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FIRM NO. 100334-00

Tract 1

All that certain tract or parcel containing 10.0100 acres of land known as Tract 1 out of that certain call 23.2630 acre tract of land situated in the William Baird Survey, A-10 in Waller County, Texas, said 23.2630 acre tract being that same tract of land as described in a deed filed for record in Volume 897, Page 825 of the Official Public Records of Real Property, Waller County, Texas, (O.P.R.R.P.W.C.T), said Tract 1 being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod (found) marking the intersection of the West line of that certain 13.6208 acre, (call 12.558 acre), tract of land as described in a deed filed for record in Volume 932, Page 360, (O.P.R.R.P.W.C.T), with the South right-of-way line of Howell Road, (80.00 feet in width), same Point marking the Northeast corner of said 23.2630 acre tract of land, from this point a 5/8" iron rod (found) marking the Southeast corner of said 23.2630 acre tract of land bears S 00°12'05" W, 930.84 feet;

THENCE, N 89°15'31" W, (call West), a distance of 591.30 feet along the South right-of-way line of said Howell Road and the North line of said 23.2630 acre tract of land to a 5/8" iron rod with EIC cap (set) marking the Northeast corner and POINT OF BEGINNING of the herein described Tract 1;

THENCE S 00°12'05" W, a distance of 872.24 feet to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of the herein described Tract 1;

THENCE N 89°23'42" W, a distance of 517.08 feet to a 5/8" iron rod with EIC cap (set) in the West line of said 23.2630 acre tract of land and the East right-of-way line of Mellman Road, (80.00 feet in width), marking the Southwest corner of the herein described Tract 1;

THENCE N 01°02'26" E, (call N 00°30'00" E), a distance of 702.85 feet along the East right-of-way line of Mellman Road and the West line of said 23.2630 acre tract of land to a 5/8" iron rod (found) for angle point;

THENCE N 01°33'59" E, (call N 00°30'00" E), a distance of 98.25 feet along the East right-of-way line of Mellman Road and the West line of said 23.2630 acre tract of land to a 5/8" iron rod with EIC cap (set) at the Southwest end of a cut-back corner marking the intersection of the East right-of-way line of Mellman Road with the South right-of-way line of said Howell Road marking the Westerly-Northwest corner of said 23.2630 acre tract of land and the Westerly-Northwest corner of the herein described Tract 1;

THENCE N 43°06'18" E, (call N 42°30'00" E), a distance of 103.20 feet along the East right-of-way line of Mellman Road and the West line of said 23.2630 acre tract of land to a 5/8" iron rod with EIC cap (set) for angle point;

THENCE N 59°51'18" E, (call N 59°15'00" E), a distance of 78.00 feet along the East right-of-way line of Mellman Road and the West line of said 23.2630 acre tract of land to a 5/8" iron rod with EIC cap (set) for angle point;

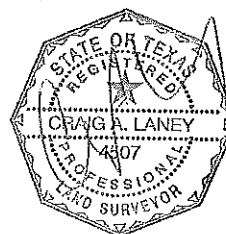
THENCE N 78°51'18" E, (call N 78°15'00" E), a distance of 78.00 feet along the East right-of-way line of Mellman Road and the West line of said 23.2630 acre tract of land to a 5/8" iron rod with EIC cap (set) for angle point in the South right-of-way line of said Howell Road marking the Northerly-Northwest corner of said 23.2630 acre tract of land and the Northerly-Northwest corner of the herein described Tract 1;

THENCE S 89°15'31" E, (call East), a distance of 291.28 feet along the South right-of-way line of said Howell Road and the North line of said 23.2630 acre tract of land to the POINT OF BEGINNING and containing 10.0100 acres of land.

Surveyed on the ground July 28, 2015.

Job No. 15-252-04. (See corresponding plat)

The basis of bearing is S 00°12'05" W along the East line of the 23.2630 acre tract of land.



