

BEING all that tract of land located in the James Smith Survey, Abstract No. 176 in Galveston County, Texas, being part of Lot 1 in Subdivision "N" Kohfeldt's Subdivision, recorded in Volume 9, Page 101 of the Deed Records Galveston County Texas (D.R.G.C.T.) and being part of that called 19.059 acres of land as described in a deed to L.M. Storage, LLC as recorded in Instrument 2022013480 of the Official Public Records of Galveston County Texas (O.P.R.G.C.T.), and further described as follows:

BEGINNING at a 1/2 inch steel rod, capped "BOWMAN" set in the common line of 19.059 acres and the west right of way line of Highway 146 North, also being at the approximate common corner of Lot 1 and Lot 4 of the Kohfeldt's Subdivision, from which a 5/8 inch steel rod found, bears South 01 degrees 53 minutes 16 seconds East, a distance of 626.77 feet for reference;

THENCE South 88 degrees 03 minutes 50 seconds West a distance of 931.71 feet with the approximate lot line of Lot 1 and Lot 4 and through said 19.059 acres to a 1/2 inch steel rod, capped "BOWMAN" set at the southwest corner of here described tract of land and being in the common line of said 19.059 acres and the northwest line of Union Pacific Railroad;

THENCE North 13 degrees 37 minutes 27 seconds West a distance of 300.67 feet with said common line of said 19.059 acres and Union Pacific Railroad to a 1/2 inch steel rod found at the northwest corner of said 19.059 acres and being the southwest corner of that called 3.17 acres of land as described in a deed to Mosaic Veranda, LP, recorded in Instrument No. 2018012099 of said O.P.R.G.C.T.

THENCE North 88 degrees 03 minutes 56 seconds East a distance of 992.87 feet with the common line of said 19.059 acres and said 3.17 acres passing the northeast line of said 3.17 acres and with that called 3.41 acres of land as described in a deed to Baty Interest, recorded in Instrument No. 2011034011 of said O.P.R.G.C.T. and with that called 1.267 acres of land as described in a deed to HBB Bradford, LLC recorded in Instrument 2009006293 of said O.P.R.G.C.T., to a 1/2 inch steel rod, capped "BOWMAN" set at the intersection former by the common line of said 19.059 and said 1.267 acres with the west right of way line of Highway 146 North, from which a 1/2 inch steel rod, capped True Meridian, found, bears North 46 degrees 25 minutes 26 seconds West, a distance of 2.07 feet for reference;

THENCE South 01 degrees 53 minutes 16 seconds East a distance of 294.41 feet with the common line of said 19.059 acres and the west right of way line of Highway 146 to the **POINT OF BEGINNING, CONTAINING 6.50 ACRES OF LAND**