

HODDE & HODDE
LAND SURVEYING, INC.
Professional Land Surveying and Engineering
613 E. Blue Bell Road
Brenham, Texas 77833-2411

OFFICE PHONE: (979) 836-5681
FAX: (979) 836-5683
www.hoddesurveying.com
TBPE&LS SURVEY FIRM REG. NO. 10018800
TBPE&LS ENGINEERING FIRM REG. NO. F-18046

W. O. No. 8301

THE STATE OF TEXAS

COUNTY OF WALLER

SURVEYOR'S LEGAL DESCRIPTION

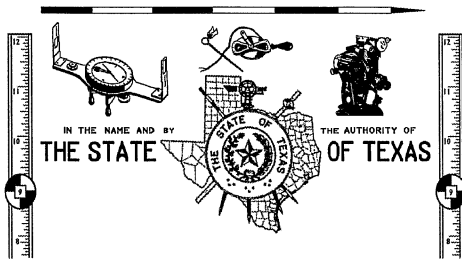
3.811 ACRES

All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the William Baird Survey, A-10, being part of the same land described as 12.500 acres in the deed from Esther L. Osborn to Ruby R. Spears, dated July 20, 1977, as recorded in Volume 277, Page 549, in the Deed Records of Waller County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) 2.1 feet West of fence line on an East margin of Muckelroy Road, being on the West line of said original tract called 12.500 acres for the Southwest corner hereof, common with the Northwest corner of a 3.940 acres tract surveyed this date out of said original tract called 12.500 acres, a 1-1/4 inch iron pipe found 2.6 feet West of a 2-1/4 inch steel fence corner post for the Southwest corner of said 3.940 acres tract surveyed this date and of said original tract called 12.500 acres, being an occupied interior corner of said Muckelroy Road, being on or near the common division line of said Baird Survey and the Peter Harper Survey, A-137 bears S 1°41'44" E 226.16 feet, from which a 1-1/4 inch iron pipe found bears S 3°27'12" E 3.89 feet;

THENCE along a portion of an East margin of said Muckelroy Road, being along a portion of the West line of said original tract called 12.500 acres for the West line hereof, being West of an existing fence, N 1°41'44" W 237.88 feet to the Northwest corner hereof, being the Southwest corner of the Timothy Vaupel, et ux tract called 4.7139 acres, as recorded in Instrument Number 2007282, in the Official Public Records of Waller County, Texas, being on an East margin of said Muckelroy Road, being on the West line of original tract called 12.500 acres, a 1/2 inch iron found with Id. cap (RPLS 2085) 1.7 feet West of a 2-1/4 inch steel fence corner post bears N 88°22'53" E 0.45 feet;

THENCE along the South line of said Vaupel tract called 4.7139 acres for the North line hereof, being along or near an existing fence, N 88°22'53" E 728.47 feet to a 1/2 inch iron rod found with Id. cap (RPLS 2085) at a fence corner post on the West line of the John R. McMullin, et ux tract (Wynetta Aline McMullin) tract called 18.391 acres, as recorded in Volume 434, Page 234, in said Deed Records of Waller County, Texas for the Northeast corner hereof, being the Southeast corner of said Vaupel tract called 4.7139 acres;



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THENCE along a portion of the West line of said McMullin tract called 18.391 acres, being along a portion of the East line of said original tract called 12.500 acres for the East line hereof, being along or near an existing fence, S 1°41'34" E 217.89 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) near fence line on the East line of said original tract called 12.500 acres, being on the West line of said McMullin tract called 18.391 acres for the Southeast corner hereof, common with the Northeast corner of said 3.940 acres tract surveyed this date;

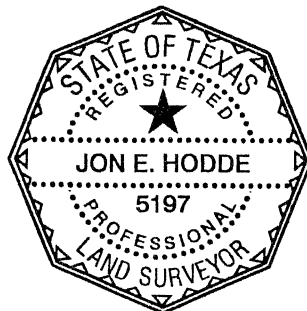
THENCE severing said original tract called 12.500 acres with the South line hereof, common with the North line of said 3.940 acres tract surveyed this date, S 86°48'37" W 728.70 feet to the Place of Beginning and containing 3.811 acres of land.

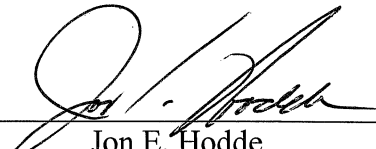
The bearings stated herein are relative to the Texas State Plane Grid System, NAD-83, South Central Zone 4204. Distance stated herein are ground distances, U.S. Survey feet.

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 3.811 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 9th day of September, 2024, A. D.





Jon E. Hodde
Registered Professional
Land Surveyor No. 5197