

**HODDE & HODDE  
LAND SURVEYING, INC.**

Registered Professional Land Surveying

613 E. Blue Bell Road  
Brenham, Texas 77833-2411

OFFICE PHONE: (979) 836-5681  
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www.hoddesurveying.com

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W. O. No. 5324

THE STATE OF TEXAS  
COUNTY OF WALLER

ROLAND L. BUSHNELL ESTATE  
TO  
ELVIN R. DICKEY

SURVEYOR'S LEGAL DESCRIPTION

7.644 ACRES

All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the George A. Dennett Survey, A-124, being a resurvey of the same land described as 7.645 acres in the deed from Victoria R. Bolcerek to Roland L. Bushnell, dated July 20, 1995, as recorded in Volume 521, Page 156, in the Official Public Records of Waller County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1-1/4 inch iron pipe found 0.8 feet Northeast of a 6 inch Dead Tree fence corner on the South margin of Owens Road for the Northwest corner hereof and of said original 7.645 acres tract, being the Northeast corner of Lot 2 (called 2.380 acres) of Briarmeadow Subdivision, Section One, a map or plat of said subdivision is recorded in Volume 357, Page 485, in the Deed Records of Waller County, Texas;

THENCE along a portion of the South margin of said Owens Road for the North line hereof, being along the North line of said original tract, N 89°10'33" E 250.14 feet to a 1-1/2 inch iron pipe found 1.1 feet North of a 10 inch treated fence corner post on said road margin for the Northeast corner hereof and of said original tract, being the Northwest corner of the R. L. Bushnell tract called 20.000 acres as described in Volume 283, Page 665, in said Deed Records;

THENCE along a portion of the West line of said Bushnell tract called 20.000 acres for the East line hereof and of said original tract, being along or near an existing fence, S 00°29'30" E (record bearing of said Bushnell tract called 7.645 acres, Volume 521, Page 156 equals S 00°29'30" E) 1331.65 feet to a 5/8 inch iron rod set with plastic Id. cap for the Southeast corner hereof, being the Northeast corner of the Milton L. Rhuems, Jr., et ux, tract called 7.50 acres as described in Volume 518, Page 461, in the Official Public Records of Waller County, Texas, a 1/2 inch iron rod found at the base of a 11 inch treated fence corner post bears N 09°49'23" E 3.62 feet, a 1-1/4 inch iron pipe found at the base of a fence corner post for the Southeast corner of said Rhuems tract, being the Southwest corner of said Bushnell tract called 20.000 acres bears S 00°29'30" E 1308.05 feet;

THENCE along the North line of said Rhuems tract for the South line hereof and of said original tract, being South of an existing fence, S 89°02'59" W 249.83 feet to a 1/2 inch iron rod found near a railroad tie fence corner post for the Southwest corner hereof and of said original tract, being the Northwest corner of said Rhuems tract, also being on the East line of Lot 12 (called 2.000 acres) of said Briarmeadow Subdivision;

THENCE along the West line hereof and of said original tract, being along the East lines of said Lot 12, being along the East lines of Lot 10, (called 2.000 acres), Lot 8, (called 2.000 acres), Lot 6, (called 2.000 acres), Lot 4 (called 2.000 acres) and said Lot 2, of said Briarmeadow Subdivision, being along or near an existing fence, N 00°30'19" W at 89.50 feet pass a 1-1/4 inch iron pipe found at the base of a fence corner post, for the division corner of said Lots 12 and 10, at 568.59 feet pass a 1-1/4 inch iron pipe found at the base of a fence corner post for the division corner of said Lots 8 and 6, at 1047.47 feet pass a 1-1/4 inch iron pipe found at the base of a railroad tie fence corner post for the division corner of said Lots 4 and 2, and at a total distance of 1332.20 feet to the place of beginning and containing 7.644 acres of land.

Sheet No. 1 of 2

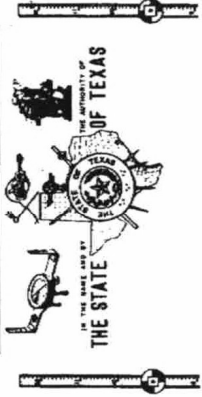
THE STATE OF TEXAS  
COUNTY OF WALLER

I, Debbie Hollan County Clerk, Waller County, Texas  
do hereby Certify that the foregoing is a true and correct copy  
as same appears of record in my office. Witness my hand and seal of office,  
this 17th day of September A.D. 2018



Debbie Hollan, County Clerk  
Waller County, Texas

By: *Donna Sheridan*  
Donna Sheridan, Deputy



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There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing legal description describing 7.644 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 6th day of September, 2006, A. D.

