

# WALLER COUNTY , TEXAS

## L. ABBOTT SURVEY

### ABSTRACT NO. 1

#### LEGEND

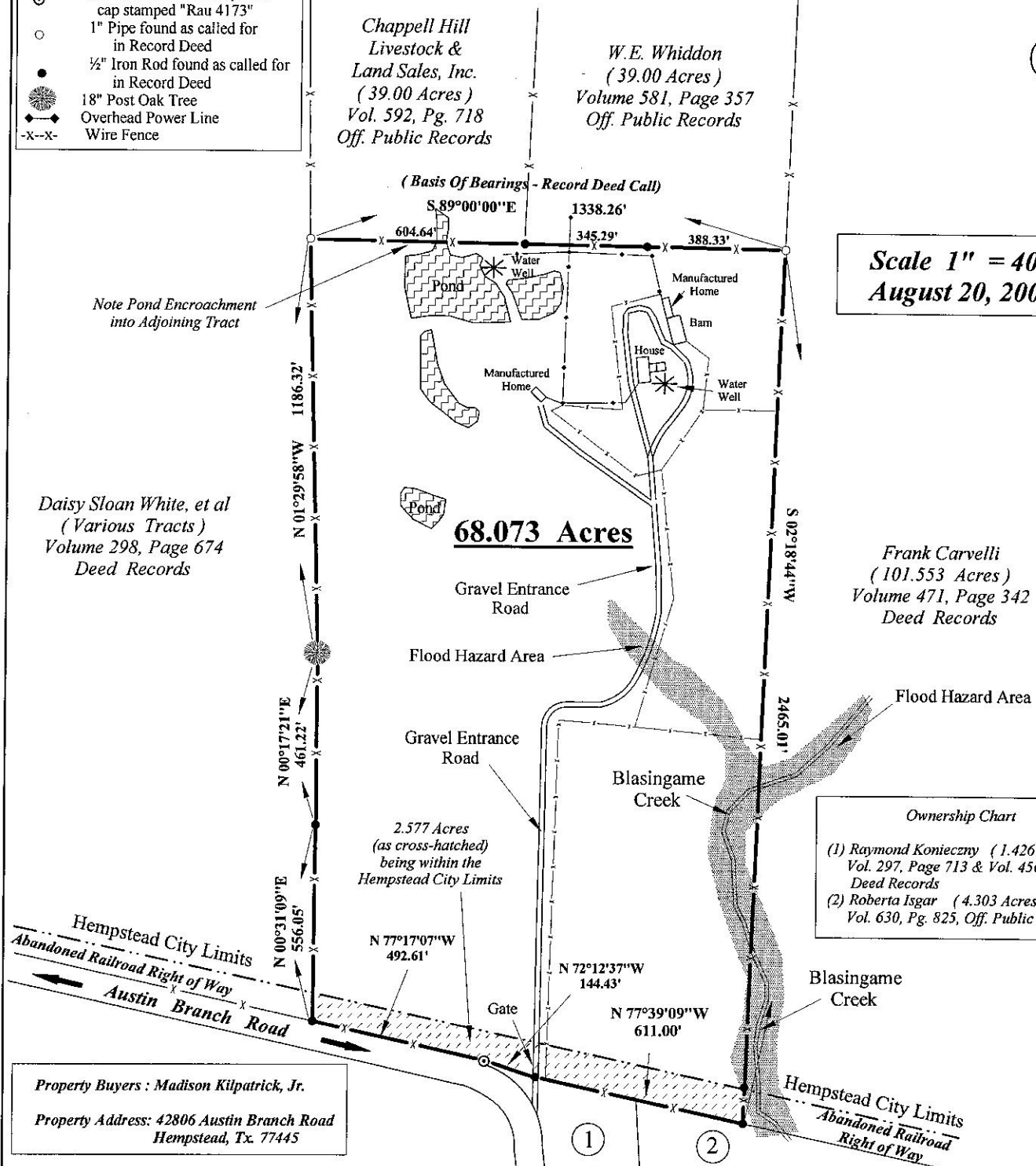
- 3/8" Iron Rod set with plastic cap stamped "Rau 4173"
- 1" Pipe found as called for in Record Deed
- 1/2" Iron Rod found as called for in Record Deed
- ⊙ 18" Post Oak Tree
- Overhead Power Line
- x-x- Wire Fence

*Chappell Hill  
Livestock &  
Land Sales, Inc.  
( 39.00 Acres )  
Vol. 592, Pg. 718  
Off. Public Records*

*W.E. Whiddon  
( 39.00 Acres )  
Volume 581, Page 357  
Off. Public Records*



**Scale 1" = 400'**  
**August 20, 2003**



*Frank Carvelli  
( 101.553 Acres )  
Volume 471, Page 342  
Deed Records*

#### Ownership Chart

- (1) Raymond Konieczny ( 1.426 Acres )  
Vol. 297, Page 713 & Vol. 456, Pg. 20  
Deed Records
- (2) Roberta Isgar ( 4.303 Acres )  
Vol. 630, Pg. 825, Off. Public Records

**Property Buyers : Madison Kilpatrick, Jr.**  
**Property Address: 42806 Austin Branch Road  
Hempstead, Tx. 77445**

#### Notes

- (1) Title information furnished by Stewart Title Co. as per Title Commitment G.F. or File No. 03906880, effective date July 25, 2003.
- (2) Part of this property as shown by cross-hatch is located within a flood hazard area according to FIRM No. 480640 0050 B, effective date December 18, 1986. All structures appear to be outside the flood hazard areas.
- (3) Property description to accompany this plat.

