

D. LAWRENCE SURVEY, A-75

NOTES:
1. THE DISTANCE FROM THE CORNER OF THE SECTION TO THE CORNER OF THE SECTION IS 400 FEET.
2. THE DISTANCE FROM THE CORNER OF THE SECTION TO THE CORNER OF THE SECTION IS 400 FEET.
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JAMES STEVENS SURVEY, A-101

S. CLARK SURVEY, A-29

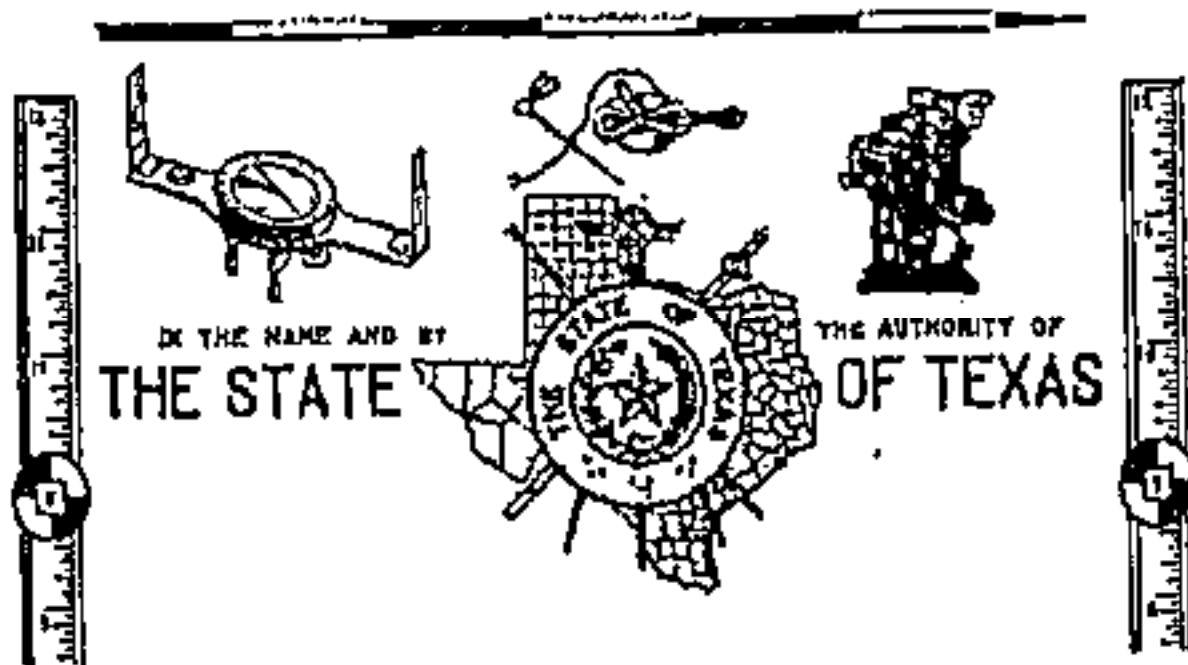
204.895 ACRES

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Surveyors
St. Louis, Mo.
1880

