

**METES AND BOUNDS DESCRIPTION  
OF 26.150 ACRES OF LAND**

Being 26.150 acres of land situated in the W.K. Wilson League, Abstract No. 208, Galveston County, Texas, being a portion of that certain called 152.256 acre tract of land conveyed to TC152 Investments, Ltd. by deed and recorded under Galveston County Clerk's File (G.C.C.F.) No. 2005057207 of the Real Property Records of Galveston County Texas (R.P.R.G.C.T.); said 26.150 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a concrete monument found for a southwesterly corner of said 152.256 acre tract and also being the most westerly cutback corner at the intersection of the northeasterly right of way line of Interstate Highway 45 (width varies) and the westerly right of way line of Century Boulevard (formerly Johnny Palmer) (based on a width of 100.00 feet);

**THENCE**, North 42°40'39" West, 361.63 feet along the southwesterly line of said 152.256 acre tract and the northeasterly right of way line of Interstate Highway 45 to a 5/8-inch iron rod with "GS" cap set for the **POINT OF BEGINNING** of the herein described tract, from which National Geodetic Survey monument CCA (brass disk) bears North 42°31'36" East, 9,856.69 feet;

**THENCE**, North 42°40'39" West, 931.00 feet continuing along the southwesterly line of said 152.256 acre tract and the northeasterly right of way line of Interstate Highway 45 to a set 5/8-inch iron rod with "GS" cap;

**THENCE**, North 47°19'21" East, 830.53 feet to a set 5/8-inch iron rod with "GS" cap for an angle point;

**THENCE**, South 75°47'11" East, 1,079.96 feet to a 5/8-inch iron rod with "GS" cap set in the easterly line of said 152.256 acre tract and the westerly right of way line of Century Boulevard;

**THENCE**, South 01°54'25" East, 415.00 feet along the easterly line of said 152.256 acre tract and the westerly right of way line of Century Boulevard to a set 5/8-inch iron rod with "GS" cap;

**THENCE**, South 88°05'35" West, 440.88 feet to a set 5/8-inch iron rod with "GS" cap for an angle point;

**THENCE**, South 47°19'21" West, 815.54 feet to the **POINT OF BEGINNING** and containing 26.150 acres of land.

**NOTES:**

Bearing orientation based RTK GPS observations holding Long Range RTK Reference Station (LSS1) located in La Marque, Texas and related to the Texas State Plane Coordinate System NAD 83, South Central Zone.

A plat of even date accompanies this metes and bounds description.

Job No. 10-157-043

**PREPARED BY:**  
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