

STATE OF TEXAS §
 §
 §
 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 5.0000 Acres (217,800 Square Feet), being out of a called 28.455 Acre tract recorded in the name of Mary Mims Megginson in Volume 439, Page 5 of the Deed Records of Waller County, Texas (D.R.W.C.T.), situated in the Numa De Mirionde Survey, Abstract No. 223, in Waller County, Texas. Said 5.0000 Acre tract being more particularly described by metes and bounds as follows:
(Bearings based in Volume 439, Page 5 of the D.R.W.C.T.)

COMMENCING at a 5/8 Inch iron rod found on the westerly right-of-way (R.O.W.) line of Macedonia Road marking the southeast corner of said 28.455 Acre tract and the southeast corner of a called 2.2186 Acre tract recorded in the name of Marvin L. Gallien and Carolle L. Gallien (Gallien's tract) in Waller County Clerk's File Number (W.C.C.F. No.) 1808381;

THENCE, SOUTH 89° 49' 51" WEST, with the southerly line of said 28.455 Acre tract and Gallien's tract, a distance of 159.74 Feet to a point;

THENCE, NORTH 88° 59' 00" WEST, with the southerly line of said 28.455 Acre tract and Gallien's tract, a distance of 342.65 Feet to a 5/8 Inch iron rod found marking the southeast corner and **POINT OF BEGINNING** of this tract and the southwest corner of said Gallien's tract;

THENCE, continuing **NORTH 88° 59' 00" WEST**, with the southerly line of said 28.455 Acre tract and this tract, a distance of **352.94 Feet** to an angle point for corner;

THENCE, **NORTH 88° 52' 00" WEST**, with the southerly line of said 28.455 Acre tract and this tract, a distance of **78.20 Feet** to a 1/2 Inch iron rod with "Precision" cap set for the southwest corner of this tract;

THENCE, **NORTH 02° 53' 27" WEST**, across said 28.455 Acre tract and the southerly west line of this tract, a distance of **357.14 Feet** to a 1/2 Inch iron rod with "Precision" cap set for the westerly northwest corner of this tract;

THENCE, **NORTH 89° 53' 53" EAST**, across said 28.455 Acre tract and an interior line of this tract, a distance of **225.83 Feet** to a 1/2 Inch iron rod with "Precision" cap set for an interior corner of this tract;

THENCE, **NORTH 00° 06' 07" WEST**, across said 28.455 Acre tract and the northerly west line of this tract, a distance of **265.33 Feet** to a 1/2 Inch iron rod with "Precision" cap set in the north line of said 28.455 Acre tract and the south line of a called 81.214 Acre tract recorded in the name of Hammerhead Environmental Research Center, L.L.C. in Volume 987, Page 522 of the D.R.W.C.T. for the northerly northwest corner of this tract;

THENCE, **NORTH 89° 53' 53" EAST**, along with the north line of said 28.455 Acre tract and this tract and the south line of said 81.214 Acre tract, a distance of **222.60 Feet** to a 1/2 Inch iron rod with "Precision" cap set for the northeast corner of this tract;

THENCE, **SOUTH 00° 06' 07" EAST**, across said 28.455 Acre tract and the east line of this tract, at 431.80 Feet pass a 5/8 Inch iron rod found for the northwest corner of aforementioned Gallien's tract and continuing for total distance of **630.62 Feet** to the **POINT OF BEGINNING** containing 5.0000 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 21-00532B
February 09, 2021