

STATE OF TEXAS           §  
  §  
  §  
  §  
  §  
COUNTY OF WALLER      §

A tract of land containing 11.167 Acres (called 11.713 Acres) situated in the J.E. Martin Survey, Abstract No. 227 and the B.B.B. & C. Railroad Company Survey, Abstract No. 84, Waller County, Texas and the same tract recorded in the name of GFF Texas Holdings, LLC. under Waller County Clerk's File (W.C.C.F.) No. 2312773 (Tracts 1, 2 & 3) of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), being further described as the remainder of a tract recorded in Volume 1216, Page 522 of the R.P.R.W.C.T., and being more particularly described by metes and bounds as follows: (bearings are based on W.C.C.F. No. 1601383 of the R.P.R.W.C.T.)

COMMENCING at a iron rod found at the intersection of the east right-of-way line of Mitchell Road (80 Feet wide) and the north right-of-way line of F.M. 1488 Road;

THENCE, NORTH 87° 44' 27" EAST, with the said north ROW line of F.M. 1488 Road, a distance of 912.75 Feet to a point at the southwest corner and POINT OF BEGINNING of this tract from which an iron rod found bears South 83° 56' 33" West, a distance of 1.08 Feet;

for the common Southwest corner of herein described Tract and the southeast corner of a called 19.672 acre tract conveyed to Andy Lynn Broukowski, et ux, recorded in C.C.F. No. 1705685, O.R.W.C.T. and the POINT OF BEGINNING;

THENCE, NORTH 02° 09' 46" EAST, with the east line of a tract recorded in the name of Andy Lynn Broukowski, and wife, Gloria Broukowski under W.C.C.F. No. 1705685, of the R.P.R.W.C.T., a distance of 975.72 Feet to an iron rod found at the most westerly northwest corner of this tract (from which a second iron rod found bears North 02° 09' 46" East, a distance of 65.50 Feet)

THENCE, with the lines of tracts recorded in the name of David Jeske, and Diana Jeske under W.C.C.F. No. 1100287 of the R.P.R.W.C.T. the following three (3) courses:

1. NORTH 85° 02' 04" EAST, a distance of 507.24 Feet to an iron rod found at an interior corner of this tract;
2. NORTH 06° 47' 00" EAST, a distance of 109.09 Feet to a point at the most easterly northwest corner of this tract from which a an iron rod found bears North 30° 29' 57" East, a distance of 1.49 Feet;
3. SOUTH 87° 26' 01" EAST, passing at a distance of 201.26 Feet an iron rod found and continuing an additional distance of 262.14 Feet for a total distance of 463.40 Feet to an iron rod found at the northeast corner of this tract;

THENCE, SOUTH 00° 33' 02" WEST, with a west line of a tract recorded in the name of David E. Jeske, and spouse, Diana L. Jeske in Volume 1050, Page 768 of the R.P.R.W.C.T. a distance of 228.49 Feet, to a 3/4 Inch iron rod found at the most northerly northeast corner of this tract;

THENCE, with the lines of a tract recorded in the name of Tino Flores under W.C.C.F. No. 2212080 of the R.P.R.W.C.T. the following two courses:

1. NORTH 89° 35' 58" WEST, a distance of 638.93 Feet to an iron rod found at an interior corner of this tract;
2. SOUTH 00° 08' 08" EAST, a distance of 869.14 Feet to a 3/4 Inch iron rod found on the aforementioned north right-of-way line of FM 1488 Road at the most southerly southeast corner of this tract (from which a second 3/4 Inch iron rod found bears North 87 49 13 East, 564.79 Feet, and North 86° 19' 45" East, 72.56 Feet);

THENCE, SOUTH 87° 58' 52" WEST, with said north right-of-way line, a distance of 379.16 Feet to the POINT OF BEGINNING containing 11.167 Acres of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 24-00844  
February 14, 2024

ADDRESS: 35826 FM 1488 ROAD  
HEMPSTEAD, TEXAS 77445  
ORDERED BY: MAX JOHNSON

**11.1668 ACRES**  
SITUATED IN THE J. E. MARTIN  
SURVEY, ABSTRACT NO. 227 AND  
THE B.B.&C. RAILROAD  
COMPANY SURVEY, ABSTRACT NO. 84  
WALLER COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
MAP NO. 48473C 0075 E  
MAP REVISION: 02/18/2009  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
MAY BEYOND THE SCOPE OF THIS SURVEY

