

TRACT-2 METES AND BOUNDS DESCRIPTION 9.719 ACRES IN THE H&T.C.R.R. CO SURVEY, ABSTRACT-347 WALLER COUNTY, TEXAS

A 9.719-ACRE TRACT OF LAND SITUATED IN THE H&T.C.R.R. CO SURVEY, ABSTRACT NUMBER 347, WALLER COUNTY, TEXAS, BEING OUT OF THAT CALLED 38.304-ACRE TRACT DESCRIBED IN A DEED TO BEVERLY WILSON SMITH & GARY D. SMITH RECORDED IN VOLUME 0556 PAGE 347 OF THE WALLER COUNTY DEED RECORDS, SAID 9.719—ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 1/2-inch iron rod found in the south right-of-way line of Joseph Road (40-foot width), the north line of a called 31.2537-acre tract of land also known as Tract 2 described in a deed to Triple W Ranch LLC, recorded in Volume 1337 Page 664 of the Waller County Official Public Records, being on the common line of said H&T.C.R.R. CO Survey, A—347 and the John Ogg Survey, A—316 for the southeast corner of the residue of a called 48.215—acre tract of land described as Tract 2 in a deed to Beverly Irene Bennett recorded in Volume 361 Page 550 of the Waller County Deed Records and the southwest corner of said called 38.304—acre tract and the herein

THENCE North 87°02'30" East, 414.23 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:

- (1) THENCE North 02°43'48" West, departing said south right-of-way line 848.53 feet over and across said called 38.304—acre tract along the east line of said Tract—1 as survey 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 Flyod B & Gracie Breneman recorded in Volume 154 Page 525 of the Waller County Deed Records and John Reese 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;
- (2) THENCE North 87°17'42" East, 499.59 feet with the common line of said called 75.00—acre tract and said 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 5/8—inch iron rod 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 west line of said Tract—3 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, the north line of a called 15.00—acre tract of land described as Tract 1 in a deed to Triple W Ranch LLC, recorded in Volume 1337
 Page 664 of the Waller County Official Public Records, the southwest corner of said Tract—3 as surveyed this day and the southeast corner of the herein described tract
- 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). (4) THENCE South 87'02'30" West. 499.59 feet with said south right-of-way line, the

TRACT-3 METES AND BOUNDS DESCRIPTION 10.516 ACRES IN THE H&T.C.R.R. CO SURVEY, ABSTRACT-347 WALLER COUNTY, TEXAS

A 10.516-ACRE TRACT OF LAND SITUATED IN THE H&T.C.R.R. CO SURVEY, ABSTRACT NUMBER 347, WALLER COUNTY, TEXAS, BEING OUT OF THAT CALLED 38.304-ACRE TRACT DESCRIBED IN A DEED TO BEVERLY WILSON SMITH & GARY D. SMITH RECORDED IN VOLUME 0556 PAGE 347 OF THE WALLER COUNTY DEED RECORDS, SAID 10.516-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONÉ (4204), AS DETERMINED BY GPS MEASUREMENTS);

COMMENCING at a 1/2-inch iron rod found in the south right-of-way line of Joseph Road (40-foot width), the north line of a called 31.2537-acre tract of land also known as Tract 2 described in a deed to Triple W Ranch LLC, recorded in Volume 1337 Page 664 of the Waller County Official Public Records, being on the common line of said H&T.C.R.R. CO Survey, A-347 and the John Ogg Survey, A-316 for the southeast corner of the residue of a called 48.215—acre tract of land described as Tract 2 in a deed to Beverly Irene Bennett recorded in Volume 361 Page 550 of the Waller County Deed Records and the southwest corner of said called 38 304—acre tract-

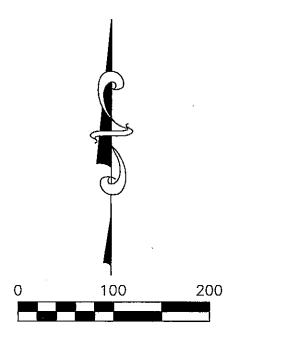
THENCE North 87"02'30" East, at 414.23 feet along said south right-of-way line, the south line of said called 38.304-acre tract and the common line of said H&T.C.R.R. CO Survey, A-347 and John Ogg Survey, A-316, pass a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the southeast corner of Tract-1 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:

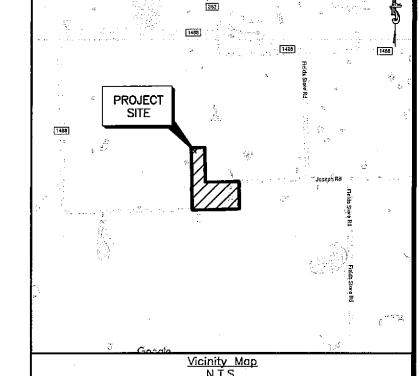
- (1) THENCE North 02'43'48" West, departing said south right-of-way line, 846.32 feet over and across said called 38.304—acre tract and along the east line of said Tract-2 as surveyed this day to a 5/8-inch iron rod with cap stamped "RPLS" 5485" set in the south line of a called 75.00—acre tract of land described in a deed to Flyod 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:
- (2) THENCE North 87'17'42" East, 542.00 feet with said common lines to a 1 1/2-inch iron pipe found in the west right-of-way line of said Joseph Road, at an ell corner of said called 75.00-acre tract, the northeast corner of said called 38.304-acre tract and the herein described tract;
- (3) THENCE South 02.43'48" East, 843.93 feet with said west 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 and a 1/2—inch iron rod 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, same being the west line of a called 48.567-acre tract of land described in a deed to Rocking K 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;
- (4) 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 McRae, 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 III Survey. Surveyed on this the 31st day of December, 2018,

