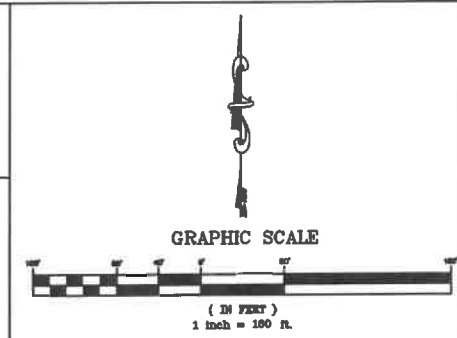


**FLOOD INFORMATION**  
 \*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 481095, MAP No. 48015 C, PANEL No. 0225 E, DATED 09-03-10.  
 \*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



**PROPERTY DESCRIPTION**  
 BEING A 11.1196 ACRE TRACT (484,370 SQUARE FEET) OF LAND BEING SITUATED IN AUSTIN COUNTY, TEXAS, IN THE JOHN MARSHALL SURVEY, ABSTRACT NO. 260 AND BEING A PART OF THAT CERTAIN CALLED 5.277 ACRE TRACT CONVEYED TO EUGENE AND DELORES PARR FROM RALPH WENDT, ET AL BY DEED RECORDED IN VOLUME 416, PAGE 182 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 6.87 ACRE TRACT CONVEYED TO EUGENE PARR ET AL BY DEED RECORDED IN VOLUME 595, PAGE 113 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 11.1196 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.  
 ADDRESS: 2355 WENDT ROAD, BELLVILLE, TEXAS 77418  
 PROPOSED BORROWER: EDWARD C. NENTWICH  
 PROPOSED INSURED: N/A  
 OWNER OF RECORD: EDWARD C. NENTWICH  
 TITLE COMPANY: N/A  
 G.F. NO.: N/A  
 FIELD CREW: 11/15/15-CM  
 DRAWN BY: 12/01/15-AR