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W. O. No. 6717

THE STATE OF TEXAS

CITY OF BRENHAM, TEXAS

COUNTY OF WASHINGTON

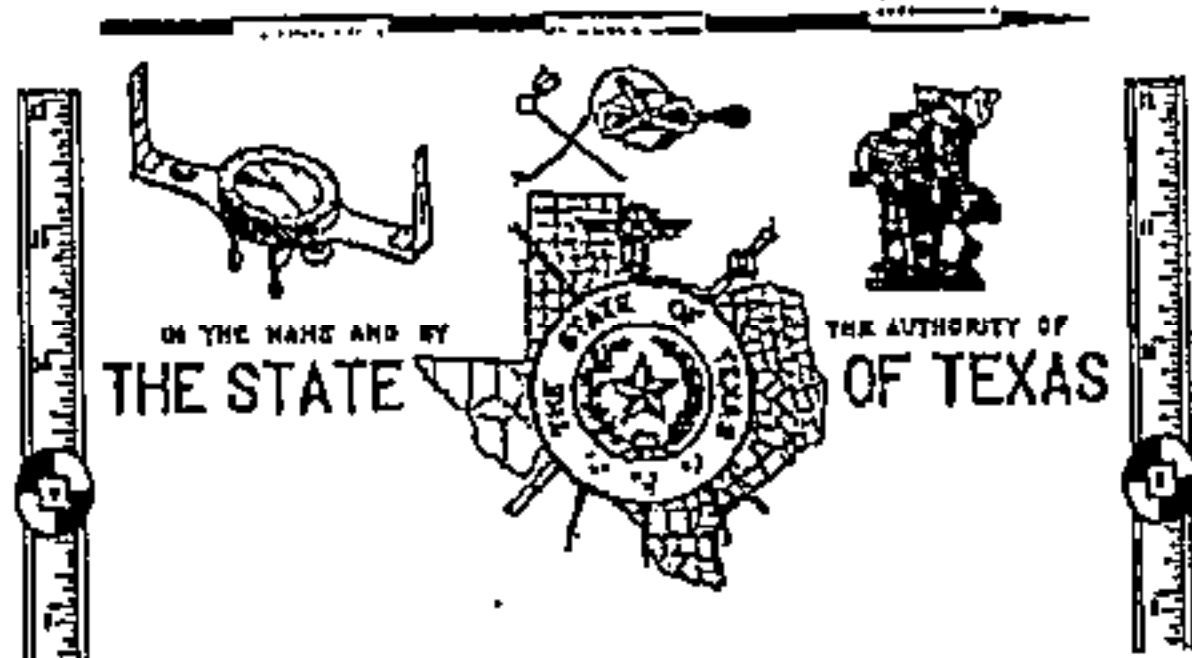
SURVEYOR'S LEGAL DESCRIPTION

204.895 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the S. Clark Survey, A-28 and the James Stevens Survey, A-101, being a resurvey of the same land described as 60.000 acres in the deed from William A. McMeans, Jr. to City of Brenham, Texas, dated January 11, 1990, as recorded in Volume 619, Page 48, in the Official Records of Washington County, Texas, and being a resurvey of part of the same land described as 194.925 acres in the deed from W. E. Whiddon to City of Brenham, a Municipal Corporation, dated January 21, 1985, as recorded in Volume 496, page 800, in the Official Records of Washington County, Texas, including a 0.004 acre area, being a gap between East deed lines of said 60.000 acres tract and West deed lines of the Valerie Renee Krolczyk tract called 7.667 acres, as described in Volume 1114, Page 855, in the Official Records of Washington County, Texas, and shown on a survey plat prepared in conjunction with this metes and bounds description as Gap Area "A", and including a 0.007 acre area, being a gap between East deed lines of said 60.000 acres tract and a West deed line of the Shelly Ann Krolczyk Orsak tract called 7.750 acres, as described in Volume 1114, Page 859, in the Official Records of Washington County, Texas, and shown on said survey plat prepared in conjunction with this metes and bounds description as Gap Area "E", and being more fully described by metes and bounds, as follows, To-Wit:

BEGINNING at a 3/8 inch iron rod found on the South margin of Chadwick-Hogan Road for the Northwest corner hereof and of said original tract called 60.000 acres, Volume 619, Page 48, Official Records of Washington County, Texas, being the Northeast corner of the Jerome J. Jozwiak tract called 6.827 acres, as described in Volume 1322, Page 590, in said Official Records of Washington County, Texas, also being the North corner of a 0.062 acre area lying between West deed lines of said original tracts called 60.000 acres and 194.925 acres and the East deed line of said Jozwiak tract called 6.827 acres, and shown on said survey plat prepared in conjunction with this metes and bounds description as Gap Area "D" (not included);

