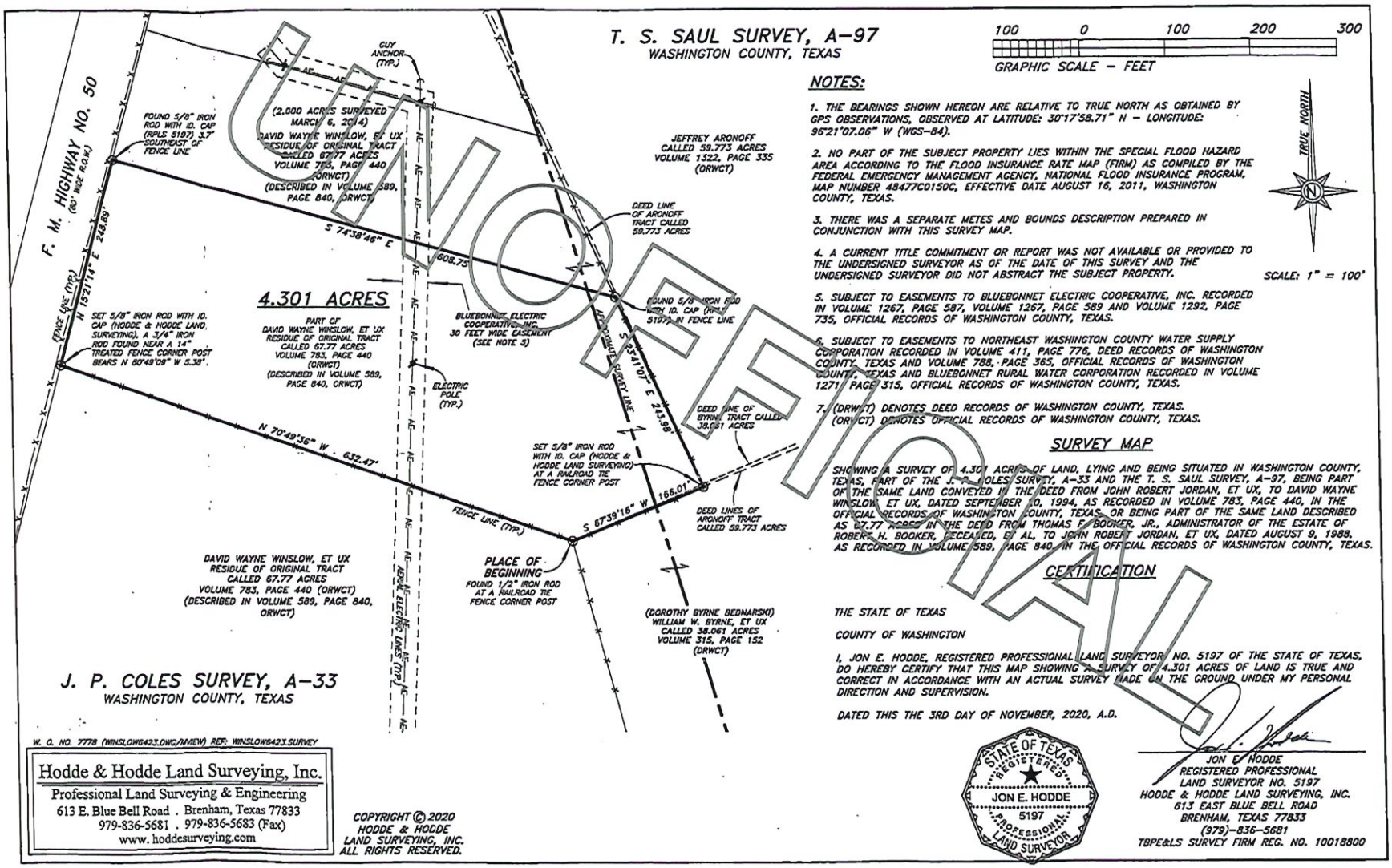


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NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°17'58.71" N - LONGITUDE: 96°21'07.06" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0150C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
3. THERE WAS A SEPARATE METES AND BOUNDS DESCRIPTION PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
4. A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
5. SUBJECT TO EASEMENTS TO BLUEBONNET ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1267, PAGE 587, VOLUME 1267, PAGE 589 AND VOLUME 1292, PAGE 735, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO EASEMENTS TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORPORATION RECORDED IN VOLUME 411, PAGE 776, DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND VOLUME 788, PAGE 365, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BLUEBONNET RURAL WATER CORPORATION RECORDED IN VOLUME 1271, PAGE 315, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
7. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

TRUE NORTH

SCALE: 1" = 100'