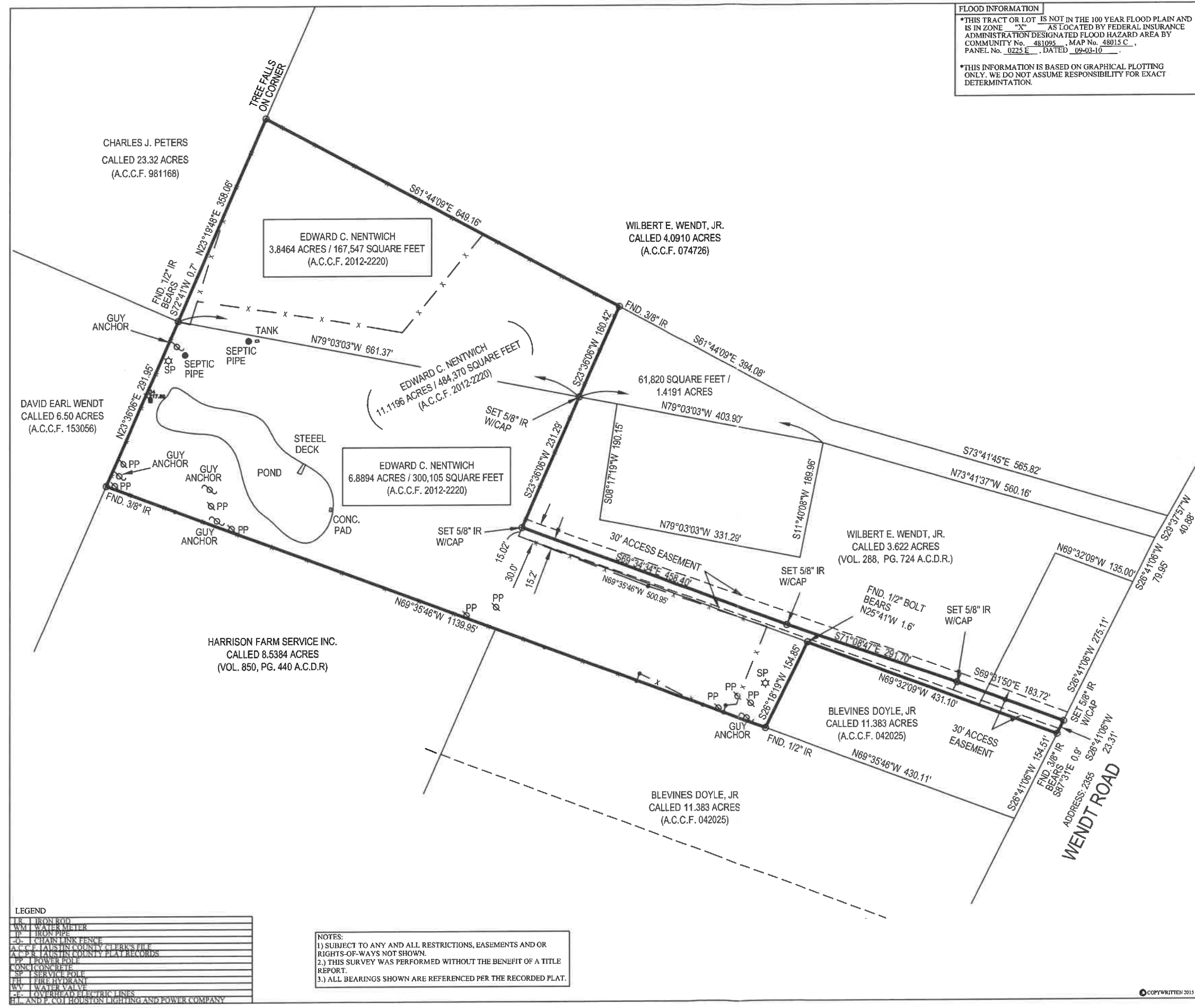
JOB NO. 2355 WENDT ROAD



MOHAMMED OMAR R.P.L.S. No. 5915  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



527 BELWIN DRIVE  
 KATY, TEXAS 77450  
 PH: (713) 906-9790  
 FAX: (832) 262-4563  
 EMAIL: areyna@hawkland-surveying.com



**LEGEND**

IR	IRON ROD
WM	WATER METER
IP	IRON PIPE
CF	CHAIN LINK FENCE
ACCF	AUSTIN COUNTY CLERK'S FILE
ACCF	AUSTIN COUNTY PLAT RECORDS
PP	POWER POLE
CONC	CONCRETE
SP	SERVICE POLE
PH	FIRE HYDRANT
WV	WATER VALVE
OL	OVERHEAD ELECTRIC LINES
HL	AND F. CO. HOUSTON LIGHTING AND POWER COMPANY

**NOTES:**  
 1) SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND OR RIGHTS-OF-WAYS NOT SHOWN.  
 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 3) ALL BEARINGS SHOWN ARE REFERENCED PER THE RECORDED PLAT.



**HAWKLAND  
SURVEYING**

WWW.HAWKLAND-SURVEYING.COM

**PROPERTY DESCRIPTION  
11.1196 ACRE / 484,368 SQUARE FEET TRACT OF LAND**

Being a 11.1196 acre tract (484,368 square feet) of land being situated in Austin County, Texas, in the John Marshall Survey, Abstract No. 260 and being a part of that certain called 5.277 acre tract conveyed to Eugene and Delores Parr from Ralph Wendt, et al by deed recorded in Volume 416, Page 182 of the Deed Records of Austin County, Texas, and being a part of that certain called 6.87 acre tract conveyed to Eugene Parr et al by deed recorded in Volume 595, Page 113 of the Deed Records of Austin County, Texas, and also being the called 0.28 acre tract, situated in the John Marshall Survey, Abstract No. 260, being a part of that called 4.50 acre tract conveyed to Wilbert Wendt, Jr. as recorded in Volume 724, Page 288, of the Deed Records of Austin County, Texas, and also being the called 0.10 acre tract, situated in the John Marshall Survey, Abstract No. 260, being a part of that called 5.6 acre tract conveyed to Wilbert Wendt, et ux, from Adolph Wendt, et ux, by deed recorded in Volume 172, Page 496 and part of that called 9.76 acre tract conveyed to Wilbert Wendt from Ad. Wendt by deed recorded in Volume 203, Page 233 of the Austin County Deed Records, Texas said 11.1196 being more fully described by metes and bounds:

(Bearing are based on Volume 595, Page 113, of the Austin County Deed Records, Texas, Texas)

BEGINNING at a set 5/8 inch iron rod with "Hawkland" cap set on the westerly right-of-way line of Wendt Road (width varies) said point being the southeast corner of Wilbert E. Wendt Jr. called 3.622 acre tract as recorded in Volume 288, Page 724 of the Austin County Deed Records, Texas (A.C.D.R.) Texas;