THENCE along the South margins of said Chadwick-Hogan Road for North lines hereof, being along North lines of said original tract called 60.000 acres, N 78°55'51" E 988.72 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) and N 79°27'17" E 674.68 feet to a 3/8 inch iron rod found near a railroad tie fence corner post on the South margin of said Chadwick-Hogan Road for a Northeast corner hereof, being the Northeast corner of said original tract called 60.000 acres, being the Northwest corner of said Valerie Renee Krolczyk tract called 7.667 acres, as



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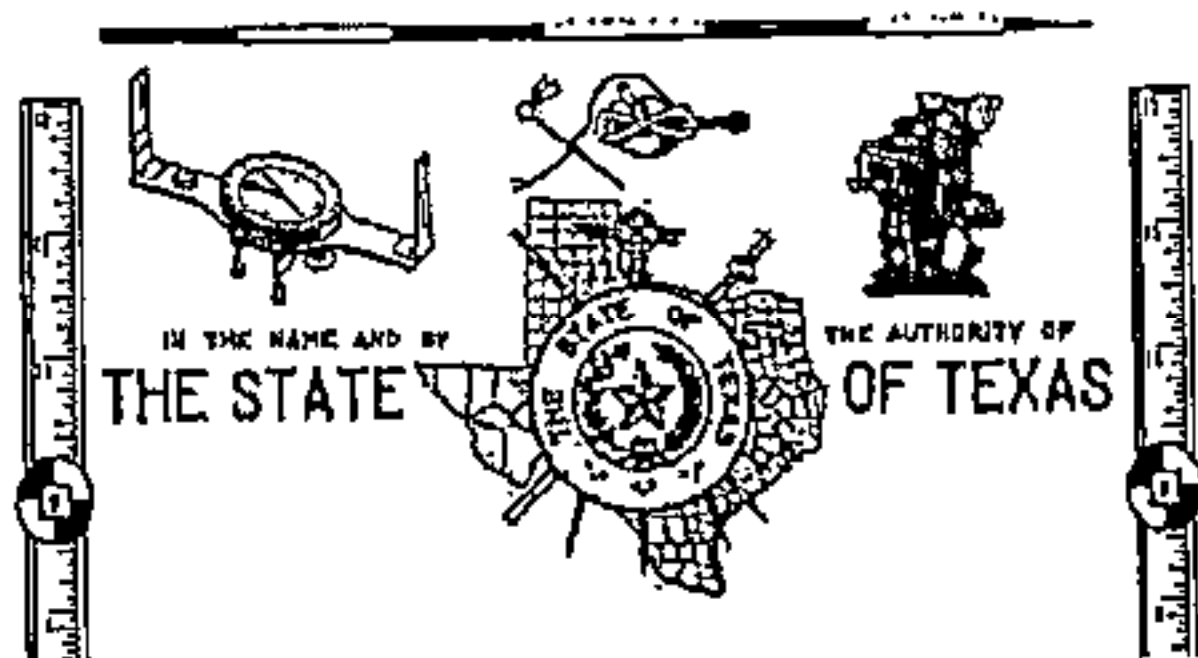
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described in Volume 1114, Page 855, in said Official Records of Washington County, Texas, and being the North corner of said 0.004 acre Gap Area "A" (included);

THENCE along East lines hereof, common with West lines of said Krolczyk tract called 7.667 acres, being along the East line of said 0.004 acre Gap Area "A" and along West lines of a 0.008 acre Conflict Area lying between East deed lines of said original tract called 60.000 acres and West deed lines of said Krolczyk tract called 7.667 acres and a West deed line of the Shelly Ann Krolczyk Orsak tract called 7.750 acres, as described in Volume 1114, Page 859, in said Official Records of Washington County, Texas, and shown on said survey plat prepared in conjunction with this metes and bounds description as Conflict Area "B" (not included), being along or near an existing fence, S 11°16'21" E at 399.40 feet pass the South corner of said Gap Area "A", being the North corner of said Conflict Area "B", and at a total distance of 529.15 feet to a 1/2 inch iron rod found with ID. cap (RPLS 2183) and S 12°12'29" E 180.10 feet to a 1/2 inch iron rod found near fence line for the Southwest corner of said Krolczyk tract called 7.667 acres, being the Northwest corner of said Orsak tract called 7.750 acres;

