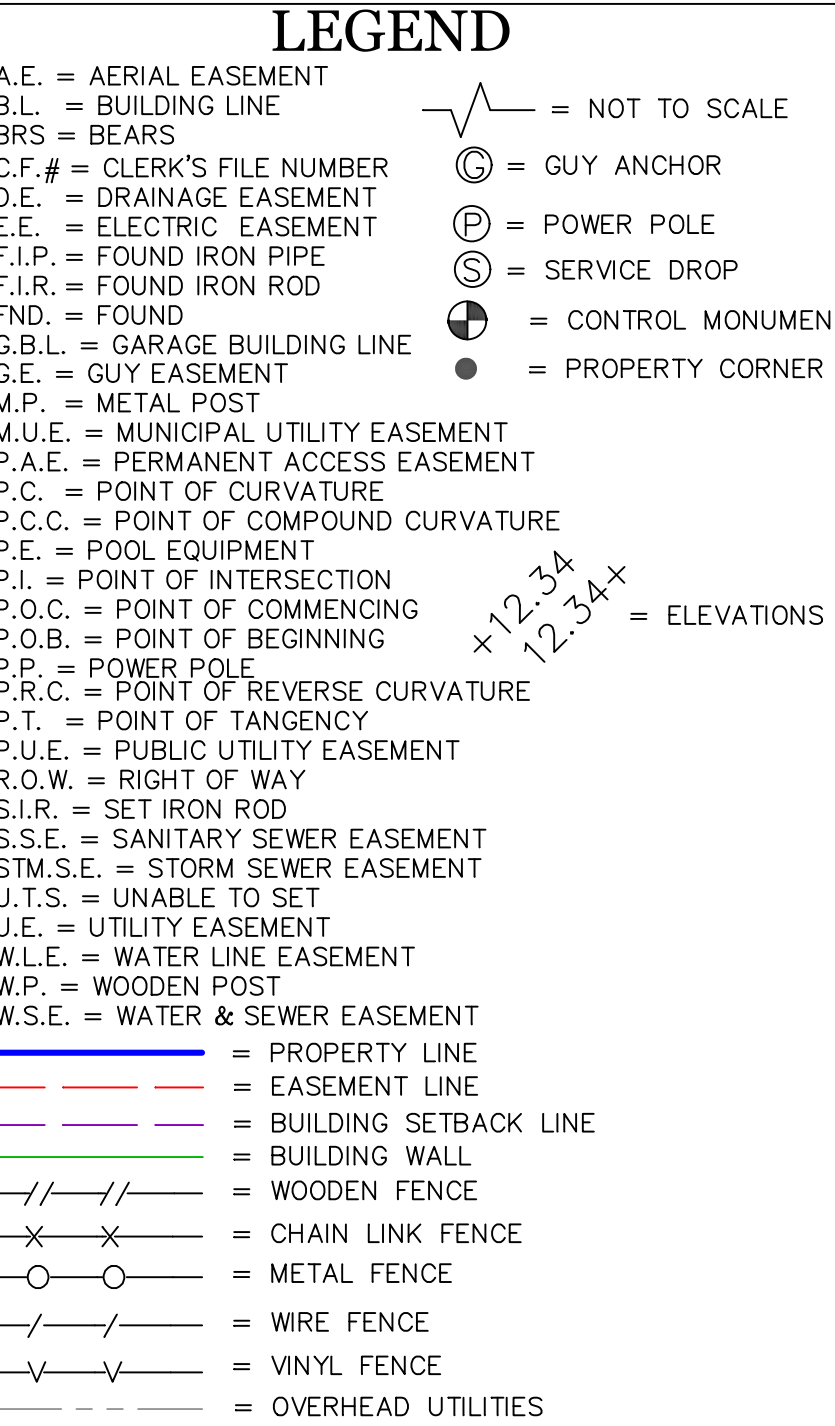
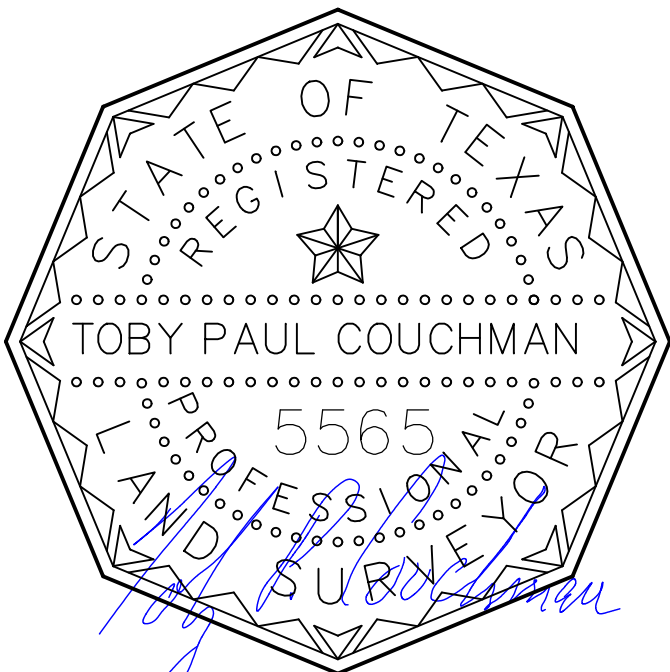


