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**DESCRIPTION OF A TRACT OF LAND CONTAINING
1.0213 ACRES (44,490 SQUARE FEET) SITUATED
IN THE ALEXANDER FARMER LEAGUE, ABSTRACT 11
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 1.0213 acres (44,490 square feet), situated in the Alexander Farmer League, Abstract 11, Galveston County, Texas, being all of a tract of land conveyed to Lan Tran & Son Tran by deed recorded under County Clerk's File No. 2009041684 of the Official Public Records of Galveston County, Texas. Said 1.0213-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of said Alexander Farmer League;

THENCE South, a distance of 217.60 feet;

THENCE North 39°18'00" West, a distance of 53.70 feet;

THENCE South 30°04'00" West, a distance of 1,020.00 feet to a point in the southwest right-of-way line of Highway No. 3 (90 feet wide), for the east corner of a tract of land conveyed to Gary McGregor by deed recorded under County Clerk's File No. 2006074827 of the Official Public Records of Galveston County, Texas and for the north corner and POINT OF BEGINNING of said tract herein described, from which point a found 1/2 inch iron rod bears north 31°22' east, at a distance of 0.9 feet;

THENCE South 60°00'00" East, along the southwest right-of-way line of said Highway No. 3, a distance of 100.00 feet to a 3 inch metal post in the southwest right-of-way line of said Highway No. 3, for the north corner of a tract of land conveyed to John Thomas Flex by deed recorded under County Clerk's File No. 2010046243 of the Official Public Records of Galveston County, Texas and for the east corner of said tract herein described;

THENCE South 30°00'00" West, passing a set 1/2 inch iron rod with cap marked "Survey 1" at a distance of 386.50 feet and continuing for a total distance of 411.50 feet to a point in the northwest line of Lot 2, Block 1 of Parkside Subdivision, a subdivision recorded in Plat Record 18, Page 1134 of the Map Records of Galveston County, Texas and for the south corner of said tract herein described;

THENCE South 86°15'25" West (called South 89°28'00" West), a distance of 120.26 feet (called 120.15 feet) to a point in the northwest line of said Lot 2, for the south corner of said McGregor tract and for the west corner of said tract herein described;

THENCE North 30°00'00" East, passing a set 1/2 inch iron rod with cap marked "Survey 1" at a distance of 25.00 feet and continuing for a total distance of 478.30 feet to the POINT OF BEGINNING and containing 1.0213 acres (44,490 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Dec. 2, 2014, job number 12-32318-14.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