THENCE continuing along an East line hereof, common with a West line of said Orsak tract called 7.750 acres, being along a West line of said Conflict Area "B", and being along an East line of said Gap Area "E", being along or near an existing fence, S 12°26'19" E at 36.99 feet pass the South corner of said Conflict Area "B", being the North corner of said Gap Area "E" (included), and at a total distance of 413.02 feet to a 3/8 inch iron rod found at a 18 inch Bois D' Arc tree fence corner for the Southwest corner of said Orsak tract, being the West corner of the Christi Yvonne Krolczyk Rocka tract called 8.153 acres, as described in Volume 1114, Page 867, in said Official Records of Washington County, Texas, and being the Northwest corner of the Leonard M. Nowak tract called 27.440 acres, as described in Volume 969, Page 887, in said Official Records of Washington County, Texas also being the South corner of said Gap Area "E";

THENCE continuing along East lines hereof, common with West lines of said Leonard M. Nowak tract called 27.440 acres and West lines of the Fabian R. Nowak tract called 27.440 acres, as described in Volume 969, Page 887, in said Official Records of Washington County, Texas, being along or near an existing fence, S 15°28'48" E 51.35 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) for an interior angle point of said Leonard M. Nowak tract called 27.440 acres, being an exterior angle point hereof, and being the North corner of a 0.056 acre Conflict Area lying between East deed lines of said original tract called 60.000 acres and West deed lines of said Leonard M. Nowak tract called 27.440 acres and said Fabian R. Nowak tract called 27.440 acres and shown on said survey plat prepared in conjunction with this metes and bounds description as Conflict Area "C" (not included), and continuing, being along West lines of said Conflict Area "C", S 10°57'48" E 308.24 feet to a 1/2 inch rod found near a T-post for the Southwest corner of said Leonard M. Nowak tract called 27.440 acres, common with the Northwest corner of said Fabian R. Nowak tract called 27.440 acres, S 10°59'23" E 306.01 feet to a 1/2 inch iron rod found near a railroad tie fence corner post for the Southeast corner of said original tract called 60.000 acres, being the South corner of said Conflict Area "C",



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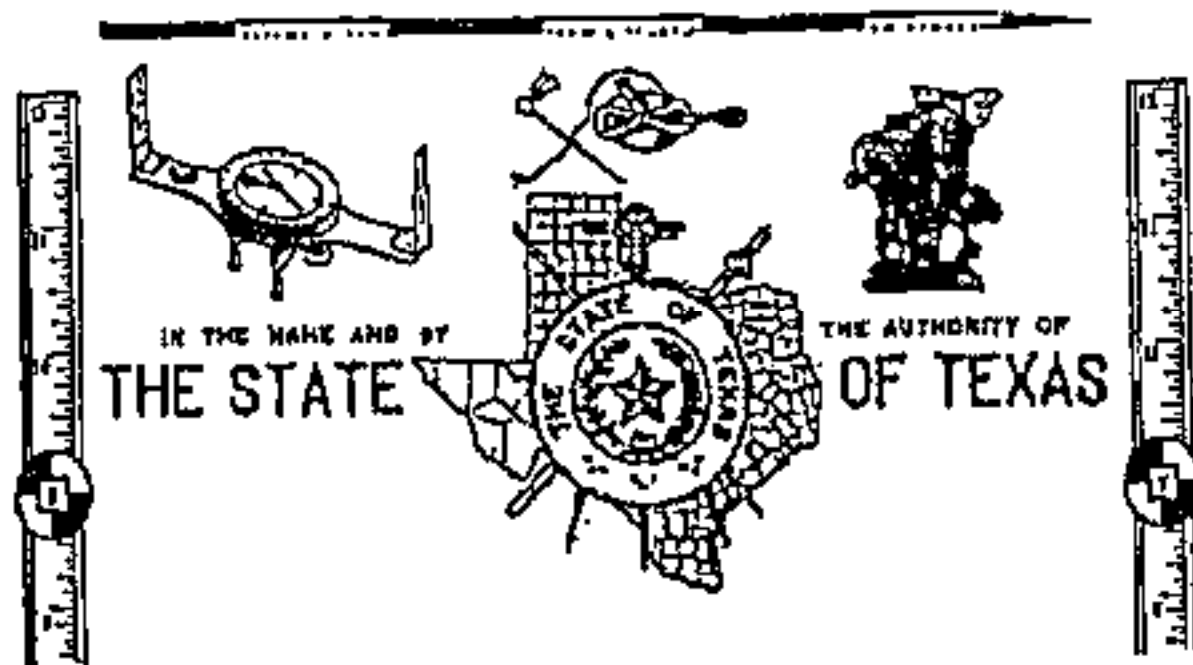
S 10°10'38" E 35.75 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) for interior angle point of said Fabian R. Nowak tract called 27.440 acres, being an exterior angle point hereof, S 8°31'46" E 53.24 feet to corner in a 12 inch Bois D' Arc tree, and S 13°13'45" E 3.60 feet to a 1/2 inch iron rod found at a T-post for the Southwest corner of said Fabian R. Nowak tract called 27.440 acres, being the Northwest corner of the Alvin D. Nowak tract called 27.440 acres, as described in Volume 969, Page 887, in said Official Records of Washington County, Texas;

