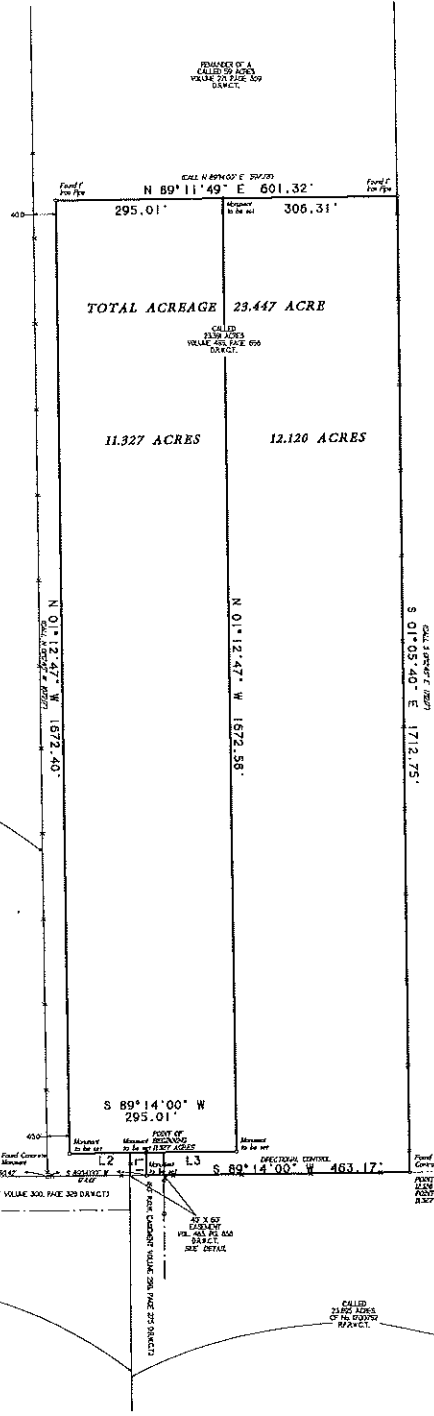
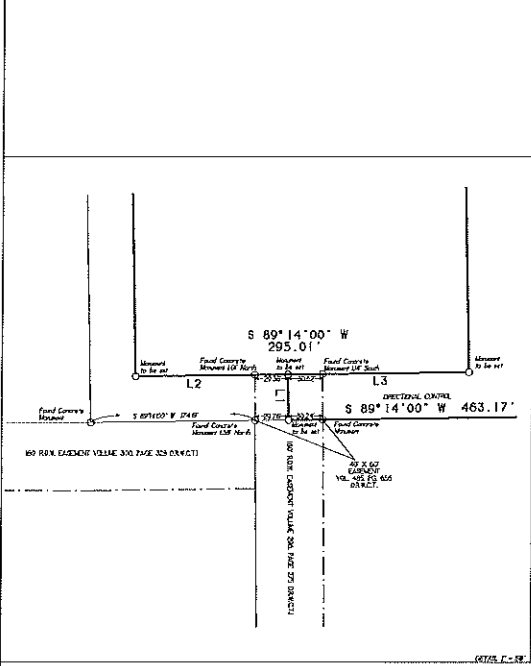


Note:  
 1. None of bearings, lengths or of adjacent property  
 are to be changed.  
 2. All lines are to be run as straight lines.  
 3. All corners are to be marked as shown  
 and by reference to rock.

1. N. 89° 14' 00" W	295.01'
2. S. 89° 14' 00" W	463.17'
3. S. 89° 14' 00" W	295.01'

The accuracy of this work is as stated  
 on the face hereof. It is not to be  
 construed as a warranty of accuracy  
 or as a representation of value.  
 The accuracy of this work is as stated  
 on the face hereof. It is not to be  
 construed as a warranty of accuracy  
 or as a representation of value.

