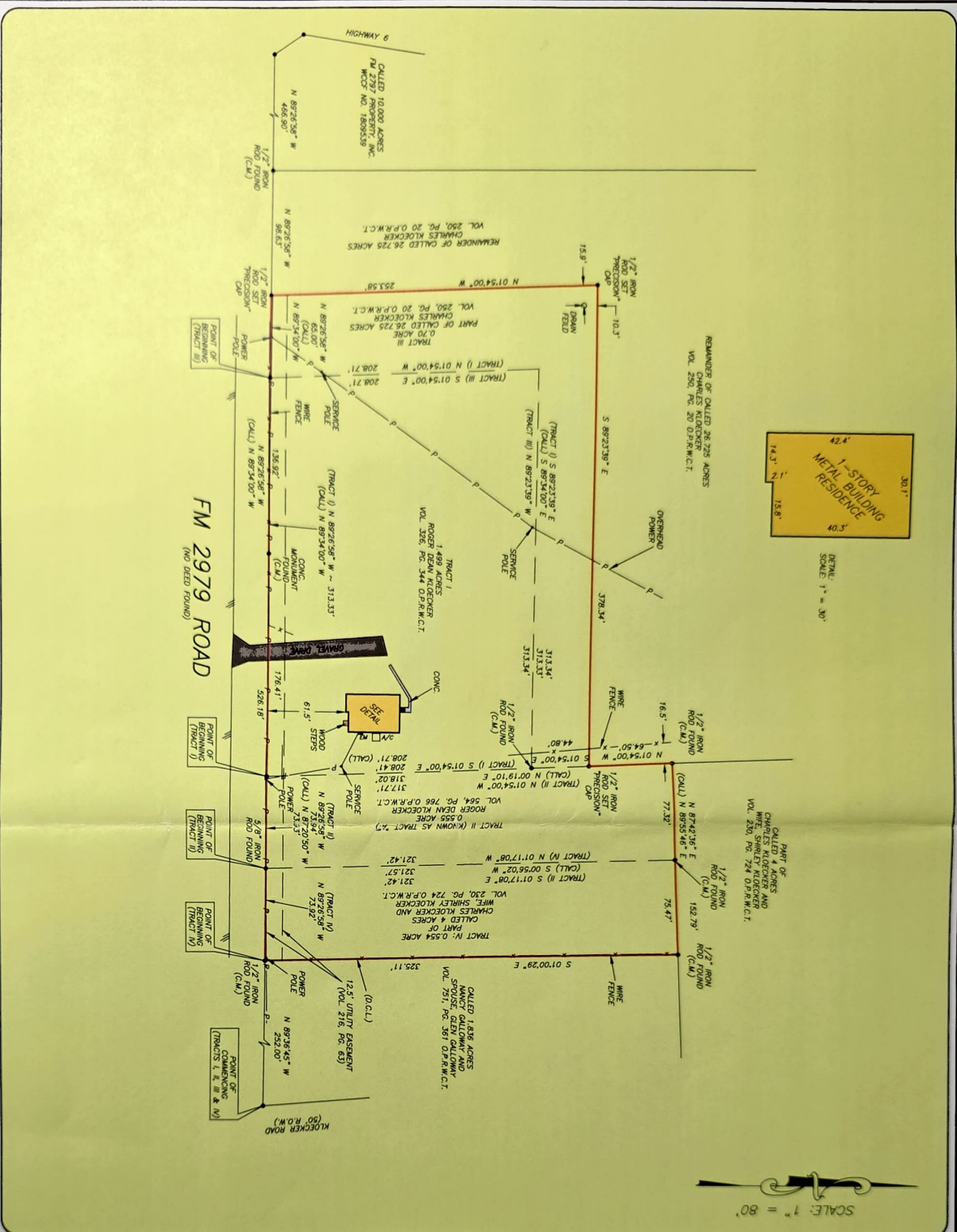




HTC
 Homebased Title Company
 KELLIDITGE
 979-399-4190



PRECISION
 Surveyors



OF NO. 13-212159K1 HOMETLAND TITLE ADDRESS: 40698 FM 2979 ROAD HENPSTEAD, TEXAS 77445 BORROWER: RUSSELL E. SCHOMER JR.

3.3075 ACRES TRACTS I, II, III AND IV SITUATED IN THE JAMES BELL SURVEY, A-12 OF WALLER COUNTY, TEXAS

(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENT TO GULF STATE UTILITIES PER VOL. 54, PG. 448 DMCT. (DOES NOT AFFECT)

NOTE: EASEMENT TO GULF STATE UTILITIES PER VOL. 117, PG. 424 DMCT. (DOES NOT AFFECT)

NOTE: EASEMENT TO GULF STATE UTILITIES PER VOL. 133, PG. 155 DMCT. (DOES NOT AFFECT)

NOTE: EASEMENT TO GULF STATE UTILITIES PER VOL. 216, PG. 63 DMCT. (AS SHOWN)

NOTE: EASEMENT TO GULF STATE UTILITIES PER VOL. 301, PG. 699 DMCT. (DOES NOT AFFECT)

NOTE: EASEMENT TO GULF STATE UTILITIES PER VOL. 364, PG. 358 DMCT. (DOES NOT AFFECT)

