

**DESCRIPTION OF A TRACT OF LAND CONTAINING
149.5616 ACRES (6,514,904 SQUARE FEET) SITUATED
IN THE JOSIAH WOOD SURVEY NO. 34, ABSTRACT 213,
THE LEMUEL CRAWFORD SURVEY NO. 39, ABSTRACT 632
AND THE GEORGE W. PATTERSON SURVEY, ABSTRACT 646
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 149.5616 acres (6,514,904 square feet), situated in the Josiah Wood Survey No. 34, Abstract 213, the Lemuel Crawford Survey No. 39, Abstract 632 and the George W. Patterson Survey, Abstract 646, Galveston County, Texas, being all of a tract of land conveyed unto Michael W. Gillaspia Jr by deed as recorded under County Clerk's File No. 2009063521 of the Official Public Records of Galveston County, Texas, being comprised of a called 6 acre tract of land as recorded in Volume 353, Page 554 of the Deed Records of Galveston County, Texas, and a called 84.4 acre tract of land as recorded under Film Code No. 010-81-1174 and corrected under Film Code No. 010-90-1027 of the Deed Records of Galveston County, Texas, a portion of Lot 7, of Josiah Wood, as recorded in Volume 92, Page 638, of the Deed Records of Galveston County, Texas and a part of Oultot 436, of Alta Loma, as recorded in Volume 2, Page 90, of the Map Records of Galveston County, Texas. Said 149.5616-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 2-inch iron pipe in the south right-of-way line of F. M. 2004 (width varies) marking the northwest corner of Diamond Trio Ranch, LP, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2024052737 of the County Clerk of Galveston County, Texas, for the northeast corner of said tract herein described;

THENCE South $26^{\circ}16'49''$ East, along the west line of said Diamond Trio Ranch, LP, a distance of 2907.37 feet to a 10-inch wood post for the east corner of said tract herein described;

THENCE South $14^{\circ}18'37''$ West, a distance of 1764.06 feet (called 1763.97 feet) to a found 1-1/2-inch iron pipe for the southeast corner of said tract herein described;

THENCE North $75^{\circ}13'24''$ West, a distance of 1160.98 feet (called 1167.23 feet) to a found 1-1/2-inch iron pipe for the southwest corner of said tract herein described;

THENCE North $14^{\circ}32'42''$ East, a distance of 767.78 feet (called 774.09 feet) to a found 2-inch iron pipe for an angle point;

THENCE North $50^{\circ}11'56''$ West, a distance of 1552.21 feet (called 1542.26 feet) to a found 1-1/2-inch iron pipe for an angle point;

THENCE North $72^{\circ}51'52''$ West, a distance of 102.00 feet (called 101.50 feet) to a set 1/2-inch iron rod with cap marked "Survey 1" for the west corner of said tract herein described;

THENCE North $14^{\circ}52'17''$ East, a distance of 1954.20 feet to a 2-inch metal post in the south right-of-way line of said F. M. 2004, for the northwest corner of said tract herein described;

THENCE North $70^{\circ}38'56''$ East, along the south right-of-way line of said F. M. 2004, a distance of 272.33 feet (called 273.06 feet) to a found 1-inch iron pipe for a point of curvature;

THENCE in a northeasterly direction along the south right-of-way line of said F. M. 2004, and being a curve to the left having a radius of 3948.56 feet, an arc length of 669.62 feet (called 673.56 feet), a delta angle of $9^{\circ}43'00''$, a chord bearing of North $65^{\circ}47'30''$ East, and a chord distance of 668.82 to the POINT OF BEGINNING and containing 149.5616 acres (6,514,904 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 April 28, 2025, job number 4-149820-25.



A handwritten signature in blue ink, appearing to read "R. Fussell", written over the seal.

Survey 1, Inc.
Your Land Survey Company