

HODDE & HODDE
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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

3.940 ACRES

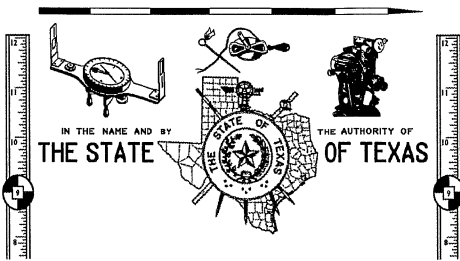
All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the William Baird Survey, A-10, being part of the same land described as 12.500 acres in the deed from Esther L. Osborn to Ruby R. Spears, dated July 20, 1977, as recorded in Volume 277, Page 549, in the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

BEGINNING at a 1-1/4 inch iron pipe found 2.6 feet West of a 2-1/4 inch steel fence corner post on or near the common division line of said Baird Survey and the Peter Harper Survey, A-137 for the Southwest corner hereof and of said original tract called 12.500 acres, being an occupied interior corner of Muckelroy Road, 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 226.16 feet to 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 said Muckelroy Road, being on the West line of said original tract called 12.500 acres for the Northwest corner hereof, common with the Southwest corner of a 3.811 acres tract surveyed this date out of said original tract called 12.500 acres;

THENCE severing said original tract called 12.500 acres with the North line hereof, common with the South line of said 3.811 acres tract surveyed this date, N 86°48'37" E 728.70 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 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, common with the Southeast corner of said 3.811 acres tract surveyed this date;

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 245.01 feet to a 1-1/4 inch iron pipe found at a 2-1/4 inch steel fence corner post on or near the common division line of said surveys for the Southeast



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corner hereof and of said original tract called 12.500 acres, being the Southwest corner of said McMullin tract called 18.391 acres, being North of the North deed line of the Cynthia Jean Rasdale tract called 2.118 acres, as recorded in Volume 1246, Page 150, in said Official Public Records of Waller County, Texas;

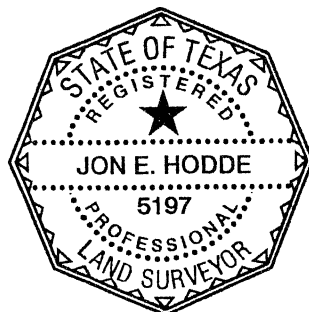
THENCE along or near the common division line of said surveys for the South line hereof and of said original tract called 12.500 acres, being North of the North deed line of said Rasdale tract called 2.118 acres, and being North of the North deed line of the Hector Torres, et ux tract called 4.067 acres, as recorded in Instrument Number 1706309, in said Official Public Records of Waller County, Texas, and being along a North margin of said Muckelroy Road, being partly along or near and North of an existing fence, S 88°17'33" W at 273.23 feet pass a 1-1/4 inch iron pipe found in fence line, being 3.9 feet South of this line for the Northwest corner of said Rasdale tract called 2.118 acres, being the Northeast corner of said Torres tract called 4.067 acres, at 679.11 feet pass a 1-1/4 inch iron pipe found in fence line, being 4.0 feet South of this line for the Northwest corner of said Torres tract called 4.067 acres, being an occupied Northeast corner of said Muckelroy Road, and at a total distance of 728.44 feet to the Place of Beginning and containing 3.940 acres of land.

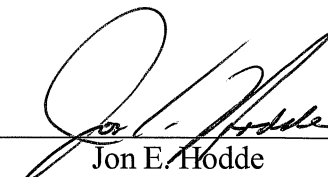
The bearings stated herein are relative to the Texas State Plane Grid System, NAD-83, South Central Zone 4204. Distance stated herein are ground distances, U.S. Survey feet.

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 3.940 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