

Fieldnote Description to 7.50 Acres
H.&T.C.R.R. Co. Survey, Section 78 - T. Reese, A-330
Waller County, Texas

All that certain lot, parcel or tract situated in the H.&T.C.R.R. Co. Survey, Section 78 - T. Reese Survey, A-330, Waller County, Texas, being 7.50 acres, more or less, as being part of a called 10.1 acre residue of 292.35 acres conveyed from B. Ray Woods Marital Deduction Trust to Joan Woods Watson Trust, et al as recorded in Volume 486, Page 879, Deed Records, Waller County, Texas and described in a Partition Deed from J.D. Woods, et ux to B. Ray Woods as described in Volume 64, Page 561, Deed Records, Waller County, Texas to which reference is hereby made to for any and all purposes. Said 7.50 acre tract described by metes and bounds as follows, to wit:

BEGINNING at a found 1/2 inch iron pipe (capped Kalkomey) for the Northeast corner of said referenced tract and the most Eastern Northwest corner of a certain called 378.50 acre tract conveyed from W.R. Lloyd, Jr. and Margene West Lloyd to McMillan Investments, L.P., a Texas limited partnership as recorded in Volume 805, Page 458, and Volume 975, Page 282, Deed Records, Waller County, Texas. Said iron pipe being in the South right of way of State Highway 90 (100.00 ft. R.O.W. width) and the Point of Beginning of herein described tract;

THENCE SOUTH 01°40'48" EAST 800.00 feet with the East line of said referenced tract and said 378.50 acre tract to a 1/2 inch iron rod (capped red) found at the Southeast corner of said referenced tract and an interior corner of said 378.50 acre tract (this is the basis of bearings - Volume 805, Page 458 and Volume 975, Page 282 - D.R.W.C.T.);

THENCE SOUTH 88°46'36" WEST 408.39 feet with the South line of said referenced tract and a most Eastern lower North line in said 378.50 acre tract to a set 1/2 inch iron rod (capped Goodwin-Lasiter). From said iron rod a 5/8 inch iron rod found for an ell corner of said 378.50 acre tract and the Southwest corner of a called 8.26 acre tract conveyed to Margaret Ann Woods, et al by deed of record in Volume 1342, Page 430, Deed Records, Waller County, Texas bears SOUTH 88°46'36" WEST 591.61 feet;

THENCE NORTH 01°40'48" WEST 800.00 feet across said referenced tract to a 1/2 inch iron rod (capped Goodwin-Lasiter) set in the North line of said referenced tract and said South right of way of State Highway 90. From said iron rod a 1/2 inch iron rod found for the Northwest corner of said 8.26 acre tract bears SOUTH 88°46'36" WEST 591.61 feet;

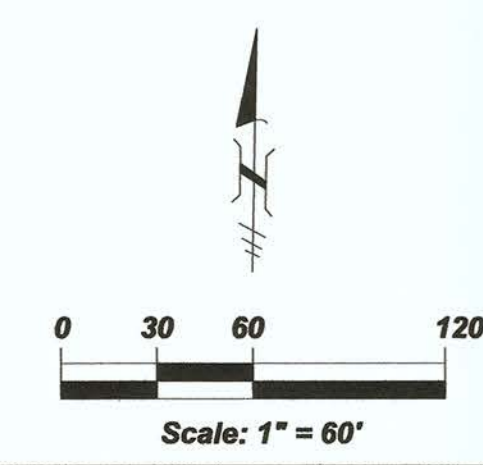
THENCE NORTH 88°46'36" EAST 408.39 feet with the North line of said referenced tract and the said South right of way of State Highway 90 to the Point of Beginning and containing 7.50 acres, more or less, as shown on the accompanying survey plat of this even date herein.

Schedule B Exceptions identified within a Old Republic National Title Insurance Company Title Commitment, GF No. 13-171697KL, issued May 19, 2017.

