

PARENT TRACT
37.010 ACRES
(1,612,148 S.F.)
AREA IN ROADWAY
1.324 ACRES
(57,632 S.F.)
NET AREA
35.686 ACRES
(1,554,516 S.F.)

TRACT-1
16.775 ACRES
(730,731 S.F.)
AREA IN ROADWAY
0.367 ACRES
(15,968 S.F.)
NET AREA
16.408 ACRES
(714,763 S.F.)

TRACT-2
9.719 ACRES
(423,361 S.F.)
AREA IN ROADWAY
0.459 ACRES
(19,984 S.F.)
NET AREA
9.260 ACRES
(403,377 S.F.)

TRACT-3
10.516 ACRES
(458,057 S.F.)
AREA IN ROADWAY
0.498 ACRES
(21,680 S.F.)
NET AREA
10.018 ACRES
(436,694 S.F.)

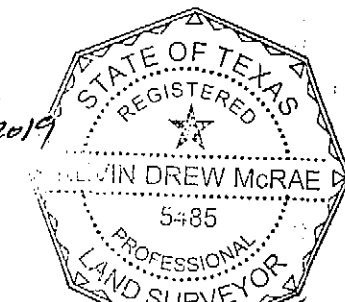
LINE	BEARING	DISTANCE
L1	N02°40'41" W	30.00
L2	N87°02'30" E	50.00
L3	S76°21'08" W	24.92

- THENCE departing said south right-of-way line as follows:
- North 02°40'41" West, 20.00 feet to a point in the centerline of said right-of-way being the southwest corner of a called 1.296-acre tract of land also known as Tract I described in a deed to Seagas Pipeline Company recorded in Volume 0528 Page 688 of the Waller County Deed Records on all corner of the herein described tract;
 - North 87°02'30" East, 30.00 feet along the centerline of said right-of-way and the south line of said Tract II to the southeast corner of said Tract II and an interior corner of the herein described tract;
 - THENCE North 02°40'41" West, 1,883.00 feet with the east line of said Tract II and over and across said called 38.304-acre tract to a 1-inch iron pipe found in the south line of a called 4.109-acre tract of land also known as Tract I described in a deed to Seagas Pipeline Company recorded in Volume 0528 Page 688 of the Waller County Deed Records, the north line of said 38.304-acre tract, the northeast corner of said Tract II and the northwest corner of the herein described tract of land from which a 5/8-inch iron pipe found in the south line of said 38.304-acre tract and the northeast corner of said Tract I, the northeast corner of said 38.304-acre tract and the herein described tract of land, from which a 1/2-inch iron pipe with cap stamped "RPLS 4194" found bears North 02°48'44" West, 164.22 feet in common line of said called 75.00-acre tract and said Tract I;
 - THENCE North 85°56'39" East, 381.08 feet with the south line of said called 4.109-acre tract and the north line of said called 38.304-acre tract to a 1-inch iron pipe found in the common line of John Reese Survey, A-242 and said H&T.C.R.R. CO Survey, A-347, in the west line of a called 75.00-acre tract of land described in a deed to Fiyod B & Gracie Breneman recorded in Volume 154 Page 525 of the Waller County Deed Records, the southeast corner of said Tract I, the northeast corner of said 38.304-acre tract and the herein described tract of land, from which a 1/2-inch iron pipe with cap stamped "RPLS 4194" found bears North 02°48'44" West, 164.22 feet in common line of said called 75.00-acre tract and said Tract I;
 - THENCE South 02°48'44" East, 1,061.76 feet with the west line of said called 75.00-acre tract, the east line of said called 38.304-acre tract, the common line of said John Reese Survey, A-242 and said H&T.C.R.R. CO Survey, A-347 to a 1-inch iron pipe found at the southwest corner of said called 75.00-acre tract, the interior corner of said 38.304-acre tract and the herein described tract;
 - THENCE North 87°17'42" East, 1,041.59 feet along said common survey line and the common line of said called 75.00-acre tract and said called 38.304-acre tract to a 1 1/2-inch iron pipe found in the west right-of-way line of said Joseph Road, an all corner of said called 75.00-acre tract, the northeast corner of said called 38.304-acre tract and the herein described tract;
 - THENCE South 02°43'48" East, 843.93 feet with said south right-of-way line, the east line of said 38.304-acre tract to a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the intersection of the west and south right-of-way line of said Joseph Road, in the north line of a called 15.00-acre tract of land also known as Tract 1 described in a deed to Triple W Ranch LLC, recorded in Volume 1337 Page 664 of the Waller County Official Public Records, the southeast corner of said called 38.304-acre tract and the herein described tract from which a 5/8-inch iron rod with cap stamped "CEI" found bears North 84°46' East, 15.0 feet and a 1/2-inch iron rod found bears North 85°43' East, 40.1 feet at the northeast corner of said Tract 1 in the common line of the John Tom Survey, A-265 and the H&T.C.R.R. Co. Survey, Section 3, A-347 some being the west line of a called 48.567-acre tract of land described in a deed to Rocking K Land and Cattle Company recorded in Volume 820 Page 578 of the Waller County Deed Records;
 - THENCE South 87°02'30" West, 1,455.82 feet with the south right-of-way line of said Joseph Road, the south line of said called 38.304-acre tract, and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316 to the north line of said Tract 1 and Tract 2 to the POINT OF BEGINNING and containing 37.010-acres of land (1,612,148 square feet).

