



14029 Cochran Road

Being a tract of land situated in the H. & T.C. R.R. CO. Survey, Abstract No. 327, Waller County, Texas, same being that tract of land conveyed to Willie Brandon Hare, Individually, by deed recorded in Instrument Number 2409277, Deed Records of Waller County, Texas, same being that tract of land conveyed to Willie Brandon Hare, Individually and Willie Brandon Hare, as Trustee of the Larry Allen Dodd Trust, by deed recorded in Instrument Number 2409278, Deed Records of Waller County Texas, being described in deed to M. A. Dodd, Jr., as recorded in Volume 188, Page 233, being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to TROG Ranch, LLC, by deed recorded in Instrument Number 1607842, Deed Records of Waller County, Texas, same said corner being along the approximate centerline of Schmidt Road (public Right-of-Way);

THENCE North 87 degrees 05 minutes 24 seconds East, along the South line of said TROG Ranch, LLC tract, passing a 1/2 inch iron rod found at a distance of 30.33 feet, continuing for a total distance of 5929.97 feet to a point for corner, said corner being along the South line of said TROG Ranch, LLC, same said corner being the Northwest corner of a 30-foot private lane, from which a 1/2 inch pinch top pipe found bears South 02 degrees 39 minutes 56 seconds East, a distance of 13.09 feet for witness, from which a 1/2 inch iron rod found bears North 87 degrees 31 minutes 49 seconds East, a distance of 842.76 feet for witness;

THENCE South 02 degrees 21 minutes 01 seconds East, along the East line of said 30-foot private lane, a distance of 1330.81 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Simon Benavides and spouse, Rebecca A. Benavides, by deed recorded in Instrument Number 1606443, Deed Records of Waller County, Texas;

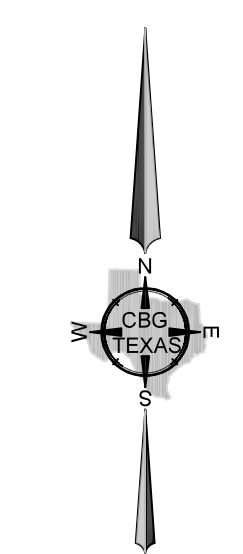
THENCE South 87 degrees 10 minutes 02 seconds West, along the North line of said Benavides tract, a distance of 333.38 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Benavides tract;

THENCE South 02 degrees 20 minutes 58 seconds East, along the West line of said Benavides tract, a distance of 780.91 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of that tract of land conveyed to Faye B. Peardon, by deed recorded Volume 0499, Page 171, Deed Records of Waller County, Texas, same said corner being the Northeast corner of that tract of land conveyed to Rosendo Jimenez, by deed recorded in Instrument Number 1904122, Deed Records of Waller County, Texas;

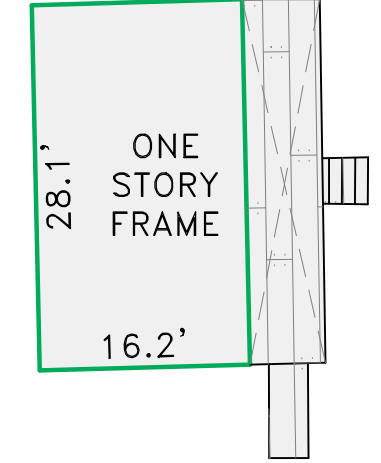
THENCE South 87 degrees 49 minutes 03 seconds West, along the North line of said Jimenez tract, a distance of 3308.81 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Elias Guzman and Noe Posadas, by deed recorded in Instrument Number 2011143, Deed Records of Waller County, Texas, same said corner being the Northeast of that tract of land conveyed to Pedro Fajardo and Noemi Vargas, by deed recorded in Instrument Number 2505495, Deed Records of Waller County, Texas;

THENCE South 87 degrees 43 minutes 56 seconds West, along the North line of said Fajardo and Vargas tract, a distance of 1931.99 feet to a point for corner, said corner being the Northwest corner of said Fajardo and Vargas tract, same said corner being along the approximate centerline of said Schmidt Road, from which a 1/2 inch iron rod found bears on-line Easterly, a distance of 34.93 feet for witness;