Kevin Drew McRae JIN DREW McRAE Registered Professional Land Surveyor Texas Registration No. 5485 5485





LEGEND: CORRUGATED METAL PIPE CMP CORRUGTED PLASTIC PIPE CPP DG -) DOWN GUY GRAVEL GVRL IRON PIPE • IP IRON PIPE • IR MAILBOX ☐ MB MANHOLE MH MARKER MRK PAGE PG.

POWER POLE # PP

PIPELINE P/L REINFORCED CONCRETE PIPE RCP TELEPHONE PEDESTRIAN TEL PED VOLUME VOL. WATER METER WM

GENERAL NOTES:

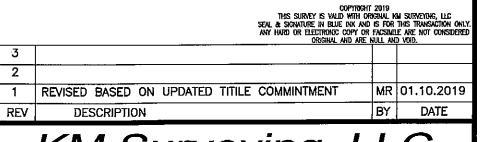
WALLER COUNTY DEED RECORD W.C.D.R.

1. The basis of bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.

2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0075 E dated February 18, 2009, the subject tract appears to be within: (a) Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property or structures thereon wil be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.

- 3. Easements and other recorded information shown hereon are as pe Commitment for Title Insurance prepared by Old Republic National Insurance Company and cosigned by Homeland Title, G.F. No. 13-181976KL. with an effective date of December 27, 2018 and an issue date of January 7, 2019. No further research for easements or encumbrances was performed by KM Surveying, LLC.
- 4. This survey has been prepared for the sole purpose of the transaction described in the above mentioned Commitment for Title Insurance and the parties listed thereon. This survey is not to be used for any subsequent
- 5. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not <u>include the tolerances that may be present due to the positional accuracy of </u> the boundary monumentation.
- 6. This survey does not determine the location of wetlands, fault lines, toxic waste. cemeteries, landfills, dumps or any other environmental issues.
- 7. KM Surveying, LLC has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are
- 8. Item No. 10.g of Schedule B Pipeline Easement granted to Aguila Southwest Pipeline Corporation, a Delaware corporation as set forth in instrument filed for record in Volume 521, Page 609, Official Public Records of Waller County, Texas. (Affects and as shown hereon, location as shown is approximate as record document is illegible and no pipeline marker for this line were found during this survey)
- 9. Item No. 10.h of Schedule B Right-of-Way Easement granted to San Bernard Electric Cooperative, Inc., as set forth in instrument filed for record in Volume 43, Page 607, Official Public Records of Waller County, Texas. (Affects and as
- 10. Item No. 10.i of Schedule B Right-of-Way Easement granted to G&W Water Supply Corporation, as set forth in instrument filed for record in Volume 719, Page 396, Official Public Records of Waller County, Texas. (Affects - Blanket easement in nature)
- 11. Item No. 10.n of Schedule B Right-of-Way granted to Waller County, as set forth in instrument filed for record in Volume 31, Page 356, Official Public Records of Waller County, Texas. (Does not affect, Right-of-Way as stated, is north of subject tract)
- 12. Item No. 10,0 of Schedule B Right-of-Way Easement granted to San Bernard Electric Cooperative, Inc., as set forth in instrument filed for record in Volume 174, Page 418, Official Public Records of Waller County, Texas. (Blanket in
- 13. Item No. 10.p of Schedule B Right-of-Way Easement granted to Seaway Pipeline, Inc. as set forth in instrument filed for record in Volume 253, Page 295, Official Public Records of Waller County, Texas. (Affects and as shown
- 14. Item No. 10.q of Schedule B Right-of-Way Easement granted to Seaway Pipeline, Inc. as set forth in instrument filed for record in Volume 253, Page 499, Official Public Records of Waller County, Texas. (Affects and as shown
- 15. The right-of-way line of Joseph Road is 40-feet in width and appears to be prescriptive. No record was provided or found.



KM Surveying, LLC

3902 REESE ROAD - SUITE C-100 ROSENBERG, TEXAS 77471

713-234-6627 www.kmsurveying.com TBPLS FIRM #10178700

LAND TITLE SURVEY THREE TRACTS OF LAND TOTALING 37.010 ACRES H&T.C.R.R. CO. SECTION 3 ABSTRACT-347 WALLER COUNTY, TEXAS

SCALE: 1"= 100" DATE: JANUARY 4, 2019

DWG. NAME: 2310-1826 pblt01-r1.dwg

DRAWING NO.: NONE

JOB NO.: 2310-1826