--- MILE PINNER  
 --- MOUNTAIN PINNER



COURTNEY ROAD

Being a 12.120 acre tract and a 11.327 acre tract in the Dudley J. White Survey,  
 Abstract Number 66, Waller County, Texas, and being out of and part of a called 23.391 acres as  
 described in deed recorded in Volume 485, Page 656 of the Deed Records of Waller County, Texas.

Job No. 100000	Scale 1" = 40'
Date: 10/15/11	Drawn by: J.C.
Checked by: J.C.	Surveyed by: J.C.
Client: C & C Surveying, Inc.	Project No. 100000

**C & C Surveying, Inc.**  
 P.O. Box 100000  
 1111 P.O. Box 111, Suite A, Houston, Texas 77258  
 Office: 281-340-1111  
 Fax: 281-340-1111



Steven L. Crawley  
 State of Texas  
 License No. 40187

# *C & C Surveying, Inc.*

Firm Number 10009400  
7424 F.M. 1488, Suite A  
Magnolia, Texas 77354  
Office: 281-259-4377 Metro: 281-356-5172

## **Metes and Bounds**

### **11.327 Acres**

#### **Dudley J. White Survey, Abstract Number 66, Waller County, Texas**

*Being a 11.327 acre tract of land situated in the Dudley J. White Survey, Abstract Number 66, of Waller County, Texas, and being out of and part of a called 23.391 acre tract, as recorded in Volume 485, Page 656 of the Deed Records of Waller County, and said 11.327 acres being more particularly described as follows with all bearings based on said deed;*

COMMENCING, at a 1/2 inch iron pipe, found for the Southeast corner of said called 23.391 acre tract, being the Southwest corner of the first called 59 acre tract, as recorded in Volume 1106, Page 016 of the Deed Records of Waller County, being on the North line of a called 23.895 acre tract, as recorded in Clerk's File Number 1700752 of the Real Property Records of Waller County, and being on the North line of the John Baker Survey, Abstract 71, common the South line of the said Dudley J. White Survey, Abstract 66;

THENCE, South 89 degrees 14 minutes 00 seconds West, along the South line of said called 23.391 acre tract, along the South line of a second called 59 acre tract as recorded in Deed 271, Page 369 of the Deed Records of Waller County, being along the North line of said called 23.895 acre tract, and being along the common line of the John Baker Survey with the Dudley J. White Survey, a distance of 463.17 feet, to a point for the most Southerly Southwest corner of said called 23.391 acre tract, being the Northwest corner of said called 23.895 acre tract, and the Northeast corner of a called 24.987 acre tract, as recorded in Volume 955 Page 361, of the Deed Records of Waller County;

THENCE, North 01 degrees 12 minutes 45 seconds West, along the most Southerly West line of said called 23.391 acre tract, severing said second called 59 acre tract, a distance of 40.00 feet, to a point on the South line of the herein described tract and being the POINT OF BEGINNING;

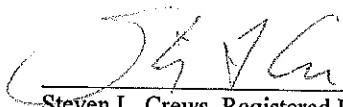
THENCE, South 89 degrees 14 minutes 00 seconds West, along the South line of said called 23.391 acre tract, distance of 134.61 feet, to a point for an interior corner of the herein described tract;

THENCE, North 01 degrees 12 minutes 47 seconds West, along the West line of the herein described tract, common with the West line of said called 23.391 acre tract, distance of 1,672.40 feet, to a 1 inch iron pipe, found for the Northwest corner of the herein described tract, common with the Northwest corner of said called 23.391 acre tract, and being an interior corner of the remainder of said second called 59 acre tract;

THENCE, North 89 degrees 11 minutes 49 seconds East (called South 89 degrees 14 minutes 00 seconds East), along the North line of the herein described tract, common with the North line of said called 23.391 acre tract, and being a South line of the remainder of said second called 59 acre tract, a distance of 295.01 feet, to a point for the Northeast corner of the herein described tract;

THENCE, South 01 degrees 12 minutes 47 seconds East, along the East line of the herein described tract, severing said called 23.391 acre tract, a distance of 1,672.58 feet, to a point for the Southeast corner of the herein described tract;

THENCE, South 89 degrees 14 minutes 00 seconds West, along the South line of the herein described tract, continuing to sever said called said called 23.391 acre tract, a distance of 160.40 feet, back to the **POINT OF BEGINNING** and containing 11.327 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated January 12, 2022.



