

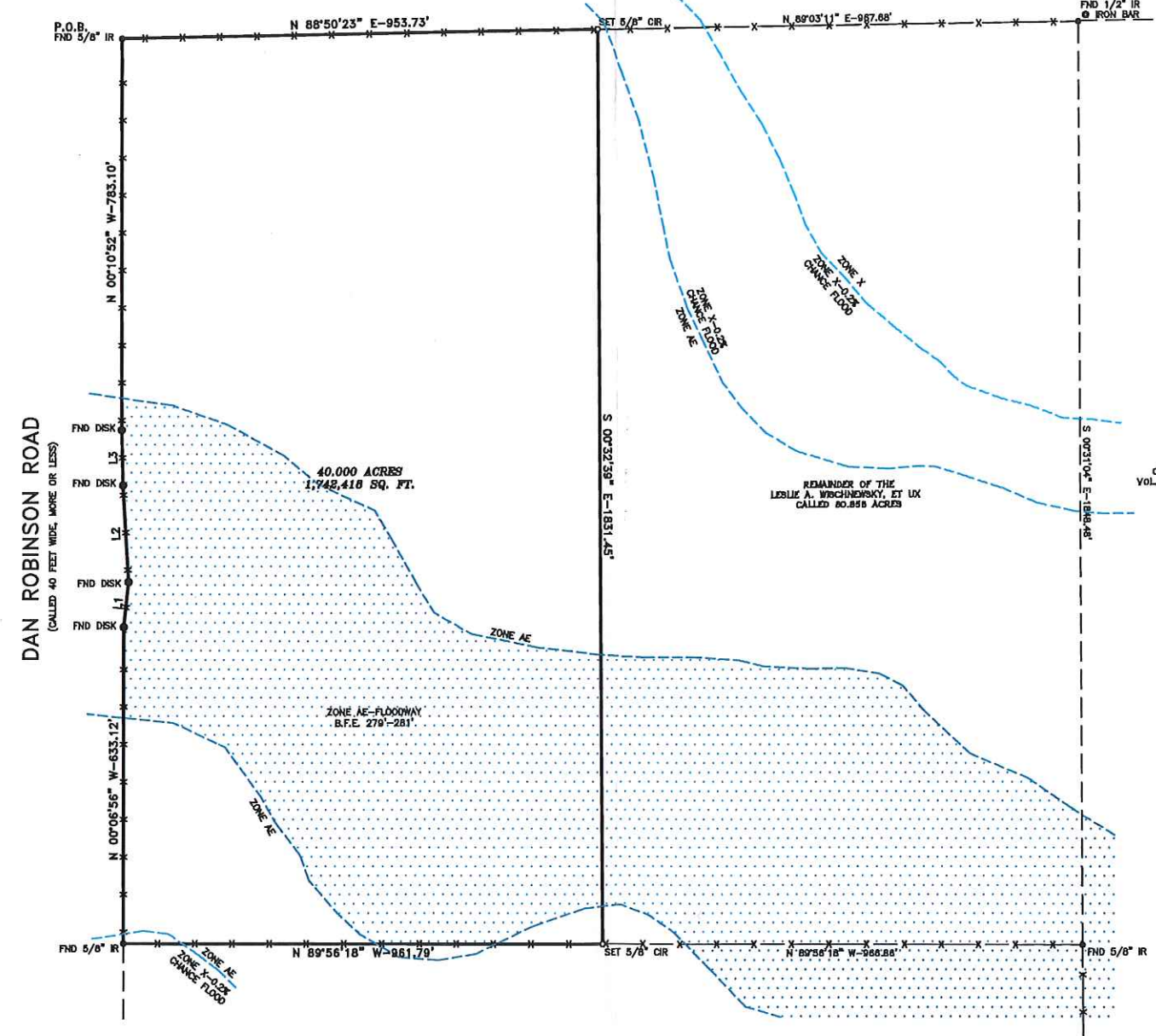
H. & T. C. R.R. CO. SURVEY, A-206  
WALLER COUNTY, TEXAS

LIZANDRO JIMENEZ, ET VIR  
CALLED 8.00 ACRES  
VOL. 1597, PG. 040, O.R.W.C.T.

KATIE WOLGAST  
CALLED 86.718 ACRES  
VOL. 226, PG. 459, W.C.D.R.

JEREMY D. RACCOIT, ET UX  
VOL. 661, PG. 780, O.R.W.C.T.

KARSTETER ROAD  
(CALLED 40 FEET WIDE, MORE OR LESS)



KLUGMAN FAMILY TRUST  
CALLED 80.850 ACRES  
VOL. 1311, PG. 590, O.R.W.C.T.

JEFFREY MANNING  
CALLED 88.858 ACRES  
VOL. 850, PG. 780, O.R.W.C.T.

