

HODDE & HODDE
LAND SURVEYING, INC.
Professional Land Surveying and Engineering
613 E. Blue Bell Road
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TBPE&LS SURVEY FIRM REG. NO. 10018800
TBPE&LS ENGINEERING FIRM REG. NO. F-18046

W. O. No. 8334

THE STATE OF TEXAS

COUNTY OF WALLER

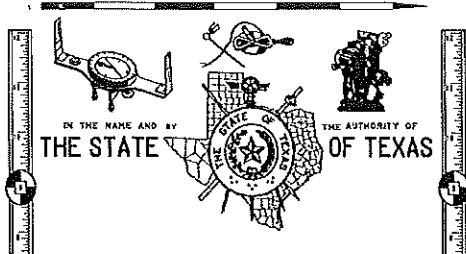
SURVEYOR'S LEGAL DESCRIPTION

64.692 ACRES

All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the Samuel C. Neill Survey, A-230 and the Locey Pearsall Survey, A-237, being a resurvey of part of the same land described as 97.061 acres in the deed from The Estate of Curtis Arthur McCauley, Deceased by and through Karen McCauley Highsmith and Curtis A. McCauley, Jr., Independent Co-Executors and The Estate of Mary McCauley, Deceased by and through Karen McCauley Highsmith, Curtis A. McCauley, Jr. and John Fisher McCauley, Independent Co-Executors to McCauley Lumber Company, Inc., dated September 25, 2017, as recorded in Instrument No. 1707323, in the Official Public Records of Waller County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod found at an 8 inch treated fence corner post in concrete on the South line of the Timothy Johnson, et ux tract called 4.6768 acres, as recorded in Instrument No. 2314832, in said Official Public Records of Waller County, Texas for a Northwest corner of said original tract called 97.061 acres, being the most Western Northwest corner hereof, being a Northeast corner of the Robert L. Bullard, et ux tract called 11.632 acres, as recorded in Volume 1232, Page 669, in said Official Public Records of Waller County, Texas, being an interior corner of a 30 feet wide access easement as recorded in Instrument No. 2109518, in said Official Public Records of Waller County, Texas;

THENCE along a portion of the South line of said Johnson tract called 4.6768 acres, being along the South line of the Ms. Natalie Masin residue of original tract called 10.230 acres, as recorded in Instrument No. 2109518, in said Official Public Records of Waller County, Texas being along a South line of said 30 feet wide access easement, in part, also being along the South line of the John J. Fosdick, Jr., et ux tract called 4.995 acres, as recorded in Volume 522, Page 801, in said Official Public Records of Waller County, Texas for a North line hereof and of said original tract called 97.061 acres, being along or near an existing fence, S 88°48'49" E at 1121.25 feet pass a 5/8 inch iron rod found with Id. cap (RPLS 4509) near fence line, 0.11 feet South of this line for the Southeast corner of said Masin residue of original tract called 10.230 acres, being the apparent or occupied Southwest corner of said Fosdick tract called 4.995 acres, and at a total distance of 1684.79 feet to a 3/8 inch iron rod found near an 8 inch treated fence corner post in concrete for an interior corner hereof and of said original tract called 97.061 acres, being the Southeast corner of said Fosdick tract called 4.995 acres;



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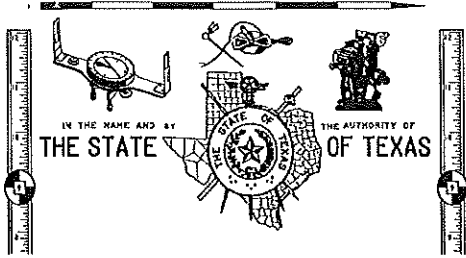
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THENCE along the East line of said Fosdick tract called 4.995 acres for a West line hereof and of said original tract called 97.061 acres, being along the West line of a 0.009 acre conflict area, in part, (included herein) lying between a North deed line of said original tract called 97.061 acres and the South deed line of the Jeremy J. Wheelwright, Trustee of the JJW Irrevocable Family Trust tract called 11.729 acres, as recorded in Instrument No. 2115215, in said Official Public Records of Waller County, Texas, being along or near an existing fence, N 0°03'53" E 396.85 feet to a 1/2 inch iron pipe found at a 9 inch treated fence corner post for a Northwest corner hereof and of said original tract called 97.061 acres, being the Northeast corner of said Fosdick tract called 4.995 acres, being the Northwest corner of said 0.009 acre conflict area (included herein), being 0.8 feet North of the South deed line of said JJW Irrevocable Family Trust tract called 11.729 acres, an iron axle found near a 4 inch by 4 inch fence corner post for the Southwest corner of said JJW Irrevocable Family Trust tract called 11.729 acres, being the Southeast corner of the Matthew R. Gillard and Irina V. Gillard tract called 7.880 acres, as recorded in Volume 1351, Page 3, in said Official Public Records of Waller County, Texas, also being an interior angle point of said Fosdick tract called 4.995 acres bears S 87°19'19" W 20.09 feet;