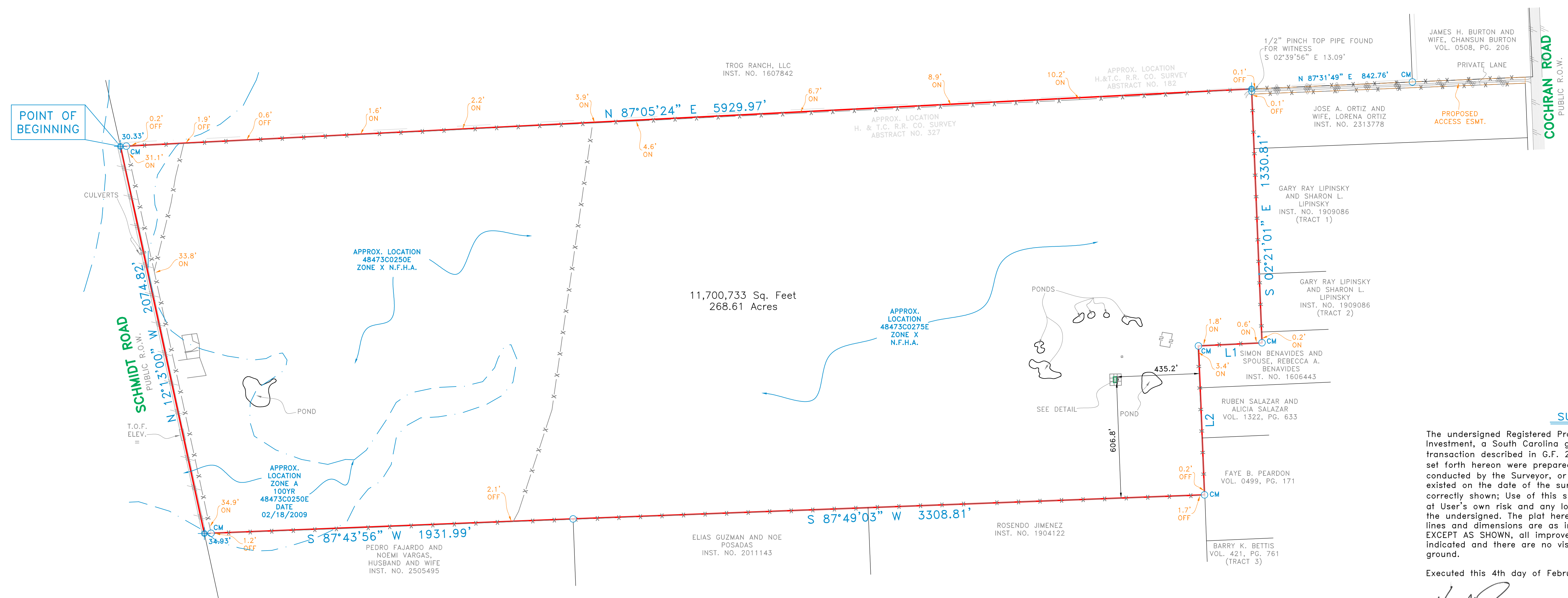
THENCE North 12 degrees 13 minutes 00 seconds West, along the approximate centerline of said Schmidt Road, a distance of 2074.82 feet to POINT OF BEGINNING and containing 11,700,733 square feet or 268.61 acres of land.



DETAIL NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 87°10'02" W	333.38'
L2	S 02°20'58" E	780.91'

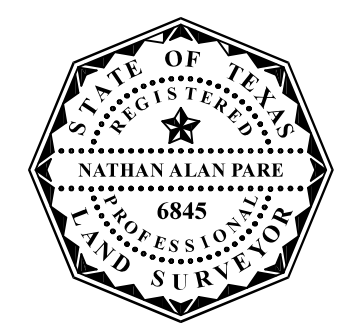


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to BRD Land & Investment, a South Carolina general partnership and Capital Title, in connection with the transaction described in G.F. 2435472HE that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 4th day of February, 2026

Nathan Alan Park
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48473C0275E, this property does lie in Zone x and DOES NOT lie within the 100 year flood zone.

NOTE: According to the F.I.R.M. in Map No. 48473C0250E, this property does lie in Zone A and DOES lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTES: Bearings, easements and building lines are by recorded plat unless otherwise noted.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊕	1/2" PINCH TOP PIPE FOUND
⊗	5/8" ROD FOUND
⊘	FENCE POST CORNER
⊙	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊙	POINT FOR CORNER
⊕	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
COL	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
DES	COVERED PORCH, DECK OR CARPORT
DES	OVERHEAD ELECTRIC SERVICE
CHP	OVERHEAD POWER LINE
CON	CONCRETE PAVING
□	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIRE FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 300'	02/04/26	10249	SEE CERT.	SG

METES & BOUNDS

H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 327

CITY OF WALLER, WALLER COUNTY, TEXAS

14029 COCHRAN ROAD