A compass rose with cardinal directions labeled N (North), E (East), S (South), and M (Mouth). The rose is circular with a central point and eight main spokes. Below the compass rose is a scale bar labeled "SCALE 1" = 300'".



LEGAL DESCRIPTION	
A TRACT OR PARCEL OF LAND CONTAINING 40.2064 ACRES BEING THE SOUTH ONE HALF OF A 80.4128 ACRE TRACT BEING THAT SAME SO CALLED 78.516 ACRE TRACT IN CONTRACT BETWEEN FRANK J. POKLUDA BY VETERANS LAND BOARD OF TEXAS DESCRIBED IN INSTRUMENT DATED SEPTEMBER 25, 1958 AND RECORDED IN VOLUME 155, PAGE 209 OF THE WALLER COUNTY DEED RECORDS, CONVEYED TO FRANK J. POKLUDA IN INSTRUMENT RECORDED IN VOLUME 399, PAGE 182 OF THE DEED RECORDS OF WALLER COUNTY, BEING OUT OF THE OWEN WINGFIELD SURVEY, ABSTRACT 269 WALLER COUNTY, TEXAS SAID 40.2064 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.	
TNM PARTNERS LLC	ADDRESS 0 BOWLER ROAD
	JOB # 2606406
	DATE 07-27-26
	GF# 2965004
	 P.O. BOX 1366, FRIENDSWOOD, TX 77549 PHONE: 281-996-1113, FAX: 281-996-0112 EMAIL: orders@prosurv.net T.B.P.E.L.S. FIRM #10119300 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION © 2026 PRO-SURV. ALL RIGHTS RESERVED.
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.	

FIELD NOTES
OF A SURVEY OF

A TRACT OR PARCEL OF LAND CONTAINING 40.2064 ACRES, MORE OR LESS, BEING THE SOUTH ONE HALF OF A 80.4128 ACRE TRACT BEING THAT SAME SO CALLED 78.516 ACRE TRACT IN CONTRACT BETWEEN FRANK J. POKLUDA BY VETERANS LAND BOARD OF TEXAS DESCRIBED IN INSTRUMENT DATED SEPTEMBER 25, 1958 AND RECORDED IN VOLUME 155, PAGE 209 OF THE WALLER COUNTY DEED RECORDS, CONVEYED TO FRANK J. POKLUDA IN INSTRUMENT RECORDED IN VOLUME 399, PAGE 182 OF THE DEED RECORDS OF WALLER COUNTY, BEING OUT OF THE OWEN WINGFIELD SURVEY, ABSTRACT 269 WALLER COUNTY, TEXAS SAID 40.2064 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF BOWLER ROAD (80 FEET WIDE), BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF 37.206 ACRES CONVEYED TO FRANK POKLUDA III ESTATE RECORDED IN VOLUME 670, PAGE 617, DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE, SOUTH 01°02'37" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF BOWLER ROAD, A DISTANCE OF 770.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF 52.216 ACRES CONVEYED TO TNM LAND HOLDINGS LLC BY DEED RECORDED IN CLERK'S FILE NUMBER 2115413;

THENCE, SOUTH 88°27'33" WEST, ALONG THE COMMON LINE OF SAID TNM HOLDINGS LLC TRACT, A DISTANCE OF 2,271.74 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE NORTH LINE OF SAID TNM LAND HOLDINGS LLC, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A CORNER OF 242.162 ACRES CONVEYED TO HOWELL E SCOTT BY DEED RECORDED IN VOLUME 433, PAGE 28, DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE, NORTH 00°09'14" WEST, ALONG THE COMMON LINE OF SAID 242.162 ACRES TRACT AND 21.00 ACRES CONVEYED TO HOWELL E. SCOTT BY DEED RECORDED IN VOLUME 1099, PAGE 516, DEED RECORDS OF WALLER COUNTY, TEXAS, A DISTANCE OF 776.25 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID 21.00 ACRES TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID FRANK POKLUDA III ESTATE TRACT;

THENCE, NORTH 88°36'45" EAST, ALONG THE COMMON LINE OF SAID POKLUDA III ESTATE TRACT, A DISTANCE OF 2,259.64 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 40.2064 ACRES OF LAND, MORE OR LESS.