THENCE, S 26°41'06" W, along said westerly right-of-way line of Wendt Road and the east line of a 30 foot eastment, a distance of 23.31 feet to a point for corner from which a found 3/8 inch iron rod bears S 87°31' E -0.9', of the herein described parcel of land, said point also being the northeast corner of Blevines Dole Jr. called 11.383 Acre tract as recorded in 042025 of the Austin County Clarks File (A.C.C.F.);

THENCE, N 69°32'09" W, along said northerly line of said Blevines Dole Jr. called 11.383 Acre tract), a distance of 431.10 feet to a point for corner of the herein described parcel of land from which a found 1/2 inch bolt bears N 25°41' W -1.5;

THENCE, S 26°18'19" W, along the westerly line of said Blevines Dole Jr. called 11.383 Acre tract, a distance of 154.85 feet to a found 1/2 inch iron rod for an interior corner of the herein described parcel of land

THENCE, N 69°35'46" W, along the southerly line of the herein described parcel of land and the northerly line of said Blevines Dole Jr. called 11.383 Acre tract as recorded in 042025 of the Austin County Clarks File (A.C.C.F.), Texas, a distance of 1139.95 feet to a found 3/8 inch iron rod for the southwest corner of the herein described parcel of land same being on the easterly line of David Earl Wendt called 6.50 Acre tract as recorded in 153056 of A.C.C.F., Texas,

**EXHIBIT "A"**

THENCE, N 23°36'06" E, along the westerly line of the herein described parcel of land and the easterly line of said David Earl Wendt called 6.50 Acre tract, as recorded in 153056 of the Austin County Clarks File of Texas, a distance of 291.95 feet to an angle point from which a found 1/2 inch iron rod bears S 72°41' W -0.7', said angle also being the north easterly corner of said David Earl Wendt tract;

THENCE, N 23°19'48" E, continuing along the east line of the herein described parcel of land and the westerly line of Charles J. Peters called 23.32 acre tract, as recorded in 981168 of Austin County Clarks File (A.C.C.F.), Texas, a distance of 358.06 feet to a tree for the northeasterly corner of the herein described parcel of land;

THENCE, S 61°44'09" E, along the northerly line of the herein described parcel of land and the southerly line of Wilbert E. Wendt Jr. called 4.0910 Acre tract as recorded in 074726 of the Austin County Clarks File, Texas, a distance of 649.16 feet to a found 3/8 inch iron rod for corner of the herein described parcel of land same being on the northwesterly corner of Wilbert E. Wendt Jr. called 3.622 Acre tract as recorded in Volume 288, Page 724 in Austin County Deed Records, Texas,

THENCE, S 23°36'06" W, along westerly line of said Wilbert E. Wendt Jr. called 3.622 Acre tract, a distance of 391.71 feet to a set 5/8 inch iron rod with "Hawkland" cap for an interior angle of the herein described parcel of land, same being the southwest corner of said 3.622 Acre tract and the center line of a 30 foot access easement;

THENCE, S 69°34'34" E, along westerly line of said Wilbert E. Wendt Jr. called 3.622 Acre tract, a distance of 458.40 feet to a set 5/8 inch iron rod with "Hawkland" cap for an angle point of the herein described parcel of land;

THENCE, S71°08'47" E, continuing along said westerly line of Wilbert E. Wendt Jr. called 3.622 Acre tract, a distance of 291.70 feet to a set 5/8 inch iron rod with "Hawkland" cap for an angle of the herein described parcel of land;

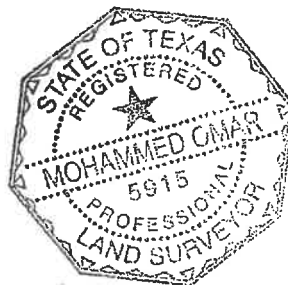
THENCE, S69°31'50" E, continuing along said westerly line of Wilbert E. Wendt Jr. called 3.622 Acre tract, a distance of 183.75 feet to a set 5/8 inch iron rod with "Hawkland" cap for, the POINT OF BEGINNING and containing within these 11.1196 acre (484,370 square feet) of land.

This real property description is based on a Texas Society of Professional Land Surveyor's Manual of Practices Standards and Specifications for a Category 1A, Condition 11. Land Title Survey performed under the direct supervision of Mohammed Omar, RPLS during March of 2016.

