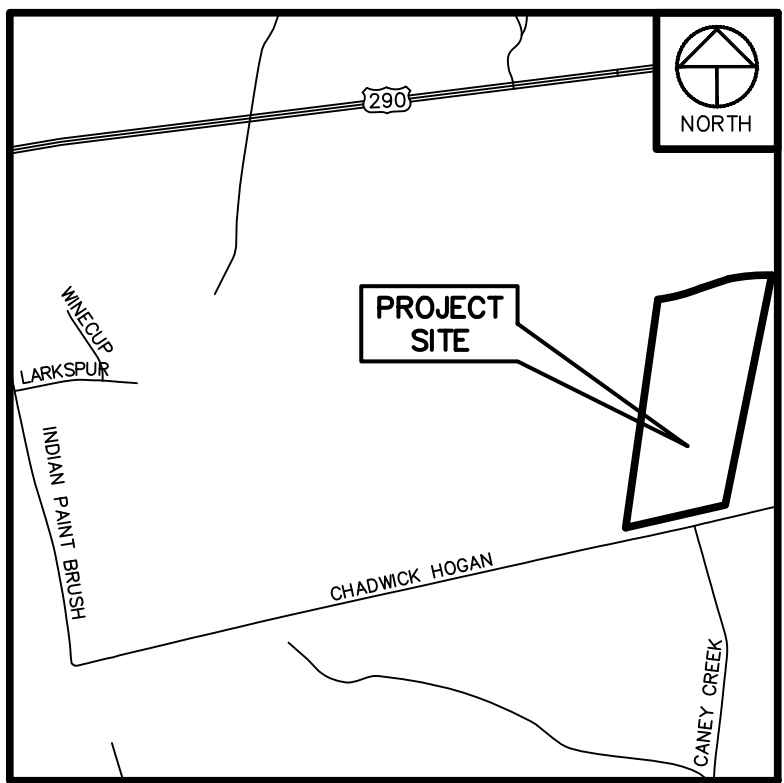
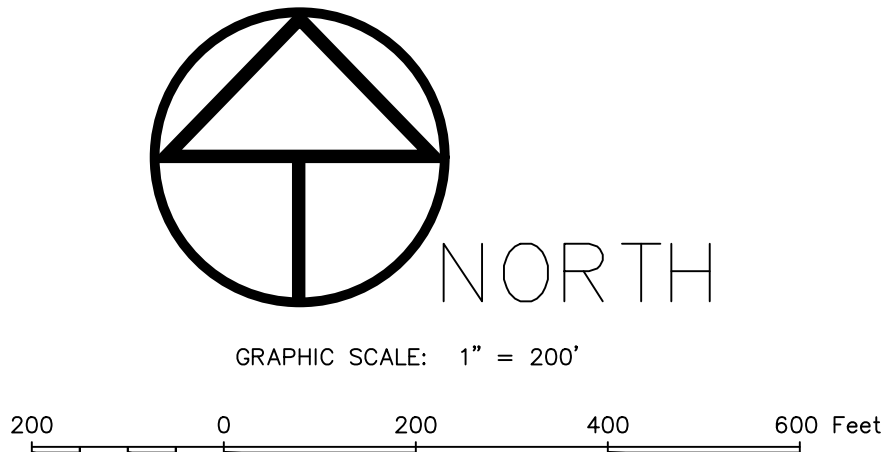