- THENCE departing said south right-of-way line as follows:
- North 02°40'41" West, 20.00 feet to a point in the centerline of said right-of-way, being the southwest corner of a called 1.296-acre tract of land also known as Tract I described in a deed to Seagas Pipeline Company recorded in Volume 0528 Page 688 of the Waller County Deed Records on all corner of the herein described tract;
 - North 87°02'30" East, 30.00 feet along the centerline of said right-of-way and the south line of said Tract II to the southeast corner of said Tract II and an interior corner of the herein described tract;
 - THENCE North 02°40'41" West, 1,883.00 feet with the east line of said Tract II and over and across said called 38.304-acre tract to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in the south line of a called 4.109-acre tract of land also known as Tract I described in a deed to Seagas Pipeline Company recorded in Volume 0528 Page 688 of the Waller County Deed Records, the north line of said 38.304-acre tract, the northeast corner of said Tract II and the northwest corner of the herein described tract of land, from which a 1 1/4-inch iron pipe (bent) found bears South 85°56'39" West, 119.84 feet at the southwest corner of a called 0.897-acre tract of land described in a deed to Fiyod B & Gracie Breneman recorded in Volume 154 Page 525 of the Waller County Deed Records, the north line of said 38.304-acre tract, the northeast corner of said Tract II and the northwest corner of the herein described tract of land, from which a 1 1/4-inch iron pipe (bent) found bears South 85°56'39" West, 119.84 feet at the southwest corner of a called 0.897-acre tract of land also known as Tract I described in a deed to Seagas Pipeline Company recorded in Volume 0528 Page 688 of the Waller County Deed Records;
 - THENCE North 85°56'39" East, 381.08 feet with the south line of said called 4.109-acre tract and the north line of said called 38.304-acre tract to a 1-inch iron pipe found in the common line of John Reese Survey, A-242 and said H&T.C.R.R. CO Survey, A-347, in the west line of a called 75.00-acre tract of land described in a deed to Fiyod B & Gracie Breneman recorded in Volume 154 Page 525 of the Waller County Deed Records, the southeast corner of said Tract I, the northeast corner of said 38.304-acre tract and the herein described tract of land from which a 1/2-inch iron pipe with cap stamped "RPLS 4194" found bears North 02°48'44" West, 164.22 feet in common line of said called 75.00-acre tract and said Tract I;
 - THENCE South 02°48'44" East, 1,061.76 feet with the common line of said called 75.00-acre tract and said called 38.304-acre tract and the common line of said John Reese Survey, A-242 and said H&T.C.R.R. CO Survey, A-347, to a 1-inch iron pipe found at the southwest corner of said called 75.00-acre tract, the interior corner of said called 38.304-acre tract and the northwest corner of Tract-2 as surveyed this day and being an angle point in the east line of the herein described tract of land;
 - THENCE South 02°43'48" East, 848.53 feet over and across said called 38.304-acre tract and along the east line of said Tract-2 as surveyed this day to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in said south right-of-way line, the south line of said called 38.304-acre tract, the north line of said called 31.2537-acre tract, the southwest corner of said Tract-2 as surveyed this day and the southeast corner of the herein described tract;
 - THENCE South 87°02'30" West, 414.23 feet with said south right-of-way line, the south line of said called 38.304-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316 to the POINT OF BEGINNING and containing 16.775-acres of land (730,731 square feet). This description accompanies a Land Title Survey, prepared by KM Surveying, LLC and dated this the 4th day of January, 2019.
 - THENCE South 87°02'30" West, 414.23 feet with said south right-of-way line, the south line of said called 38.304-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316 to the POINT OF BEGINNING and containing 16.775-acres of land (730,731 square feet). This description accompanies a Land Title Survey, prepared by KM Surveying, LLC and dated this the 4th day of January, 2019.

