

STATE OF TEXAS           §  
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COUNTY OF WALLER       §

A TRACT OR PARCEL OF LAND CONTAINING 7.000 ACRES (304,920 SQUARE FEET) SITUATED IN THE JESSE CLARY SURVEY, ABSTRACT No. 110, WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 20.000 ACRE TRACT (PARENT TRACT) CONVEYED TO JOYCE MARIE MILEY, RECORDED IN VOLUME 659, PAGE 949, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS: VOL. 659, PG. 949, D.R.W.C.T.)

BEGINNING at a set 1/2" iron rod with cap "Precision" (hereinafter called "set 1/2" iron rod") in the west right-of-way (ROW) line of Tompkins Road for the common Southeast corner of herein described Tract, the southeast corner of said called 20.000 acre tract (parent tract) and the northeast corner of a called 77.447 acre tract conveyed to Ladike J. Kubicek, et ux, recorded in Volume 239, Page 249, D.R.W.C.T.;

THENCE N 70°45'45" W, 538.34', departing the west ROW line of said Tompkins Road and along the common Southerly line of herein described Tract, the southerly line of said called 20.000 acre tract (parent tract) and the northerly line of said called 77.447 acre tract conveyed to Ladike J. Kubicek, et ux, to a point for an Exterior corner of herein described Tract;

THENCE N 70°07'59" W, 9.81', continuing along the common Southerly line of herein described Tract, the southerly line of said called 20.000 acre tract (parent tract) and the northerly line of said called 77.447 acre tract conveyed to Ladike J. Kubicek, et ux, to a set 1/2" iron rod for the Southwest corner of herein described Tract;

THENCE N 23°17'32" E, 635.49', crossing said called 20.000 acre tract (parent tract) and along the Westerly line of herein described Tract, to a set 1/2" iron rod for the Northwest corner of herein described Tract;

THENCE S 78°29'07" E, 393.65', continuing crossing said called 20.000 acre tract (parent tract) and along the North line of herein described Tract, to a set 1/2" iron rod in the west ROW line of said Tompkins Road for the Northeast corner of herein described Tract;

THENCE along the common East line of herein described Tract, the east line of said called 20.000 acre tract (parent tract) and the west ROW line of said Tompkins Road the following four (4) Courses and Distances:

- 1) S 11°30'53" W (call S 11°29'22" W), 592.16', to a found 1/2" iron rod for an Interior corner,
- 2) S 06°35'47" W, 37.23' (call S 05°20'44" W, 37.50'), to a found 1/2" iron rod for an Interior corner,
- 3) S 13°42'34" E, 37.55' (call S 11°26'03" E, 37.66'), to a point for an Exterior corner,
- 4) S 10°26'37" W, 32.67', to the POINT OF BEGINNING containing 7.0000 acres (304,9202 square feet) of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 20-07035  
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