WASHINGTON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 67.394 ACRE OR 2,935,672 SQUARE FEET OF LAND SITUATED IN THE D. LAWRENCE SURVEY, ABSTRACT NO. 75, WASHINGTON COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 69 ACRES CONVEYED TO MICHAEL D. SCHOMBURG AS RECORDED UNDER VOLUME (VOL.) 1698, PAGE (PG) 522, OFFICIAL PUBLIC RECORDS WASHINGTON COUNTY (O.P.R.W.C.), TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CHADWICK-HOGAN ROAD (R.O.W. VARIES), FOR THE SOUTHEAST CORNER OF A CALLED 15.85 ACRES CONVEYED TO CODY J. JANKOWSKI AS RECORDED UNDER VOL. 1673, PG. 17, O.P.R.W.C., THE SOUTHWEST CORNER OF SAID RESIDUE OF A CALLED 69 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 01 MIN. 11 SEC. EAST, ALONG THE EAST LINE OF SAID 15.85 ACRES, A DISTANCE OF 2,560.06 FEET TO A 5/8 INCH IRON ROD FOUND ON THE CURVED SOUTH LINE OF AN ABANDONED H. & T. C. RAILROAD RIGHT-OF-WAY (NO RECORDS FOUND) NOW OCCUPIED AND A PART OF A CALLED 97 ACRE CONVEYED TO WILLIAM EDWARD WHIDDON JR., ET AL., AS RECORDED UNDER VOL. 1718, PG. 827, O.P.R.W.C., FOR THE NORTHEAST CORNER OF SAID 15.85 ACRES, THE NORTHWEST CORNER OF SAID RESIDUE OF A CALLED 69 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 97 ACRES, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,922.56 FEET, A CENTRAL ANGLE OF 14 DEG. 53 MIN. 51 SEC., AN ARC LENGTH OF 499.60 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75 DEG. 11 MIN. 27 SEC. EAST - 498.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE END OF SAID CURVE;

NORTH 71 DEG. 37 MIN. 52 SEC. EAST, A DISTANCE OF 319.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,024.39 FEET, A CENTRAL ANGLE OF 13 DEG. 41 MIN. 22 SEC., AN ARC LENGTH OF 483.68 FEET, A CHORD BEARING AND DISTANCE OF NORTH 85 DEG. 01 MIN. 10 SEC. EAST - 482.53 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 88.301 ACRES CONVEYED TO MONTALBANO BROTHERS RANCH, L.L.C. AS RECORDED UNDER VOL. 1379, PG. 225, O.P.R.W.C., THE NORTHEAST CORNER OF SAID RESIDUE OF A CALLED 69 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 11 DEG. 27 MIN. 08 SEC. WEST, ALONG THE WEST LINE OF SAID 88.301 ACRES, A DISTANCE OF 2,604.71 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF SAID CHADWICK-HOGAN ROAD, FOR THE SOUTHWEST CORNER OF SAID 88.301 ACRES AND THE SOUTHEAST CORNER OF SAID RESIDUE OF A CALLED 69 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 77 DEG. 09 MIN. 10 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID CHADWICK-HOGAN ROAD, A DISTANCE OF 1,134.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.394 ACRES OR 2,935,672 SQUARE FEET OF LAND.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GP NO. WA-20-491 OF WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 22, 2020, ISSUED DATE OF NOVEMBER 23, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, TEXAS, MAP NO. 48477C0325D REVISED/DATED MAY 16, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "A" AND ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES LLC.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND SERVICES LLC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	HPLM	PIPELINE MARKER
CH	HANDICAP	HUCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	MW	MONITORING WELL
FH	FIRE HYDRANT	P	PIN FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TO	TOP OF GRATE
GI	GRATE INLET	FL	FLOW LINE
HB	HIGHBANK	HB	HIGHBANK
MANH	MANHOLE	SAN	SANITARY SEWER
CO	CLEANOUT	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPP	CORRUGATED PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLP	TRAFFIC LIGHT POLE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/LT	POWER POLE W/LIGHT	H.C.C.F.	WASHINGTON COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	H.C.D.R.	WASHINGTON COUNTY DEED RECORDS
MP	METER POLE	H.C.P.R.	WASHINGTON COUNTY PLAT RECORDS
SP	SERVICE POLE	O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WASHINGTON COUNTY
GAC	GUY ANCHOR	IP	IRON PIPE
P	OVERHEAD POWER LINE	IR	IRON ROD
BW	BARBED WIRE FENCE	NO	NUMBER
WIF	WROUGHT IRON FENCE	PG	PAGE
WF	WOOD FENCE	R.O.W.	RIGHT-OF-WAY
CF	CHAINLINK FENCE	SQ. FT.	SQUARE FEET
GP	GATE POST	VOL	VOLUME
P	PER PLANS	F.C.	FILM CODE
APPROX.	APPROXIMATE	BL	BUILDING LINE
H	HIGHBANK	U.E.	UTILITY EASEMENT
S	SIGN		TREE/SHRUB