10.
 - a. It appears 3.58 acres (approximately) are incorporated into an existing farming operation by the adjoining ownership.
 - b. This is not a surveying matter.
 - c. The property contains visible power poles as shown on the plat. No electric easement was provided or found. This affects the property.
 - d. The property contains a portion of a pond and a portion of a submerged rice field as shown on the plat. This affects the property.
 - e. No road right of way encroachment was found.
 - f. Easement in Volume 111, Page 492 did not contain a description of the road in the T. Reese Survey, A-330 that would allow it to be located. Evidence of a road or pipeline crossing the H.&T.C.R.R. Co. Survey, Section 78 - T. Reese, A-330 within the limits of the 7.50 acre tract was not observed.
 - g. Easement in Volume 126, Page 198 did not contain a description of the road in the T. Reese Survey, A-330 that would allow it to be located. Evidence of a road or pipeline crossing the H.&T.C.R.R. Co. Survey, Section 78 - T. Reese Survey, A-330 at the 7.50 acre tract was not observed.
 - h. This pipeline easement in Volume 103, Page 342, is in the H.&T.C.R.R. Survey No. 73, A-154. It does not affect the subject property.
 - i. There are no roads on the 7.50 acre tract that extend into H.&T.C. R.R. Survey, Section 76 or H.&T.C. R.R. survey, Section 101, as discussed in Volume 106, Page 52. It does not affect the subject property.
 - j. This easement in Volume 162, Page 481, is along Woods Road. It does not affect the subject property.
 - k. Not a survey matter.
 - l. Not a survey matter.
 - m. Not a survey matter.
 - n. Not a survey matter.
 - o. This boundary line agreement in Volume 682, Page 829 is not adjacent to the 7.50 acre tract. This does not affect the subject property.
 - p. Not a survey matter.

- Table A Items:
- The Following Were Approved by W.C. Commissioners Court on 05/24/2017.
1. Corner Monuments were set/ found as shown hereon.
 3. The property lies outside the 100 year flood area as shown on Flood Insurance Rate Map, Community Panel No. 48473C0350E, with effective date February 18, 2009.
 4. The area calculated is 7.50 acre.
 11. Visible utilities were located as shown on the plat. Subsurface utility locates are based upon a Texas One Call location(s) made by respective utility company operators (ticket #1765893371) and subsurface utilities are considered approximate locates.
 13. Names of adjoining owners are based on the Waller County Appraisal District website.
 14. The distance to Woods Road centerline is approximately 1618 feet as shown on the plat.
 16. No new construction was evident during the field survey.
 17. No State Highway 90 road construction was evident during the field survey.
 19. No offsite easements or servitudes affecting the property were identified within the current title commitment.

- Legend
- IRS Set 1/2" Iron Rod (capped Goodwin-Lasiter)
 - IRF Found Iron Rod
 - IPF Found Iron Pipe
 - E Electric Line
 - UGT Underground Telephone Line
 - PP Power Pole
 - Guy Wire
 - TPED Telephone Pedestal
 - D.R.W.C.T. Deed Records, Waller County, Texas
 - R= Record Measurement

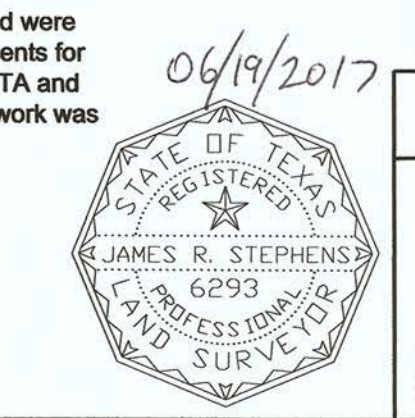


- Notes:
1. The bearings are based on a 1/2 inch iron pipe (capped Kalkomey) and a 1/2 inch iron rod (capped red) found on the East property line as called in Volume 805, Page 458, Deed Records, Waller County, Texas.
 2. Approximately 3.58 acres of a rice field with crops is encroaching into the East and South sides of the 7.50 acre tract as shown on the plat.
 3. The West line of the 7.50 acre tract runs through a pond of which approximately 2.14 acres are inside the tract.
 4. The 7.50 acre tract contains a water well near the West boundary line. The location of underground service lines is unknown.

To Waller County, and Old Republic National Title Insurance Company, and Homeland Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 3, 4, 11, 13, 14, 16, 17, and 19. The field work was completed on 06/15/17.

Date of Plat or Map: June 19, 2017
 James R. Stephens, R.P.L.S. 6293
 See attached Redlines



RAYMOND SURVEY & MAPPING - A DIVISION OF GOODWIN-LASITER, INC.
 802 W. BRAZOS STREET - GROESBECK, TEXAS 75842 - (954) 729-9750 - RPLS@RAMSURVEY.COM - TEL# 954-729-9750

Date: 06-19-17 Drawn By: BW App'd By: JRS Client: Waller County Sheet No.: 644477

Survey Plat of a 7.50 Acre Tract in the H.&T.C.R.R. Co. Survey, Section 78 - T. Reese, A-330, Waller County, Texas. 1 of 1

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