

10.905 ACRE
475,022 SQUARE FEET
H.B. HEDGEPEETH SURVEY
ABSTRACT NO. 365
CITY OF WALLER
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 10.905 acre (475,022 square foot) tract of land located in the H.B. Hedgepeth Survey, Abstract Number 365, City of Waller, Harris County, Texas and said 10.905 acre tract of land being all of the called 8.6992 acre tract described in the deed to Waller Consolidated Independent School District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) D485014 and all of the called 2.1916 acre tract described in deed to Waller Independent School District, recorded under H.C.C.F. No. J489779, said 10.905 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 1/2-inch iron rod in concrete found marking the southeast corner of the intersection of the southerly Right-of-Way (R.O.W.) of Mayer-Waller Road (based on a variable width) recorded under Volume (Vol.) 7252, Page (Pg.) 217 of the Harris County Deed Records (H.C.D.R.) and the westerly R.O.W. line of Field Store Road (based on a monumented width of 64 feet) and the most easterly northeast corner of said called 2.1916 acre tract and the herein described tract;

THENCE, South 02 degrees 34 minutes 00 seconds East, departing the southerly R.O.W. line of said Mayer-Waller Road and with the westerly R.O.W. line of said Field Store Road, a distance of 160.06 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northwest corner of the intersection of the northerly R.O.W. line of Brazeal Road (based on a width of 60 feet), recorded under Vol. 3477, Pg. 527 H.C.D.R. and the southeast corner of said called 2.1916 acre tract and the herein described tract;

THENCE, South 86 degrees 38 minutes 47 seconds West, departing the westerly R.O.W. line of said Field Store Road and with the northerly R.O.W. line of said Brazeal Road, passing at a distance of 432.12 feet, the southwest corner of said called 2.1916 acre tract and the southeast corner of aforesaid called 8.6992 acre tract, and continuing a total distance of 997.61 feet, to an "X" cut in concrete set marking the southeast corner of a called 1.753 acre tract described in the deed to 1919 Ventures, LLC recorded under H.C.C.F. No. RP-2018-396171, and the southwest corner of aforesaid called 8.6992 acre tract and the herein described tract;

THENCE, North 02 degrees 09 minutes 22 seconds West, departing the northerly R.O.W. line of said Brazeal Road and with the westerly line of said called 8.6992 acre tract common with the easterly line of said called 1.753 acre tract, passing at a distance of 367.59 feet, a 1/2-inch iron rod with cap stamped "BG" found marking the northeast corner of said called 1.753 acre tract and the southeast corner of the called 3.251 acre tract described in deed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, recorded under H.C.C.F. No. K752727, and continuing with the westerly line of said called 8.6992 acre tract common with the easterly line of said called 3.251 acre tract, a total distance of 803.79 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southerly R.O.W. line of Mayer-Waller Road (based on a width of 40 feet) and marking the northeast corner of the called 3.251 acre tract, and the northwest corner of said called 8.6992 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 58 seconds East, with the southerly R.O.W. line of said Mayer-Waller Road, a distance of 236.85 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a non-tangent curve to the right, and the most northerly northeast corner of the called 8.6992 acre tract and the herein described tract;

THENCE, in a southeasterly direction, with said curve to the right being the westerly R.O.W. line of said Mayer-Waller Road, having a radius of 532.96 feet, a central angle of 23 degrees 18 minutes 40 seconds (chord bears South 42 degrees 26 minutes 31 seconds East, 215.34 feet) and an arc distance of 216.84 feet, to the point of tangency in the easterly line of said called 8.6992 acre tract and the herein described tract, from which a 5/8-inch iron rod found bears, North 28 degrees 39 minutes West, 0.43 feet;

THENCE, South 30 degrees 47 minutes 11 seconds East, continuing with the westerly R.O.W. line of said Mayer-Waller Road, a distance of 162.30 feet, to the beginning of a tangent curve to the left in the westerly R.O.W. line of said Mayer-Waller Road, and the easterly line of said called 8.6992 acre tract and the herein described tract, from which a 5/8-inch iron rod found bears, North 31 degrees 25 minutes West, 0.57 feet;

THENCE, in a southeasterly direction, with said curve to the left being the westerly R.O.W. line of said Mayer-Waller Road, passing at an arc length of 174.02 feet, the northeast corner of said called 8.6992 acre tract and the northwest corner of aforesaid called 2.1916 acre tract, from which a 1/2-inch iron rod found bears, North 08 degrees 59 minutes West, 1.03 feet, continuing with the westerly R.O.W. line of said Mayer-Waller Road, having a radius of 612.96 feet, a central angle of 61 degrees 46 minutes 49 seconds (chord bears South 61 degrees 40 minutes 36 seconds East, 629.38 feet) and a total arc distance of 660.94 feet, to the POINT OF BEGINNING and containing a computed area of 10.905 acres (475,022 square feet) of land as depicted on the Land Title Survey dated: January 22, 2025, prepared by West Belt Surveying, Inc., Project No. S926-0004A.

West Belt Surveying, Inc.
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Jack Chiles
Jack R. Chiles Date: 1/22/25
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