THENCE along a North line hereof and of said original tract called 97.061 acres, being along the North line of said 0.009 acre conflict area (included herein), being North of the South deed line of said JJW Irrevocable Family Trust tract called 11.729 acres, being along or near an existing fence, N 89°38'25" E 522.57 feet to a 1/2 inch iron pipe found at a 9 inch treated fence corner post for the Northeast corner hereof and of said original tract called 97.061 acres and of said 0.009 acre conflict area (included herein), being the Northwest corner of the Alvina Franz residue of original tract called 20.05 acres, as recorded in Volume 257, Page 407, in the Deed Records of Waller County, Texas, being 0.8 feet North of the South deed line of said JJW Irrevocable Family Trust tract called 11.729 acres;

THENCE along a portion of the West line of said Franz residue of original tract called 20.05 acres, being along the East line of said 0.009 acre conflict area, in part, (included herein) for the East line hereof and of said original tract called 97.061 acres, being partly along or near an existing fence, S 0°37'50" E 1623.62 feet to a 1 inch iron pipe found at an 8 inch treated fence corner post on a North margin of Magnolia Road, being on the West line of said Franz residue of original tract called 20.05 acres for the Southeast corner hereof and of said original tract called 97.061 acres;

THENCE along North and Northwest margins of said Magnolia Road for South and Southeast lines hereof and of said original tract called 97.061 acres, being along or near an existing fence, S 88°48'57" W 763.84 feet to a 1/2 inch iron rod found in fence line at the beginning of a curve to the left, through a central angle of 31°16'26", having a radius of 1964.35 feet, a chord of S 73°10'44" W 1058.95 feet, for an arc distance of 1072.21 feet to a 5/8 inch iron rod found with Id. cap (Hodde & Hodde Land Surveying) in fence line on a Northwest margin of said Magnolia Road at the end of said curve, and S 57°32'31" W 150.72 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) in fence line on a Northwest margin of said Magnolia Road, being on a Southeast line of said original tract called 97.061 acres for a Southwest corner hereof, common with the Southeast corner of a 32.346 acres tract surveyed this date out of said original tract called 97.061 acres;



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THENCE severing said original tract called 97.061 acres with West and South lines hereof, common with East and North lines of said 32.346 acres tract surveyed this date, N 0°37'50" W 1396.88 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an interior corner hereof, common with the Northeast corner of said 32.346 acres tract surveyed this date, and N 88°48'49" W 323.07 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) in fence line on a West line of said original tract called 97.061 acres, being on an East line of said Bullard tract called 11.632 acres for a Southwest corner hereof, common with a Northwest corner of said 32.346 acres tract surveyed this date;

THENCE along a portion of an East line of said Bullard tract called 11.632 acres, being along a portion of a West line of said original tract called 97.061 acres for a West line hereof, being along or near an existing fence, N 3°53'39" E 258.50 feet to the Place of Beginning and containing 64.692 acres of land.

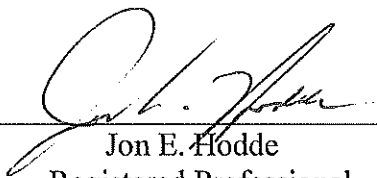
The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°06'47.07" N – Longitude: 95°49'12.16" W (WGS-84).

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 64.692 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 12th day of November, 2024, A. D.





Jon E. Hodde
Registered Professional
Land Surveyor No. 5197