This real property description is accompanied by a Land Title Survey prepared during March of 2016



MOHAMMED OMAR, R.P.L.S. NO. 5915  
Hawkland Surveying, Reg. No. 10178600  
527 Belwin Dr.  
Katy, Texas 77450  
Tel: 713-906-9790  
Fax: 800-400-9143



**EXHIBIT "A"**

STATE OF TEXAS )  
 )  
COUNTY OF AUSTIN )

Tract 6  
30.00 Foot Wide Road Easement

BEING a 30.00 foot wide road easement, being a 0.52 acre tract of land, being part of the John Marshall Survey, Abstract 260 of Austin County, Texas, and being part of that called 4.50 acre tract as conveyed to Wilbert Wendt, Jr. as recorded in volume 724, page 288 of the Official Records of Austin County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod set for the West corner of the parent tract, also being the West corner of Tract 3, a 0.28 acre tract surveyed on this same day, also being an interior corner of a Eugene Parr 6.89 acre tract (volume 595, page 113) and the West corner hereof;

THENCE with the line of the Parr tract North 23 deg. 36 min. 06 sec. East, at 15.02 feet pass a 1/2" iron rod set for the West corner of Tract 4, a 3.52 acre tract surveyed on this same day and the North corner of Tract 3, a total distance of 30.04 feet to a 1/2" iron rod set for the North corner hereof;

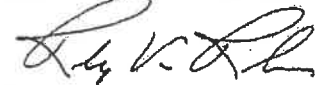
THENCE across the parent tract South 70 deg. 11 min. 11 sec. East 750.36 feet to a 1/2" iron rod set in the Southeast line of the parent tract, also being the Northwest line of the residual of a 5.6 acre Wilbert Wendt, Sr. tract (volume 172, page 496) for the East corner hereof;

THENCE with the line of the parent tract, also being the Northwest line of the Wendt 5.6 acre tract South 26 deg. 41 min. 06 sec. West 30.18 feet to a 1/2" iron rod set for the South corner hereof;

THENCE across the parent tract North 70 deg. 11 min. 17 sec. West 748.73 feet to the PLACE OF BEGINNING, containing 0.52 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on February 3, 2004 and that it is true and correct to the best of my knowledge.



Rocky Von Roesler  
Registered Professional Land Surveyor  
Number 4702



STATE OF TEXAS )  
 )  
COUNTY OF AUSTIN )

Tract 5  
30.00 Foot Wide Road Easement

BEING a 30.00 foot wide road easement, being a 0.13 acre tract of land, being part of the John Marshall Survey, Abstract 260 of Austin County, Texas, and being part of that called 5.6 acre tract as conveyed to Wilbert Wendt, Sr. as recorded in volume 172, page 496 of the Deed Records of Austin County, Texas, and being more particularly described as follows:

COMMENCING at a 3/4" pipe found in the Northwest line of Wendt Road for the East corner of a Eugene Parr 1.527 acre tract (volume 284, page 505), the South corner of Tract 1, a 0.10 acre tract surveyed out of the parent tract on this same day and the South corner of the parent tract;

THENCE with the Northwest line of Wendt Road North 26 deg. 36 min. 08 sec. East 7.51 feet to a 1/2" iron rod set for the South corner and the PLACE OF BEGINNING of the herein described 0.13 acre tract;

THENCE across the parent tract North 69 deg. 32 min. 09 sec. West 184.97 feet to a 1/2" iron rod set in the line of a 4.50 acre Wilbert Wendt Jr. tract (volume 724, page 288) for the West corner hereof;

THENCE with the line of the 4.50 acre Wendt tract North 26 deg. 41 min. 06 sec. East 30.18 feet to a 1/2" iron rod set for the North corner hereof;

THENCE across the parent tract South 69 deg. 32 min. 09 sec. East 184.97 feet to a 1/2" iron rod set in the Northwest line of Wendt Road for the East corner hereof;

THENCE with the Northwest line of Wendt Road South 26 deg. 41 min. 25 sec. West 15.09 feet to a 1/2" iron rod set for the East corner of Tract 1, a 0.10 acre tract surveyed out of the parent tract on this same day, the South corner of Tract 2, a 1.06 acre tract surveyed out of the parent tract on this same day and for an angle point hereof;

THENCE with the Northwest line of Wendt Road South 26 deg. 36 min. 08 sec. West 15.09 feet to the PLACE OF BEGINNING, containing 0.13 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on February 3, 2004 and that it is true and correct to the best of my knowledge.

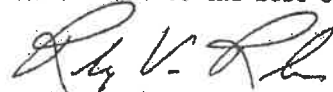
  
Rocky Von Roesler  
Registered Professional Land Surveyor  
Number 4702



EXHIBIT "C"