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 40,000 ACRE (1,742,418 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, A-206, WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 80.858 ACRE TRACT DESCRIBED IN A DEED TO LESLIE A. WISCHNEWSKY, ET UX RECORDED UNDER C.F. NO. 1509953 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS; SAID 40,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DAN ROBINSON ROAD (CALLED 40 FEET WIDE, MORE OR LESS) AND THE SOUTH RIGHT-OF-WAY LINE OF KARSTETER ROAD (CALLED 40 FEET WIDE, MORE OR LESS) AND MARKING THE NORTHWEST CORNER OF THE SAID 80.858 ACRE TRACT;

THENCE, N 82°50'23" E-853.73 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF KARSTETER ROAD TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07°32'30" E-1831.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND LYING IN THE SOUTH LINE OF THE SAID 80.858 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 80.830 ACRE TRACT AS DESCRIBED IN A DEED TO KLUGMAN FAMILY TRUST RECORDED IN VOLUME 1311, PAGE 590 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS;

THENCE, N 89°50'18" W-961.79 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF AFFORESTED DAN ROBINSON ROAD AND MARKING THE NORTHWEST CORNER OF THE SAID 80.830 ACRE TRACT, THE SOUTHWEST CORNER OF THE SAID 80.858 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°08'56" W-833.12 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF DAN ROBINSON ROAD TO A 5/8 INCH IRON ROD WITH ALUMINUM DISK FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°48'30" E-90.72 FEET WITH THE EAST RIGHT-OF-WAY LINE OF DAN ROBINSON ROAD TO A 5/8 INCH IRON ROD WITH ALUMINUM DISK FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 03°28'29" W-183.99 FEET CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF DAN ROBINSON ROAD TO A 5/8 INCH IRON ROD WITH ALUMINUM DISK FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01°29'05" W-110.95 FEET CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF DAN ROBINSON ROAD TO A 5/8 INCH IRON ROD WITH ALUMINUM DISK FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°10'52" W-783.10 FEET CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF DAN ROBINSON ROAD TO THE POINT OF BEGINNING AND CONTAINING 40,000 ACRES, (1,742,418 SQUARE FEET) OF LAND, MORE OR LESS.

- LEGEND:
- AC. - ACRES
  - A/C - AIR CONDITION
  - AL - AERIAL EASEMENT
  - B.L. - BUILDING LINE
  - BLDG. - BUILDING
  - CONC. - CONCRETE
  - CB - CEMENT BOX
  - TELEPHONE BOX
  - CT - CABLE TELEVISION BOX
  - GM - GAS METER
  - WM - WATER METER
  - LP - LIGHT POLE
  - SM - SANITARY SEWER MANHOLE
  - STM - STORM SEWER MANHOLE
  - TM - TELEPHONE MANHOLE
  - EM - ELECTRIC MANHOLE
  - SW - SAMPLE WELL
  - DI - DRAINAGE INLET
  - FM - FIBER OPTIC MARKER
  - UM - UNDERGROUND TELEPHONE MARKER
  - GM - GAS MARKER
  - PM - PIPELINE MARKER
  - FW - FIRE HYDRANT
  - WV - WATER VALVE
  - GV - GAS VALVE
  - MW - MONITORING WELL
  - UP - UTILITY POLE
  - EM - ELECTRIC METER
  - TS - TRAFFIC SIGNAL POLE
  - TC - TRAFFIC CONTROL BOX
  - BM - BENCHMARK
  - C.F. NO. - CLERK'S FILE NUMBER
  - O.R.W.C. - OFFICIAL RECORDS WALLER COUNTY
  - W.C.D.R. - WALLER COUNTY DEED RECORDS
  - W.C.M.R. - WALLER COUNTY MAP RECORDS
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - SQ. FT. - SQUARE FEET
  - S.S.E. - SANITARY SEWER EASEMENT
  - S.M.S.E. - STORM SEWER EASEMENT
  - H.L.A.P. - HOUSTON LIGHTING & POWER
  - ESMT. - EASEMENT
  - U.E. - UTILITY EASEMENT
  - OL - OVERHEAD UTILITY LINES
  - BWF - BARBED WIRE FENCE
  - CLF - CHAIN LINK FENCE
  - WF - WOODEN FENCE
  - WIF - WROUGHT IRON FENCE
  - B.F.E. - BASE FLOOD ELEVATION

LINE	BEARING	DISTANCE
L1	N 07°48'30" E	90.72'
L2	N 03°28'29" W	183.99'
L3	N 01°29'05" W	110.95'

- SURVEY NOTES:
- ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN ZONE AE (BFE-200') AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4847300075E, EFFECTIVE DATE 2-18-09. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
  - ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 28TH DAY OF NOVEMBER 2017

*Roger D. Pickering*  
ROGER D. PICKERING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5879



PICKERING & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS, LLC  
Firm Registration No. 10165200  
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LAND TITLE SURVEY

ALL THAT CERTAIN 40,000 ACRE (1,742,418 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, A-206, WALLER COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

HOMELAND TITLE COMPANY

PURCHASER: LES WISCHNEWSKY  
LENDER: N/A  
PROPERTY ADDRESS: ### DAN ROBINSON ROAD  
HEMPSTEAD, TEXAS 77445

DATE: 11-27-17
SCALE: 1"=150'
REVISION:
BOOK: N/A
DRAWN BY: R.D.P.
APPROVED BY: R.D.P.
PROJECT NO.: 70114-17