NOTE: R.I.W. EASEMENT TO C & W WATER SUPPLY CORP. PER VOL. 451, PG. 300 DMCT. (BANKMAY EASEMENT)

NOTE: R.I.W. EASEMENT TO C & W WATER SUPPLY CORP. PER VOL. 451, PG. 302 DMCT. (BANKMAY EASEMENT)

NOTE: R.I.W. EASEMENT TO C & W WATER SUPPLY CORP. PER VOL. 452, PG. 898 DMCT. (BANKMAY EASEMENT)

NOTE: R.I.W. EASEMENT TO ENERGY TEXAS, INC. PER VOL. 1907179 DMCT. (BANKMAY EASEMENT)

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP REFERENCE 02/18/2005 DATE: 02/18/2005

NOTE: ONLY ON VISUAL EXAMINATION OF METES AND BOUNDS OF THIS SURVEY, THERE IS NO INDICATION OF REAL MANS' PRESENT EXACT DETERMINATION WITHOUT DETAILLED FIELD STUDY.

A SUBSEQUENT INVESTIGATION AND RECORDING OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING, VOL. 206, PG. 344, BEAR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF TEXAS AND THAT THERE ARE NO UNDISCOVERED ENCUMBRANCES, EASEMENTS, OR INTERESTS OF ANY KIND, OR ANY OTHER MATTER, WHICH COULD AFFECT THE RIGHTS OF THE SURVEY OR THE INTERESTS OF THE SURVEY.

TERENCE MISH
 STATE OF TEXAS
 COUNTY CLERK
 LAND SURVEYOR

DOWN BY 8/2/PE



201-448-1526 FAX: 281-448-1501 210-513-4447 282-270-879 15555
 800 HOMETLAND TITLE CO. INC. 15001 FM 2979 ROAD, SUITE 200, HENPSTEAD, TEXAS 77445
 15001 FM 2979 ROAD, SUITE 200, HENPSTEAD, TEXAS 77445

STATE OF TEXAS §
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 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 3.3075 Acres situated in the James Bell Survey, Abstract 12, of Waller County, Texas, being a combination of four (4) tracts, Tract I: a called 1.500 Acre tract recorded in the name of Roger Dean Kloecker in Volume 326, Page 344 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), Tract II: a called 0.555 Acre tract recorded in the name of Roger Dean Kloecker in Volume 564, Page 766 of the O.P.R.W.C.T.), Tract III: a called 0.70 Acre tract out of a called 26.725 Acre tract recorded in the name of Charles Kloecker in Volume 250, Page 20 of the O.P.R.W.C.T., Tract IV: part of a called 4 Acre tract recorded in the name of Charles Kloecker and wife, Shirley Kloecker in Volume 230, Page 724 of the O.P.R.W.C.T., and being more particularly described by metes and bounds together as follows: (Bearings based on Volume 326, Page 344 of the O.P.R.W.C.T.)

COMMENCING at the intersection of the west right-of-way line of Kloecker Road (50 Feet wide), and the north right-of-way line of F.M. 2979 Road, being the southeast corner of a tract recorded in the name of Nancy Galloway and spouse, Glen Galloway in Volume 751, Page 361 of the O.P.R.W.C.T.;

THENCE, NORTH 89° 36' 45" WEST, with said north right-of-way line, a distance of 252.00 Feet to a 1/2 Inch iron rod found at the southeast corner of the aforementioned Tract IV, being the southeast corner and POINT OF BEGINNING of this Tract;

THENCE, **NORTH 89° 26' 58" WEST** (called North 89° 34' 00" West), continuing with said north right-of-way line, passing at a distance of 73.92 Feet a 5/8 Inch iron rod found at the southeast corner of this aforementioned Tract II, passing at an additional 176.41 Feet a concrete monument found, and continuing for a total distance of **526.18 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of the aforementioned Tract III, being the southwest corner of this tract (from which a 1/2 Inch iron rod found bears North 89° 26' 58" West, a distance of 98.63 Feet);

THENCE, with the lines of the remainder of the aforementioned called 26.725 Acre Tract the following three (3) courses:

1. **NORTH 01° 54' 00" WEST**, a distance of **253.58 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at the most westerly northwest corner of this tract;
2. **SOUTH 89° 23' 39" EAST**, a distance of **378.34 Feet** to a 1/2 Inch iron rod with a "Precision" cap set at an interior corner of this tract;
3. **NORTH 01° 54' 00" WEST**, a distance of **64.50 Feet** to a 1/2 Inch iron rod found at the most easterly northwest corner of this tract;

THENCE, **NORTH 87° 42' 36" EAST** (called North 89° 55' 46" East), with a south line of the remainder of the aforementioned called 4 Acre Tract, passing at a distance of 77.32 Feet a 1/2 Inch iron rod found at the northeast corner of the aforementioned Tract III, and continuing for a total distance of **152.79 Feet** to a 1/2 Inch iron rod found at the northeast corner of the aforementioned Tract IV, being the northeast corner of this tract

THENCE, **SOUTH 01° 00' 29" EAST**, with the west line of the aforementioned Galloway Tract, a distance of **325.11 Feet** to the POINT OF BEGINNING and containing 3.3075 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 21-07834
October 27, 2021
Revised: October 29, 2021