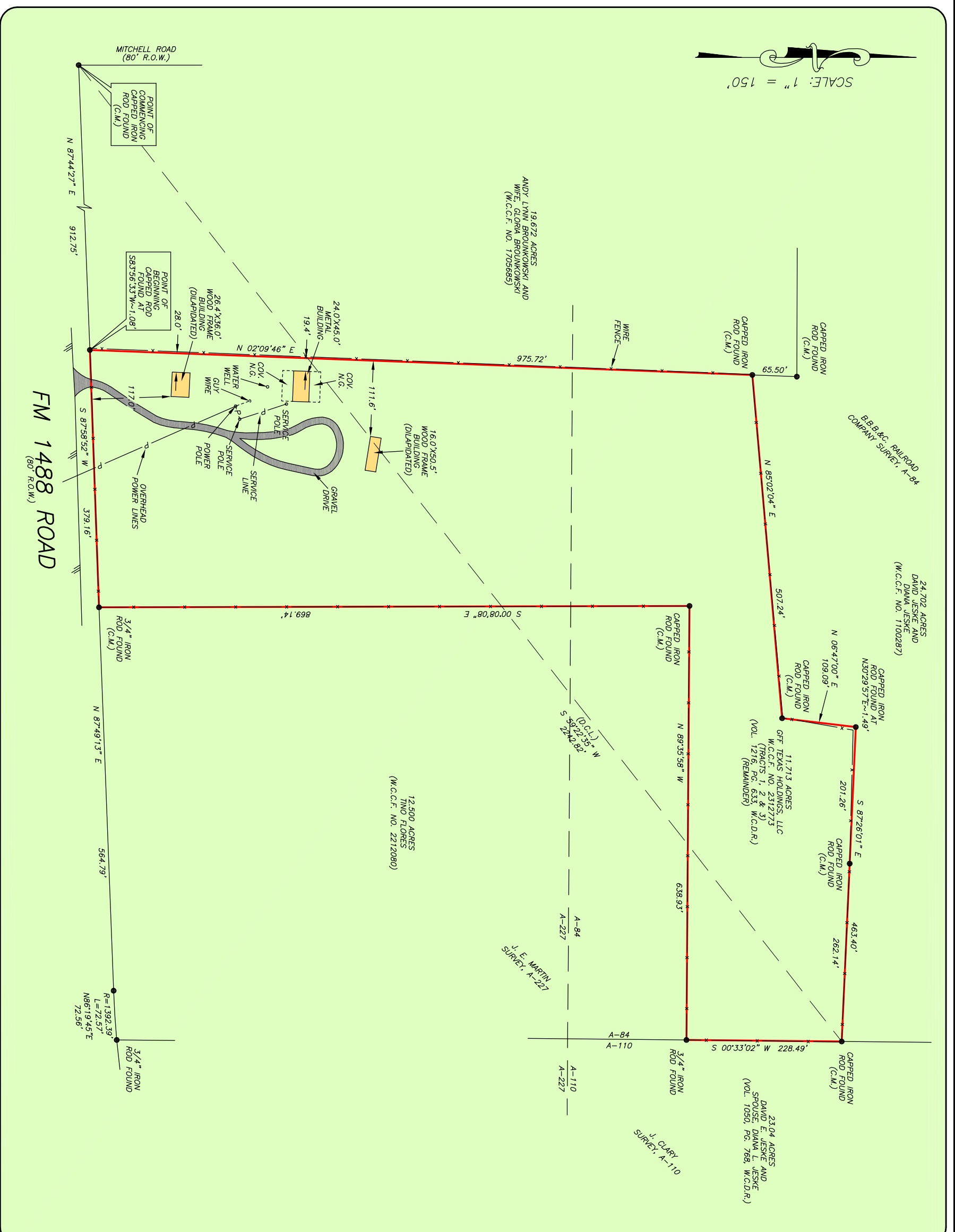
D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: W.C.C.F. NO. 1601383

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE METES FOUND AT THE  
TERMS OF THE METES HEREON, AND THAT NO  
ENCROACHMENTS APPEAR ON THE GROUND  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY.

TERRANCE MISH  
PROFESSIONAL LAND SURVEYOR  
NO. 4981  
JOB NO. 24-00844  
FEBRUARY 14, 2024



DRAWN BY: RC



SCALE: 1" = 150'

19.672 ACRES  
ANDY LYNN BROUNKOWSKI AND  
WIFE, GLORIA BROUNKOWSKI  
(W.C.C.F. NO. 1705685)

24.702 ACRES  
DAVID JESKE AND  
DIANA JESKE  
(W.C.C.F. NO. 1100287)

B.B.&C. RAILROAD  
COMPANY SURVEY, A-84

CAPPED IRON  
ROD FOUND AT  
N30°29'57"E~1.49'

11.713 ACRES  
GFF TEXAS HOLDINGS, LLC  
(PAGES 1, 2 & 3)  
(VOL. 1216, PG. 748, W.C.D.R.)

23.04 ACRES  
DAVID E. JESKE AND  
DIANA E. JESKE  
(VOL. 1050, PG. 788, W.C.D.R.)

J. E. MARTIN  
SURVEY, A-227

J. CURRY  
SURVEY, A-110

12.500 ACRES  
TIND FLORES  
(W.C.C.F. NO. 2212080)

19.672 ACRES  
ANDY LYNN BROUNKOWSKI AND  
WIFE, GLORIA BROUNKOWSKI  
(W.C.C.F. NO. 1705685)

24.702 ACRES  
DAVID JESKE AND  
DIANA JESKE  
(W.C.C.F. NO. 1100287)

23.04 ACRES  
DAVID E. JESKE AND  
DIANA E. JESKE  
(VOL. 1050, PG. 788, W.C.D.R.)

J. E. MARTIN  
SURVEY, A-227

J. CURRY  
SURVEY, A-110

12.500 ACRES  
TIND FLORES  
(W.C.C.F. NO. 2212080)



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FIRM NO. 10063700