SURVEY MAP

SHOWING A SURVEY OF 4.301 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE J. P. COLES SURVEY, A-33 AND THE T. S. SAUL SURVEY, A-97, BEING PART OF THE SAME LAND CONVEYED IN THE DEED FROM JOHN ROBERT JORDAN, ET UX, TO DAVID WAYNE WINSLOW, ET UX, DATED SEPTEMBER 30, 1994, AS RECORDED IN VOLUME 783, PAGE 440, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING PART OF THE SAME LAND DESCRIBED AS 67.77 ACRES IN THE DEED FROM THOMAS F. BOOKER, JR., ADMINISTRATOR OF THE ESTATE OF ROBERT H. BOOKER, DECEASED, ET AL, TO JOHN ROBERT JORDAN, ET UX, DATED AUGUST 9, 1988, AS RECORDED IN VOLUME 589, PAGE 840, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 4.301 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 3RD DAY OF NOVEMBER, 2020, A.D.

STATE OF TEXAS
REGISTERED
JON E. HODDE
5197
PROFESSIONAL
LAND SURVEYOR

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

W. O. NO. 7778 (WINSLOW6423.DWG/MVIEW) REF: WINSLOW6423.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
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"Exhibit B"

"Exhibit B"

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TBPE&LS SURVEY FIRM REG. NO. 10018800
TBPE&LS ENGINEERING FIRM REG. NO. F-18046

W. O. No. 7778

THE STATE OF TEXAS

COUNTY OF WASHINGTON

SURVEYOR'S LEGAL DESCRIPTION

4.301 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the J. P. Coles Survey, A-33 and the T. S. Saul Survey, A-97, being part of the same land conveyed in the deed from John Robert Jordan, et ux, to David Wayne Winslow, et ux, dated September 20, 1994, as recorded in Volume 783, Page 440, in the Official Records of Washington County, Texas, or being part of the same land described as 67.77 acres in the deed from Thomas F. Booker, Jr., Administrator of the Estate of Robert H. Booker, deceased, et al, to John Robert Jordan, et ux, dated August 9, 1988, as recorded in Volume 589, Page 840, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod found at a railroad tie fence corner post for an interior corner of said original tract called 67.77 acres, being the Northwest corner of the (Dorothy Byrne Bednarski) William W. Byrne, et ux, tract called 38.961 acres, as recorded in Volume 315, Page 152 in the Deed Records of Washington County, Texas, being an exterior corner hereof;

THENCE along the South line hereof, being along or near an existing fence, N 70°49'36" W 632.47 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) on an East right of way of F. M. Highway No. 50 for the Southwest corner hereof, a 3/4 inch iron rod found near a 14 inch treated fence corner post bears N 80°49'09" W 5.38 feet;

THENCE along an East right of way line of said highway for the West line hereof, being East of an existing fence, N 15°21'14" E 248.89 feet to a 5/8 inch iron rod found with Id. cap (RPLS 5197) 3.7 feet Southeast of fence line on an East right of way line of said highway for the Southwest corner of a 2.000 acres tract surveyed on March 6, 2014 out of said original tract called 67.77 acres, being the Northwest corner hereof;

THENCE along the South line of said 2.000 acres tract for the North line hereof, S 74°38'46" E 608.75 feet to a 5/8 inch iron rod found with Id. cap (RPLS 5197) in fence line on an occupied fenced Northeast line of said original tract called 67.77 acres, being on an occupied fenced Southwest line of the Jeffrey Aronoff tract called 59.773 acres, as recorded in Volume 1322, Page 335, in said Official Records of Washington County, Texas for the Southeast corner of said 2.000 acres tract, being the Northeast corner hereof;

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THENCE along a portion of an occupied fenced Northeast line of said original tract called 67.77 acres, being along a portion of an occupied fenced Southwest line of said Aronoff tract called 59.773 acres, being Southwest of the Southwest deed line of said Aronoff tract called 59.773 acres for the Northeast line hereof, being along or near an existing fence, S 23°41'07" E 243.98 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) at a railroad tie fence corner post on an occupied Northwest line of said Byrne tract called 38.061 acres, being Southeast of the Northwest deed line of said Byrne tract called 38.061 acres for the East corner hereof, being an East corner of said original tract called 67.77 acres, being the South corner of said Aronoff tract called 59.773 acres;

THENCE along a Southeast line of said original tract called 67.77 acres for the Southeast line hereof, being Southeast of the Northwest deed line of said Byrne tract called 38.061 acres, being along a portion of an occupied fenced Northwest line of said Byrne tract called 38.061 acres, S 67°39'16" W 166.01 feet to the Place of Beginning and containing 4.301 acres of land.

The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°17'58.71" N – Longitude: 96°21'07.06" W (WGS-84).

There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing legal description describing 4.301 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 3rd day of November, 2020, A. D.

Jon E. Hodde
Registered Professional
Land Surveyor No. 5197

STATE OF TEXAS
REGISTERED
JON E. HODDE
5197
PROFESSIONAL
LAND SURVEYOR

UNOFFICIAL