

**DESCRIPTION OF A TRACT OF LAND CONTAINING
135.790 ACRES (5,915,011 SQUARE FEET) SITUATED
IN THE WILLIAM BAIRD SURVEY, ABSTRACT 10
WALLER COUNTY, TEXAS**

Being a tract of land containing 135.790 acres (5,915,011 square feet), situated in the William Baird Survey, Abstract 10, Waller County, Texas, being all of a tract of land conveyed unto Encinal Ranch, LLC, by deed recorded under County Clerk's File No. 1202593 of the Official Public Records of Waller County, Texas. Said 135.790-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe in west right-of-way line of Mellman Road (60 feet wide as occupied) for the northeast a called 17.688 acre tract of land described in deed conveyed unto Sidney Byer, by deed recorded under Volume 248, Page 601 of the Deed Records of Waller County, Texas, and the most easterly northeast corner of the said tract herein described;

THENCE South 02°05'57" West, with said west right-of-way line, a distance of 650.47 feet to a 4-inch wood post for the southeast corner of said 17.688 acre tract and the southeast corner of the said tract herein described;

THENCE in a westerly direction along the south line of said 17.688 acre tract the following courses and distances:

- North 88°12'03" West, a distance of 445.26 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1";
- North 88°20'11" West, a distance of 734.41 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1";
- North 87°44'53" West, a distance of 951.76 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1";
- North 86°47'24" West, a distance of 137.74 feet to a found 1/2-inch iron rod;
- North 88°26'14" West, a distance of 212.57 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1";
- South 83°11'23" West, a distance of 148.25 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1";
- South 81°53'50" West, a distance of 276.06 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1";
- North 81°24'15" West, a distance of 340.71 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most southerly southwest corner of the said tract herein described;

THENCE North 12°39'24" West, a distance of 192.32 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the westerly line of the said tract herein described;

THENCE North 26°42'43" West, a distance of 103.32 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the westerly line of the said tract herein described;

THENCE North 28°16'06" West, a distance of 176.46 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE North 89°26'45" West, a distance of 353.46 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the south line of the said tract herein described;

THENCE North 89°55'49" West, a distance of 240.74 feet to a found 1-inch iron pipe for the most westerly southwest corner of the said tract herein described;

THENCE North 00°29'01" East, a distance of 1236.99 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most westerly northwest corner of the said tract herein described;

THENCE South 88°43'08" East, a distance of 294.38 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;



THENCE North 01°03'51" East, a distance of 294.41 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for most northerly northwest corner of the said tract herein described;

THENCE South 89°27'53" East, a distance of 1289.51 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the northerly line of the said tract herein described;

THENCE South 89°48'35" East, a distance of 844.78 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for most northerly northeast corner of the said tract herein described;

THENCE South 01°08'27" West, a distance of 145.24 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE North 85°54'41" East, a distance of 416.56 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the northerly line of the said tract herein described;

THENCE North 79°52'40" East, a distance of 9.76 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a northeast corner of the said tract herein described;

THENCE South 11°12'14" West, a distance of 56.56 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the easterly line of the said tract herein described;

THENCE South 00°51'21" West, a distance of 1173.05 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 88°15'06" East, a distance of 1190.14 feet to the POINT OF BEGINNING and containing 135.790 acres (5,915,011 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100738-00) dated Aug. 27, 2020, job number 8-87345-20.



A handwritten signature in blue ink, appearing to read "S. A. S.", positioned below the professional seal.

