galveston County, Texas, continuing for a total distance of 305.20 feet to the Southeast corner of the herein described tract, same being the Northeast corner of Parkview Subdivision, Section III, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Plat Record 14, Map Number 49 in the Deed Records in the Office to the County Clerk of Galveston County, Texas, a found 5/8 inch rod;

THENCE West, along the North line of said Parkview Subdivision, Section III, parallel to the North line of said Block 178 a distance of 500.95 feet to the East right-of-way line of said 31st Street and the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North at distance of 230.20 feet pass a cut 'X' in concrete at the Southwest corner of said 25 foot right-of-way easement, continuing for a total distance of 305.20 feet to the PLACE OF BEGINNING and containing 3.510 acres (152,890 sq.ft.) of land, more or less.