- THENCE North 87°02'30" East, 414.23 feet with said south right-of-way line, the south line of said called 38.304-acre tract, the north line of said called 31.2537-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316 to a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the southeast corner of Tract-1 as surveyed this day and the southwest corner and POINT OF BEGINNING of the herein described tract;
- THENCE North 02°43'48" East, 846.32 feet over and across said called 38.304-acre tract and along the east line of said Tract-2 as surveyed this day to a 1-inch iron pipe found at the southwest corner of a called 75.00-acre tract of land described in a deed to Fiyod B & Gracie Breneman recorded in Volume 154 Page 525 of the Waller County Deed Records, the north line of said 38.304-acre tract, the northeast corner of said 38.304-acre tract and said H&T.C.R.R. CO Survey, A-242, an interior corner of said 38.304-acre tract and said H&T.C.R.R. CO Survey, A-347 and the northwest corner of the herein described tract;
 - THENCE North 87°17'42" East, 499.59 feet with the common line of said called 75.00-acre tract and along the Public line of said Tract-3 as surveyed this day to a 5/8-inch iron pipe found in the south line of said 38.304-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 to a 5/8-inch iron pipe with cap stamped "RPLS 5485" set in said common lines for the northwest corner of Tract-3 as surveyed this day and the northeast corner of the herein described tract;
 - THENCE South 02°43'48" East, 846.32 feet over and across said called 38.304-acre tract and along the east line of said Tract-2 as surveyed this day to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in said south right-of-way line, the south line of said 38.304-acre tract, the north line of a called 15.00-acre tract of land described in a deed to Triple W Ranch LLC, recorded in Volume 1337 Page 664 of the Waller County Official Public Records, the southeast corner of said Tract 1 as surveyed this day and the southeast corner of the herein described tract;
 - THENCE South 87°02'30" West, 499.59 feet with said south right-of-way line, the south line of said called 38.304-acre tract, the north line of said called 15.00-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316 to the POINT OF BEGINNING and containing 9.719-acres of land (423,361 square feet).
- THENCE North 87°02'30" East, at 414.23 feet along said south right-of-way line, the south line of said called 38.304-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316, pass a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the southeast corner of Tract-1 as surveyed this day, the southwest corner of Tract-2 as surveyed this day, continuing with said common lines in all a total distance of 913.82 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the southeast corner of said Tract-2 as surveyed this day and for the southwest corner and the POINT OF BEGINNING of the herein described tract;
- THENCE North 02°43'48" West, departing said south right-of-way line, 846.32 feet over and across said called 38.304-acre tract and along the east line of said Tract-2 as surveyed this day to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in the south line of a called 75.00-acre tract of land described in a deed to Fiyod B & Gracie Breneman recorded in Volume 154 Page 525 of the Waller County Deed Records, the north line of said called 38.304-acre tract, the common line of John Reese Survey, A-242 and said H&T.C.R.R. CO Survey, A-347, the northeast corner of said Tract-2 as surveyed this day and the northwest corner of the herein described tract;
 - THENCE North 87°17'42" East, 542.00 feet with said common lines to the east line of said Joseph Road, in the west right-of-way line of said Joseph Road, at an all corner of said called 75.00-acre tract, the northeast corner of said called 38.304-acre tract and the herein described tract;
 - THENCE South 02°43'48" East, 843.93 feet with said south right-of-way line and the east line of said 38.304-acre tract to a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the intersection of the west and south right-of-way line of said Joseph Road, the north line of a called 15.00-acre tract of land also known as Tract 1 described in a deed to Triple W Ranch LLC, recorded in Volume 1337 Page 664 of the Waller County Official Public Records, the southeast corner of said called 38.304-acre tract and the herein described tract, from which a 5/8-inch iron rod found with cap stamped "CEI" bears North 84°46', 15.0 feet in the common line of said 38.304-acre tract found bears North 85°43', 40.1 feet in the common line of the H&T.C.R.R. CO Survey, Section 3, A-347 and the John Tom Survey, A-265, some being the west line of a called 48.567-acre tract of land described in a deed to Rocking K Land and Cattle Company recorded in Volume 820 Page 578 of the Waller County Deed Records and the northeast corner of said called 15.00-acre tract called Tract 1;
 - THENCE South 87°02'30" West, 542.00 feet with said south right-of-way line, the south line of said called 38.304-acre tract, the north line of said called 15.00-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316 to the POINT OF BEGINNING containing 10.516-acres of land (458,057 square feet).

To: Beverly Wilson Smith & Gary D. Smith, Timothy J. Phelan, Prosperity Bank, Old Republic National Insurance Company and Homeland Title.
We, KM Surveying, LLC, acting by and through Kevin Drew McCreo, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.
Surveyed on this the 31st day of December, 2018.



3			
2			
1	REVISED BASED ON UPDATED TITLE COMMITMENT	MR 01.10.2019	
REV	DESCRIPTION	BY	DATE
KM Surveying, LLC			
3902 REESE ROAD - SUITE C-100 ROSENBERG, TEXAS 77471 713-234-6627 www.kmsurveying.com			
TBPLS FIRM #1017800			
LAND TITLE SURVEY THREE TRACTS OF LAND TOTALING 37.010 ACRES H&T.C.R.R. CO. SECTION 3 ABSTRACT-347 WALLER COUNTY, TEXAS			
DATE:	JANUARY 4, 2019	SCALE:	1"= 100'
JOB NO.:	2310-1826	DWG. NAME:	2310-1826 pdt01-r1.dwg
DRAWING NO.:	NONE		