Jon E. Hodde  
 Registered Professional  
 Land Surveyor No. 5197



Sheet No. 2 of 2



**THE STATE OF TEXAS**  
**COUNTY OF WALLER**

I, Debbie Hollan County Clerk, Waller County, Texas do hereby certify that the foregoing is a true and correct copy as same appears of record in my office. Witness my hand and seal of office, this 17th day of September A.D. 2018



Debbie Hollan, County Clerk  
 Waller County, Texas

By: Donna Sheridan, Deputy

File No. 701831

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(Warranty Deed - Laura Ralston and  
the Estate of Roland L. Bushnell,  
~~Tie One name received by~~ Allen-Dickey)

GF# GF0817A

THE STATE OF TEXAS           §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WALLER         §

THAT LAURA RALSTON Individually and as Independent executrix of the ESTATE OF ROLAND L. BUSHNELL, DECEASED, of the County of Tarrant, State of Texas, (hereinafter referred to as "Grantors"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to the estate and me in hand paid by KIMBERLY ALLEN-DICKEY of the County of Waller, State of Texas, whose address is 21302 Briar Meadow, Hempstead, Texas 77445 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged and confessed;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Grantees, their heirs and assigns, the following described real property, to wit:

A 7.644 acre tract of land, more or less, located in the George A. Dennett Survey, Abstract 124, Waller County, Texas, out of an original 132.678 acre tract conveyed by Stanley Holz and Mayme Holz to Bolcerek & Bushnell, Inc. by deed dated January 6, 1978 and recorded in Volume 283 at Page 41 of the Deed Records of Waller County, Texas, and being the same called 7.645 acre tract conveyed by Victoria R. Bolcerek to Roland L. Bushnell by deed dated July 20, 1995 and recorded in Volume 521 at Page 156 of the Official Public Records of Waller County, Texas; said 7.644 acre tract of land more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging to the said Grantees, their heirs, and assigns forever, and Grantor does hereby bind herself, the estate, her successors, heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantees, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

THE STATE OF TEXAS  
COUNTY OF WALLER

I, Debbie Hollan County Clerk, Waller County, Texas  
do hereby Certify that the foregoing is a true and correct copy  
as same appears of record in my office. Witness my hand and seal of office,  
this 17th day of September A.D. 2018



Debbie Hollan, County Clerk  
Waller County, Texas

By: Donna Sheridan  
Donna Sheridan, Deputy

land usage, ownership or both, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the above described property, and all valid easements, restrictions, mineral reservations and maintenance fund liens, if any, applicable to and enforceable against the described property which would be apparent from visual inspection of the property or as shown by the clerk of the county in which the property is located.

Executed this 21 day of December, 2006.

ESTATE OF ROLAND L. BUSHNELL, DECEASED

*Laura Ralston, Independent Executrix*  
By Laura Ralston, Independent Executrix

*Laura Ralston*  
Laura Ralston, Individually

THE STATE OF TEXAS §

COUNTY OF TARRANT §

ACKNOWLEDGED before me on the 21 day of December, 2006, by Laura Ralston, Individually and as Independent Executrix of the Estate of Roland L. Bushnell, Deceased, in said capacity.

*Valerie G. Lumpkin*  
Notary Public, State of Texas



THE STATE OF TEXAS  
COUNTY OF WALLER

I, Debbie Hollan, County Clerk, Waller County, Texas do hereby Certify that the foregoing is a true and correct copy as same appears of record in my office. Witness my hand and seal of office, this 17th day of September A.D. 2018



Debbie Hollan, County Clerk  
Waller County, Texas

By: *Donna Sheridan*  
Donna Sheridan, Deputy

701831

FILED FOR RECORD

07 MAR -5 PM 3:19

CHERYL PETERS  
COUNTY CLERK  
WALLER COUNTY, TEXAS  
*Cheryl Peters*

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③  
17.00  
5.00  
1.00  

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23.00 pd.

THE STATE OF TEXAS  
COUNTY OF WALLER

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Waller County, Texas, in the Volume and Page as noted hereon by me.



*Cheryl Peters*  
County Clerk, Waller County, Texas

THE STATE OF TEXAS  
COUNTY OF WALLER

I, Debbie Hollan County Clerk, Waller County, Texas do hereby certify that the foregoing is a true and correct copy as same appears of record in my office. Witness my hand and seal of office, this 17th day of September A.D. 2018



Debbie Hollan, County Clerk  
Waller County, Texas

By: *Donna Sheridan*  
Donna Sheridan, Deputy