THENCE continuing along East lines hereof, common with West lines of said Alvin D. Nowak tract called 27.440 acres, being partly along or near and West of an existing fence, S 16°16'10" E 27.88 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 10°01'18" E 64.84 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 12°56'12" E 154.02 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 11°15'37" E 112.41 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 13°57'18" E 53.25 feet to a 5/8 inch iron rod set with plastic ID. cap (RPLS 5197) and S 21°37'03" E 35.63 feet to a 1/2 inch iron rod found at a T-post for an interior corner hereof and of said original tract called 194.925 acres, being the Southwest corner of said Alvin D. Nowak tract called 27.440 acres;

THENCE along North lines hereof and of said original tract called 194.925 acres, being along South lines of said Alvin D. Nowak tract called 27.440 acres, being partly along or near and North of an existing fence and fence remains, N 78°31'44" E 678.00 feet to a 1/2 inch iron rod found, (a 3/4 inch iron pipe found at a 4 inch by 6 inch post bears S 83°32'16" W 16.82 feet), N 79°09'36" E 407.54 feet to a 1/2 inch iron rod found at a railroad tie fence post, N 74°50'52" E 86.62 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), N 77°20'13" E 140.07 feet to a 1/2 inch iron rod found in fence line, N 78°03'25" E 564.68 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) at the base of a 24 inch Elm tree in fence line, and N 80°44'58" E 192.18 feet to a 1/2 inch iron rod found near a 6 inch treated fence corner post for a Northwest corner of the MCRP Interests, LTD tract called 49.995 acres, as described in Volume 1274, Page 216, in said Official Records of Washington County, Texas, being a Northeast corner hereof, being on a South line of said Alvin D. Nowak tract called 27.440 acres, and being on a North line of said original tract called 194.925 acres;

THENCE along a West line of said MCRP Interests, LTD tract, common with an East line hereof, being along or near an existing fence, S 4°46'45" E 1033.02 feet to a 1/2 inch iron rod found at a 7 inch treated fence corner post for an interior corner of said MCRP Interests, LTD tract, being a Southeast corner hereof, another 1/2 inch iron rod found bears N 78°38'45" W 0.16 feet;

THENCE along a North line of said MCRP Interests, LTD tract, common with a South line hereof, being along or near an existing fence, S 79°19'31" W 877.06 feet to a 1/2 inch iron rod found at a 7 inch treated fence corner post for a Northwest corner of said MCRP Interests, LTD tract, being an interior corner hereof;