Survey Plat of a 68.073 acre tract of land situated in the L. Abbott Survey, Abstract No. 1, Waller County, Texas and being composed of the following tracts of land: (1) All of that land described as 10.00 acres in Deed dated March 20, 1986 from W.C. Parish, et ux to John M. Tooke, et ux, recorded in Volume 392, Page 67, Deed Records; (2) All of that land described as 20.00 acres in Deed dated October 12, 1987 from John C. Nelson, et ux to John M. Tooke, et ux, recorded in Volume 412, Page 687, Deed Records; (3) All of that land described as 10.000 acres in Deed dated June 22, 1990 from John C. Nelson, et ux to Bobbe Hibler Tooke Protective Trust, recorded in Volume 443, Page 182, Deed Records; (4) All of that land described as 10.000 acres in Deed dated June 22, 1990 from John C. Nelson, et ux to Bobbe Hibler Tooke Protective Trust, recorded in Volume 443, Page 186, Deed Records; (5) All of that land described as 10.00 acres in Deed dated April 28, 1992 from John C. Nelson, et ux to John M. Tooke, et ux, recorded in Volume 466, Page 756, Deed Records; (6) All of that land described as 8.160 acres in Deed dated May 24, 1994 from John C. Nelson, et ux to John M. Tooke, et ux, recorded in Volume 495, Page 486, Official Public Records. Records

## Rau Surveying

4176 Hwy. 71  
P.O. Box 692 Columbus, Texas 78934  
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Darrell D. Rau, Registration No. 4173

STATE OF TEXAS

COUNTY OF WALLER

Legal Description  
68.073 Acres

**BEING** a tract or parcel containing 68.073 acres of land situated in the L. Abbott Survey, Abstract No. 1, Waller County, Texas and being composed of the following tracts of land: (1) All of that land described as 10.00 acres in Deed dated March 20, 1986 from W.C. Parish, et ux to John M. Tooke, et ux, recorded in Volume 392, Page 67, Deed Records, (2) All of that land described as 20.00 acres in Deed dated October 12, 1987 from John C. Nelson, et ux to John M. Tooke, et ux, recorded in Volume 412, Page 687, Deed Records, (3) All of that land described as 10.000 acres in Deed dated June 22, 1990 from John C. Nelson, et ux to Bobbe Hibler Tooke Protective Trust, recorded in Volume 443, Page 182, Deed Records, (4) All of that land described as 10.000 acres in Deed dated June 22, 1990 from John C. Nelson, et ux to Bobbe Hibler Tooke Protective Trust, recorded in Volume 443, Page 186, Deed Records, (5) All of that land described as 10.00 acres in Deed dated April 28, 1992 from John C. Nelson, et ux to John M. Tooke, et ux, recorded in Volume 466, Page 756, Deed Records, (6) All of that land described as 8.160 acres in Deed dated May 24, 1994 from John C. Nelson, et ux to John M. Tooke, et ux, recorded in Volume 495, Page 486, Official Public Records. Said 68.073 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1" pipe found for the Northwest corner of the original 20.00 acre tract and the Northwest corner of the herein described 68.073 acre tract, located on the East line of various tracts conveyed to Daisy Sloan White, et al as recorded in Volume 298, Page 674, Waller County Deed Records, also being the Southwest corner of a 39.00 acre tract conveyed to Chappell Hill Livestock and Sales, Inc. by deed recorded in Volume 592, Page 718, Official Public Records;

**THENCE** along the South line of said Chappell Hill Livestock & Land Sales tract and along the South line of the W.E. Whiddon 39.00 acre tract, Volume 581, Page 357, Official Public Records, S 89° 00' 00" E Basis of Bearings – Record Deed Call), at 604.64 feet passing a ½" iron rod found for a common corner of said Whiddon tract and said Chappell Hill Livestock & Land Sales tract, continuing a total distance of 1338.26 feet to a 1" pipe found for the Northeast corner the Tooke original tract, located on the West line of the Frank Carvelli 101.553 acre tract as recorded in Volume 471, Page 342, Deed Records and being the Northeast corner of the herein described tract, also being the Southeast corner of the Whiddon 39.00 acre tract;

**THENCE** along the West line of the Carvelli tract and crossing an abandoned railroad right of way, S 02° 18' 44" W a distance of 2465.01 feet to a ½" iron rod found at a fence corner for the Southeast corner of the original 8.160 acre tract and for the Southeast corner of the herein described tract and being on the North line of the Roberta Isgar 4.303 acre tract, Volume 630, Page 825, Official Public Records, also being on the South line of said abandoned railroad tract;

**THENCE** along the North line of the Isgar tract and along the North line of the Raymond Konieczny tract, Volume 297, Page 713 and Volume 456, Page 20, Deed Records, also being the South line of the original 8.160 acre tract, N 77° 39' 09" W a distance of 611.00 feet to a ½" iron rod found on the North right of way line of Austin Branch Road for an angle point of the herein described tract;

**THENCE** along the North line of Austin Branch Road, the following two calls:

- N 72° 12' 37" W 144.43 feet to a capped 3/8" iron rod set for angle point, and
- N 77° 17' 07" W 492.61 feet to a ½" iron rod found for the Southwest corner of the original 8.160 acre tract and the Southwest corner of the herein described tract;

**THENCE** crossing an abandoned railroad right of way and along the East line of the various tracts conveyed to Daisy Sloan White, et al, the following calls:

- N 00° 31' 09" E 556.05 feet to a ½" iron rod found for angle point,
- N 00° 17' 21" E 461.22 feet to a 18 inch Post Oak Tree found for angle point, and
- N 01° 29' 58" W 1186.32 feet to the **POINT OF BEGINNING**, containing 68.073 acres of land of which 2.577 acres being located within the Hempstead City Limits.

Notes:

- (1) The plastic caps on all set 3/8" iron rods are stamped "Rau 4173".
- (1) A survey plat to accompany this description.

Date: August 20, 2003

Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173