

WILLIAM BAIRD SURVEY, A-10  
WALLER COUNTY, TEXAS

SCALE: 1" = 100'

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, SOUTH CENTRAL ZONE 4204. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA, THE SUBJECT PROPERTY LIES WITHIN ZONE A, AREAS DETERMINED TO BE COASTAL FLOOD HAZARD AREAS, AS SHOWN ON THE SPECIAL FLOOD HAZARD ZONING AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48473C00250E, EFFECTIVE DATE FEBRUARY 18, 2009, WALLER COUNTY, TEXAS.
3. THERE WERE SEPARATE METES AND BOUNDS DESCRIPTIONS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
4. A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
5. (OPRWCT) DENOTES DEED RECORDS OF WALLER COUNTY, TEXAS.

SURVEY MAP

SHOWING A SURVEY OF 3.940 ACRES AND 3.811 ACRES 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.

CERTIFICATION

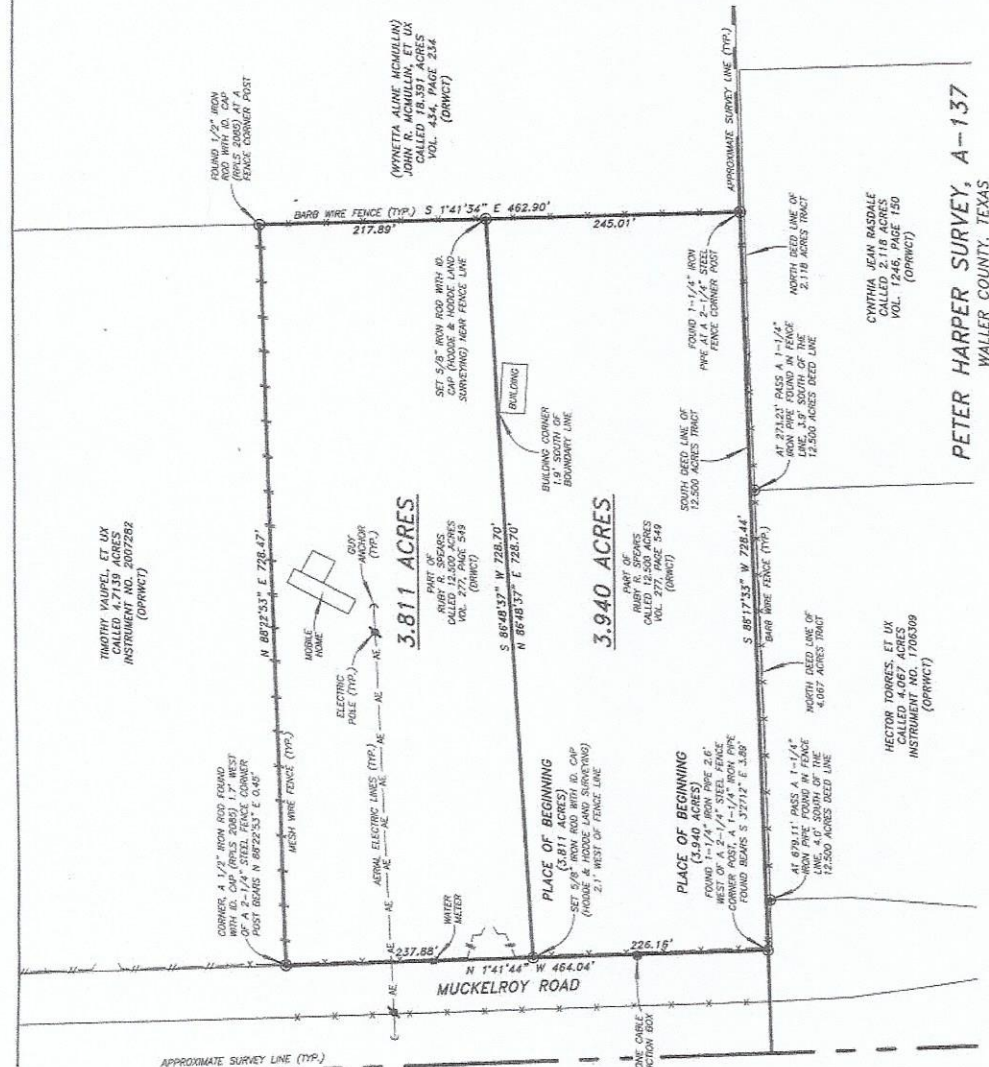
THE STATE OF TEXAS  
COUNTY OF WALLER

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 3.940 ACRES AND 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  
HODDE & HODDE SURVEYING, INC.  
613 E. BLUE BELL ROAD  
BRENHAM, TEXAS 77833  
(979) 836-5681  
TAPER'S SURVEY FIRM REG. NO. 10018800

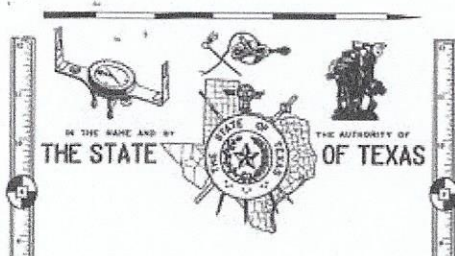


PETER HARPER SURVEY, A-137  
WALLER COUNTY, TEXAS

Hodde & Hodde Land Surveying, Inc.  
Professional Land Surveying & Engineering  
613 E. Blue Bell Road Brenham, Texas 77833  
979-836-5681 979-836-5683 (fax)  
www.hoddesurveying.com

COPYRIGHT © 2024  
HODDE & HODDE  
LAND SURVEYING, INC.  
ALL RIGHTS RESERVED.





**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**

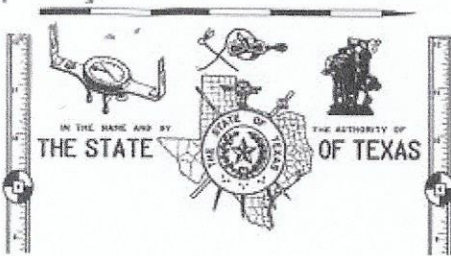
All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the William Baird Survey, A-10, being part of the same land described as 12.500 acres in the deed from Esther L. Osborn to Ruby R. Spears, dated July 20, 1977, as recorded in Volume 277, Page 549, in the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





**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

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.

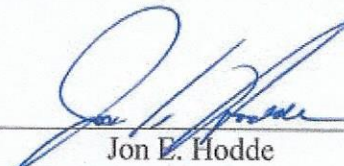
The bearings stated herein are relative to the Texas State Plane Grid System, NAD-83, South Central Zone 4204. Distance stated herein are ground distances, U.S. Survey feet.

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