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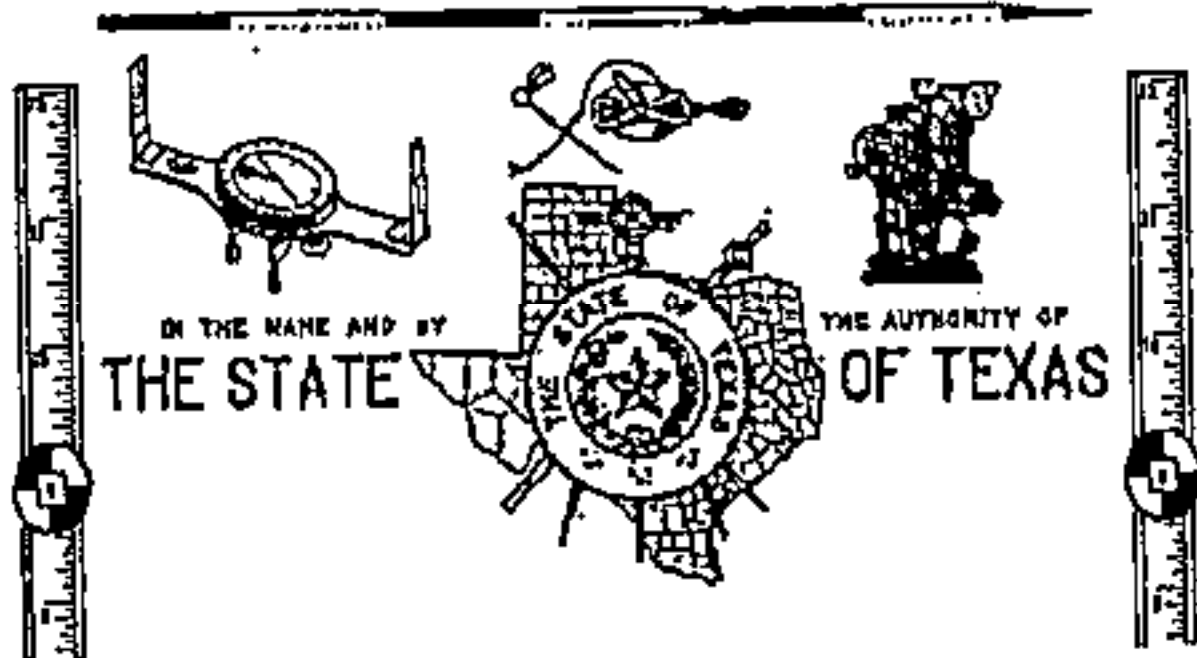
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THENCE along a West line of said MCRP Interests, LTD tract, common with an East line hereof, being along or near an existing fence, S 10°35'30" E 919.31 feet to a 1/2 inch iron rod found at a railroad tie fence corner post in concrete on a North margin of Caney Creek Road for the Southwest corner of said MCRP Interests, LTD tract, being a Southeast corner hereof;

THENCE along North margins of said Caney Creek Road, being along South lines hereof and of said original 194.925 acres tract, S 82°45'48" W 360.72 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 75°30'27" W 701.95 feet to a 1/2 inch iron rod found, S 75°18'33" W 716.32 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 66°30'45" W 69.38 feet to a 1/2 inch iron rod found, S 60°27'24" W 78.71 feet to a 1/2 inch iron rod found, and S 56°19'01" W 101.35 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) at a railroad tie post in concrete on a North margin of said Caney Creek Road at a turn of same for the most Southern Southwest corner hereof and of said original tract called 194.925 acres, being the occupied Southeast corner of the Ernest Jozwiak tract called 30.35 acres, as conveyed in Volume 522, Page 472, in said Official Records of Washington County, Texas, and described in Volume 160, Page 29, in the Deed Records of Washington County, Texas;