Tract 2

All that certain tract or parcel containing 11.8300 acres of land known as Tract 2 out of that certain call 23.2630 acre tract of land situated in the William Baird Survey, A-10 in Waller County, Texas, said 23.2630 acre tract being that same tract of land as described in a deed filed for record in Volume 897, Page 825 of the Official Public Records of Real Property, Waller County, Texas, (O.P.R.R.P.W.C.T), said Tract 2 being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod (found) marking the intersection of the West line of that certain 13.6208 acre, (call 12.558 acre), tract of land as described in a deed filed for record in Volume 932, Page 360, (O.P.R.R.P.W.C.T), with the South right-of-way line of Howell Road, (80.00 feet in width), same Point marking the Northeast corner of said 23.2630 acre tract of land and the Northeast corner of the herein described Tract 2;

THENCE S 00°12'05" W, (call S 02°00'00" W), along the common line of said 23.2630 acre and said 13.6208 acre tracts of land, passing at 619.93 feet a 5/8" iron rod (found) marking the Southwest corner of said 13.6208 acre tract of land and the Northwest corner of that certain 14.3479 acre, (call 13.085 acre), tract of land as described in a deed filed for record in Volume 897, Page 828, (O.P.R.R.P.W.C.T), a total distance of 870.84 feet to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of the herein described Tract 2;

THENCE N 89°23'42" W, a distance of 591.29 feet to a 5/8" iron rod with EIC cap (set) marking the Southwest corner of the herein described Tract 2;

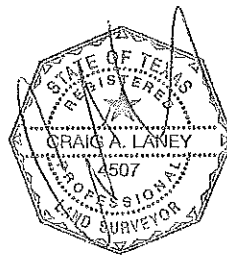
THENCE N 00°12'05" E, a distance of 872.24 to a 5/8" iron rod with EIC cap (set) in the South right-of-way line of said Howell Road and the North line of said 23.2630 acre tract of land marking the Northwest corner of the herein described Tract 2;

THENCE S 89°15'31" E, (call East), a distance of 591.30 feet along the South right-of-way line of said Howell Road and the North line of said 23.2630 acre tract of land to the POINT OF BEGINNING and containing 11.8300 acres of land.

Surveyed on the ground July 28, 2015.

Job No. 15-252-04. (See corresponding plat)

The basis of bearing is S 00°12'05" W along the East line of the 23.2630 acre tract of land.



Tract 3

All that certain tract or parcel containing 15.8752 acres of land known as Tract 3 situated in the William Baird Survey, A-10 in Waller County, Texas, same being comprised of a 1.5273 acre portion of that certain call 23.2630 acre tract land as described in a deed filed for record in Volume 897, Page 825 of the Official Public Records of Real Property, Waller County, Texas, (O.P.R.R.P.W.C.T), and all of that certain 14.3479 acre, (call 13.085 acre), tract of land as described in a deed filed for record in Volume 897, Page 828, (O.P.R.R.P.W.C.T), said Tract 3 being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod (found) marking the intersection of the West line of that certain 13.6208 acre, (call 12.558 acre), tract of land as described in a deed filed for record in Volume 932, Page 360, (O.P.R.R.P.W.C.T), with the South right-of-way line of Howell Road, (80.00 feet in width), same Point marking the Northeast corner of said 23.2630 acre tract of land;

THENCE S 00°12'05" W, (call S 02°00'00" W), a distance of 619.93 feet along the common line of said 23.2630 acre and said 13.6208 acre tracts of land to a 5/8" iron rod (found) marking the Southwest corner of said 13.6208 acre tract of land, the Northwest corner of said 14.3479 acre tract of land and the Northerly-Northwest corner and POINT OF BEGINNING of the herein described Tract 3;

THENCE S 89°16'20" E, (call N 89°08'00" E), along the common line of said 13.6208 acre and said 14.3479 acre tracts of land, passing at 826.70 feet a 5/8" iron rod with cap stamped Robert McCay Surveying Inc. (found) for reference, a total distance of 896.15 feet to a 5/8" iron rod with EIC cap (set) in the West line of that certain call 31.035 acre tract of land as described in a deed filed for record in Volume 637, Page 21, (O.P.R.R.P.W.C.T), marking the Southeast corner of said 13.6208 acre tract of land, the Northeast corner of said 14.3479 acre tract of land and the Northeast corner of the herein described Tract 3;