Steven L. Crews, Registered Professional Land Surveyor, Number 21-0311  
01/12/2022



# *C & C Surveying, Inc.*

Firm Number 10009400

7424 F.M. 1488, Suite A

Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172

## **Metes and Bounds**

### **12.120 Acres**

#### **Dudley J. White Survey, Abstract Number 66, Waller County, Texas**

*Being a 12.120 acre tract of land situated in the Dudley J. White Survey, Abstract Number 66, of Waller County, Texas, and being out of and part of a called 23.391 acre tract, as recorded in Volume 485, Page 656 of the Deed Records of Waller County, and said 12.120 acres being more particularly described as follows with all bearings based on said deed;*

BEGINNING, at a 1/2 inch iron pipe, found for the Southeast corner of the herein described tract, common with the Southeast corner of said called 23.391 acre tract, being the Southwest corner of the first called 59 acre tract, as recorded in Volume 1106, Page 016 of the Deed Records of Waller County, being on the North line of a called 23.895 acre tract, as recorded in Clerk's File Number 1700752 of the Real Property Records of Waller County, and being on the North line of the John Baker Survey, Abstract 71, common the South line of the said Dudley J. White Survey, Abstract 66;

THENCE, South 89 degrees 14 minutes 00 seconds West, along the South line of the herein described tract, common with the South line of said called 23.391 acre tract, along the South line of a second called 59 acre tract as recorded in Deed 271, Page 369 of the Deed Records of Waller County, being along the North line of said called 23.895 acre tract, and being along the common line of the John Baker Survey with the Dudley J. White Survey, a distance of 463.17 feet, to a point for the Southwest corner of the herein described tract, common with the most Southerly Southwest corner of said called 23.391 acre tract, being the Northwest corner of said called 23.895 acre tract, and the Northeast corner of a called 24.987 acre tract, as recorded in Volume 955 Page 361, of the Deed Records of Waller County;

THENCE, North 01 degrees 12 minutes 45 seconds West, along the most Southerly West line of the herein described tract, common with the most Southerly West line of said called 23.391 acre tract, severing said second called 59 acre tract, a distance of 40.00 feet, to a point for the most Southerly Northwest corner of the herein described tract;

THENCE, North 89 degrees 14 minutes 00 seconds East, severing said called 23.391 acre tract and said second called 59 acre tract, distance of 160.40 feet, to a point for an interior corner of the herein described tract;

THENCE, North 01 degrees 12 minutes 47 seconds West, along the most Easterly West line of the herein described tract, continuing to sever said called 23.391 acre tract and said second called 59 acre tract, a distance of 1,672.58 feet, to a point for the most Northerly Northwest corner of the herein described tract, common with the North line of said called 23.391 acre tract, and being on a South line of the remainder of said second called 59 acre tract;

THENCE, North 89 degrees 11 minutes 49 seconds East (called South 89 degrees 14 minutes 00 seconds East), along the North line of the herein described tract, common with the North line of said called 23.391 acre tract, and being a South line of the remainder of said second called 59 acre tract, a distance of 306.31 feet, to a 1 inch iron pipe, found for the Northeast corner of the herein described tract, common with the Northeast corner of said called 23.391 acre tract of land, and being on the West line of the aforementioned first called 59 acre tract;

THENCE, South 01 degrees 05 minutes 40 seconds East (called South 01 degrees 12 minutes 45 seconds East), along the East line of the herein described tract, common with the East line of said second called 59 acre tract and the West line of said first called 59 acre tract, a distance of 1,712.75 feet (called 1,712.17 feet), back to the **POINT OF BEGINNING** and containing 12.120 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated January 12, 2022.



Steven L. Crews, Registered Professional Land Surveyor, Number 4141  
21-0311  
01/12/2022