THENCE along West lines hereof and of said original tract called 194.925 acres, being along occupied East lines of said Jozwiak tract called 30.35 acres, being partly along or near an existing fence, N 9°19'27" W 556.10 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), N 9°08'38" W, at 174 feet pass the beginning of the fence line, and at a total distance of 325.87 feet to a 1/2 inch iron rod found in fence line at a 3 inch cedar fence post, N 9°13'21" W 770.58 feet to a 1/2 inch iron rod found in fence line near a broken off 4 inch cedar fence post, and N 8°56'04" W 296.53 feet to a 1/2 inch iron rod found 1.8 feet South of a 6 inch Bois D' Arc fence corner post for an interior corner hereof and of said original tract called 194.925 acres, being the occupied Northeast corner of said Jozwiak tract called 30.35 acres;

THENCE along a South line hereof and of said original tract called 194.925 acres, common with the occupied North line of said Jozwiak tract called 30.35 acres, being partly along or near an existing fence, S 79°04'21" W 900.61 to a 1/2 inch iron rod found at a 9 inch Bois D' Arc fence corner post for a Southwest corner hereof and of said original tract called 194.925 acres, being the occupied Northwest corner of said Jozwiak tract called 30.35 acres, and being the Southeast corner of said 0.062 acre area lying between West deed lines of said original tracts called 60.000 acres and 194.925 acres and the East deed line of said Jerome J. Jozwiak tract called 6.827 acres, Volume 1322, Page 590, Official Records of Washington County, Texas, and shown on said survey plat prepared in conjunction with this metes and bounds description as Gap Area "D" (not included), a 5/8 inch iron rod set with ID. cap (RPLS 5197) on the East line of said Jozwiak tract called 6.827 acres, at its intersection with the projection of the last said South line of said original tract called 194.925 acres, for the Southwest corner of said 0.062 acre Gap Area "D" bears S 79°04'21" W 3.31 feet;



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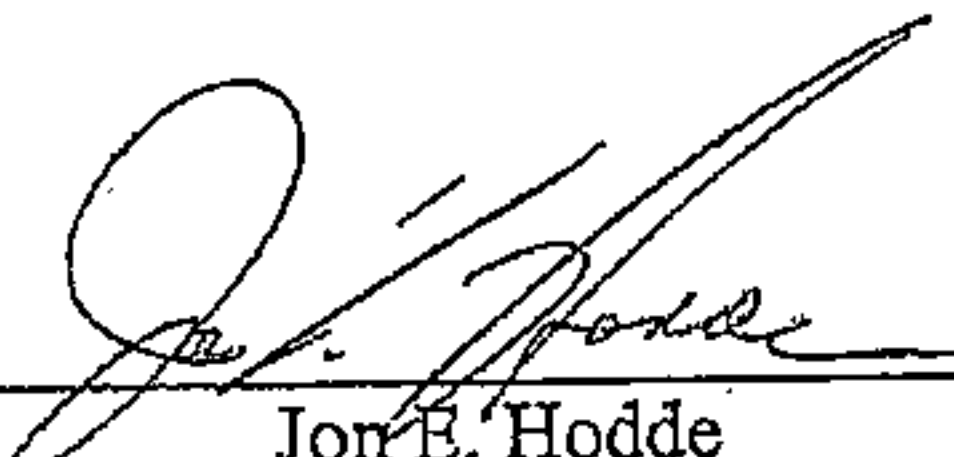
THENCE along West lines hereof and of said original tracts called 194.925 acres and 60.000 acres, being along East lines of said 0.062 acre Gap Area "D", being partly along or near and partly West of an existing fence, N 9°12'16" W 1060.54 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) near a steel gate post in concrete for an exterior angle point hereof and of said original tract called 194.925 acres, N 8°53'18" W 104.24 feet to a 1/2 inch iron rod found near a 4 inch cedar fence post for the Northwest corner of said original tract called 194.925 acres, being the Southwest corner of said original tract called 60.000 acres, and N 9°05'47" W 1285.98 feet to the Place of Beginning and containing 204.895 acres of land, including said 0.004 acre Gap Area "A" and said 0.007 acre Gap area "E".

The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°07'20.29" N – Longitude: 96°18'24.05" 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 description describing 204.895 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 31st day of July, 2014, A. D.


Jon E. Hodde
Registered Professional
Land Surveyor No. 5197