THENCE Southerly, along the common line of said 14.3479 acre and said 31.035 acre tracts of land the following courses and distances;

S 00°24'32" E, (call S 00°29'53" W), a distance of 29.08 feet to a 5/8" iron rod with EIC cap (set) for angle point;

S 03°00'55" W, (call S 03°55'20" W), a distance of 44.86 feet to a 5/8" iron rod with EIC cap (set) for angle point;

S 03°15'27" E, (call S 02°21'02" E), a distance of 120.67 feet to a 5/8" iron rod with EIC cap (set) for angle point;

S 07°05'18" W, (call S 07°59'43" W), a distance of 291.04 feet to a 5/8" iron rod with EIC cap (set) for angle point;

S 14°20'43" W, (call S 15°15'06" W), a distance of 16.68 feet to a 5/8" iron rod with EIC cap (set) for angle point;

S 02°06'39" W, (call S 02°59'37" W), a distance of 184.96 feet to a 5/8" iron rod with EIC cap (set) for angle point;

S 02°50'56" W, (call S 02°49'23" W), a distance of 20.15 feet to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of that certain call 24.55 acre tract of land as described in a deed filed for record in Volume 392, Page 946 of the Waller County Deed Records, the Southeast corner of said 14.3479 acre tract of land and the Southeast corner of the herein described Tract 3;

THENCE S 89°54'42" W, a distance of 853.43 feet, (call S 89°00'00" W, 855.00 feet), along the common line of said 24.55 acre and said 14.3479 acre tracts of land to a 1" iron pipe (found) for angle point marking the Southeast corner of that certain call 4.5545 acre tract of land as described in a deed filed for record in Volume 190, Page 349 of the Waller County Deed Records, the Southwest corner of said 14.3479 acre tract of land and the Southerly-Southwest corner of the herein described Tract 3;

THENCE N 00°05'18" W, (call N 01°00'00" W), along the common line of said 4.5545 acre and said 14.3479 acre tracts of land, passing at 51.24 feet a fence post marking the Northeast corner of said 4.5545 acre tract of land and the Southeast corner of that certain call 8.8537 acre tract of land as described in a

deed filed for record under Clerk's File No. 1500526, a total distance of 397.09 feet to a 5/8" iron rod (found) marking the Northeast corner of said 8.8537 acre tract of land, the Southeast corner of said 1.5273 acre tract of land, the Southeast corner of said 23.2630 acre tract of land and an interior corner of the herein described Tract 3;

THENCE N 89°23'42" W, a distance of 1,109.24 feet, (call West, 1,107.47 feet), along the common line of said 8.8537 acre and said 23.2630 acre tracts of land to a 5/8" iron rod with EIC cap (set) in the East right-of-way line of Mellman Road, (80.00 feet in width), marking the Northwest corner of said 8.8537 acre tract of land, the Southwest corner of said 1.5273 acre tract of land, the Southwest corner of said 23.2630 acre tract of land and the Westerly-Southwest corner of the herein described Tract 3;

THENCE N 01°02'26" E, (call N 00°30'00" E), a distance of 60.00 feet along the West line of said 23.2630 acre tract of land and the East right-of-way line of said Mellman Road to a 5/8" iron rod with EIC cap (set) marking the Northwest corner of said 1.5273 acre tract of land and the Westerly-Northwest corner of the herein Tract 3;

THENCE S 89°23'42" E, a distance of 1,108.36 feet to a 5/8" iron rod with EIC cap (set) in the East line of said 23.2630 acre tract of land and the West line of said 14.3479 acre tract of land marking an interior corner of the herein described Tract 3;

THENCE N 00°12'05" E, a distance of 259.91 feet along the common line of said 14.3479 acre and said 23.2630 acre tracts of land to the POINT OF BEGINNING and containing 15.8752 acres of land.

Surveyed on the ground July 28, 2015.

Job No. 15-252-04. (See corresponding plat)

The basis of bearing is S 00°12'05" W along the East line of the 23.2630 acre tract of land.