SURVEYOR'S CERTIFICATION

TO: JACK COCHRAN AND SUZANNE COCHRAN
WESTCOR LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424

12/01/2020
DATE

RPK LAND SERVICES LLC

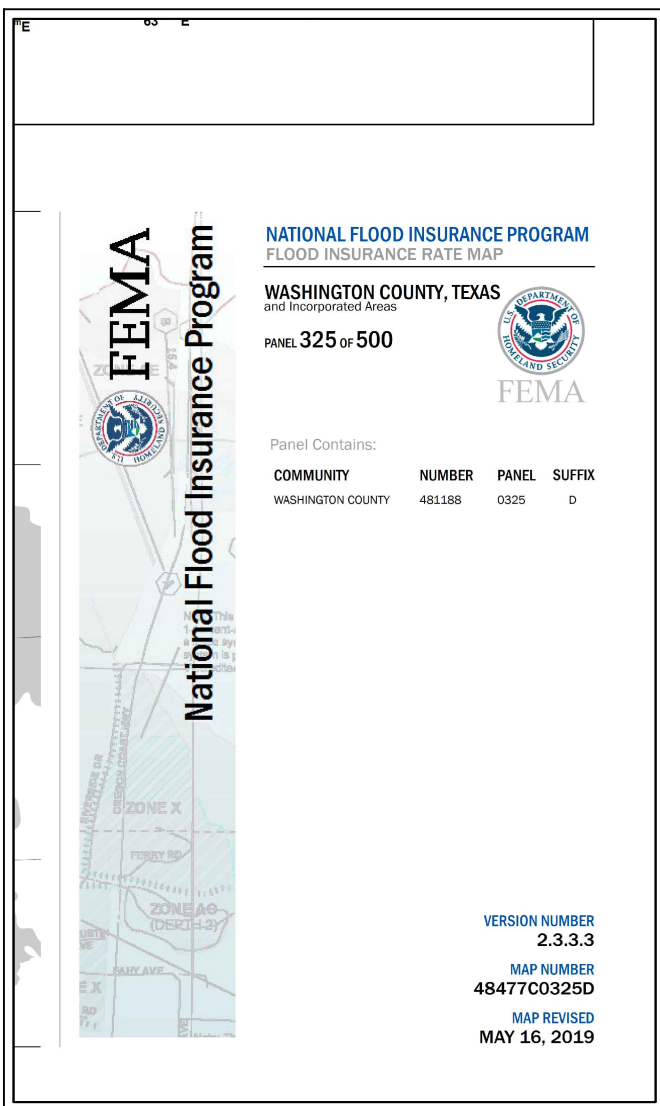
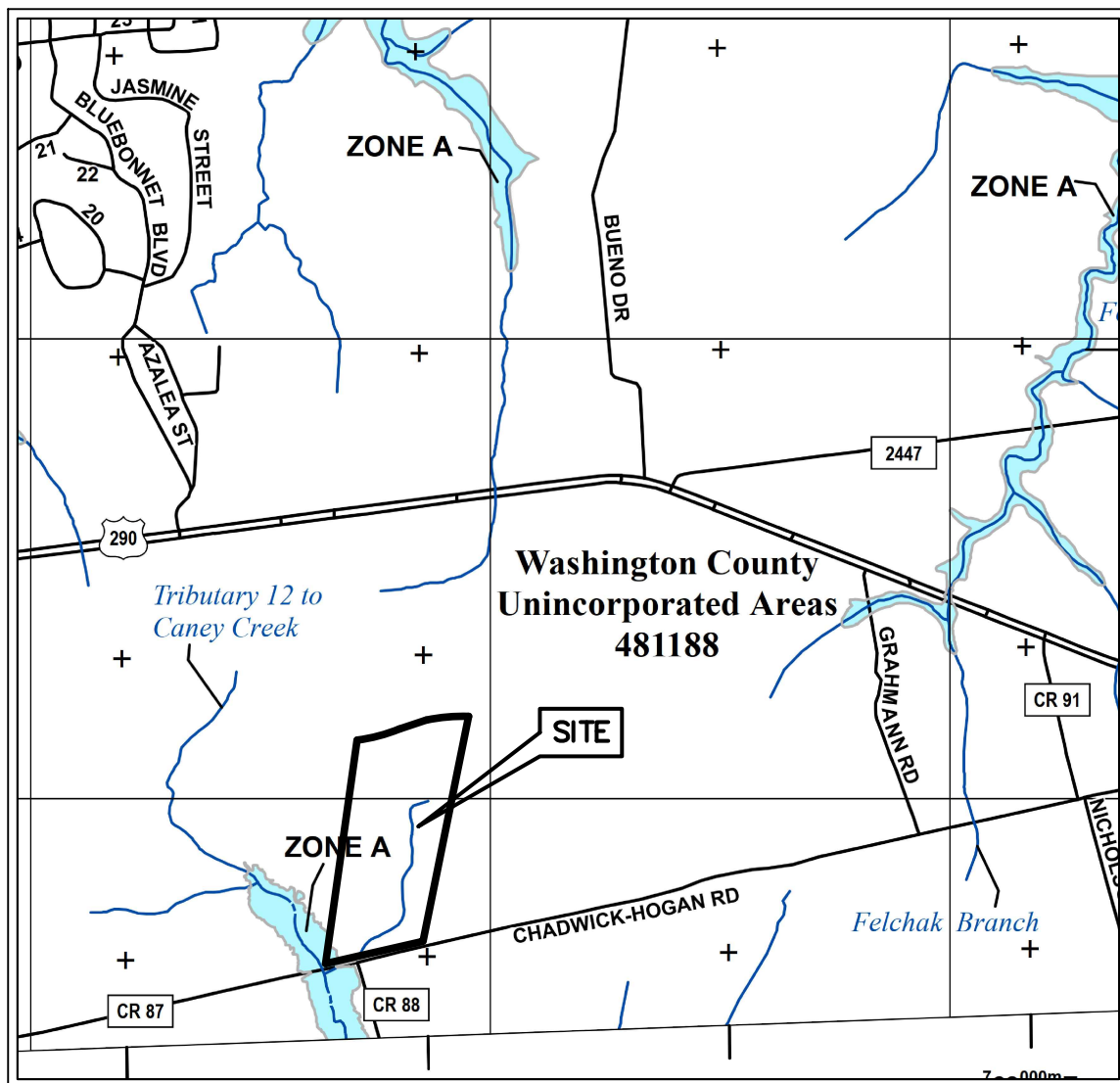
9984 NORRILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.636.0046
FIRM REGISTRATION NO. 10194414 | PKELL@RPKLANDSERVICES.COM

LAND TITLE SURVEY OF
67.394 ACRES / 2,935,672 SQUARE FEET
OF LAND
SITUATED IN THE
D. LAWRENCE SURVEY
ABSTRACT NO. 75
WASHINGTON COUNTY, TEXAS

COPYRIGHT © RPK LAND SERVICES LLC THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORM AT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM RPK LAND SERVICES LLC IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELD BY: RPK
DRAWN BY: RPK/RV
CHECKED BY: RPK
DATE: NOVEMBER 2020
JOB NO. 11-20-002
SHEET NO. 1 OF 1

FLOOD INFORMATION



REVISIONS		
DATE	REASON	BY