

- 10 --- 1/4" = 100'
- 11 --- 1/8" = 100'
- 12 --- 1/16" = 100'
- 13 --- 1/32" = 100'
- 14 --- 1/64" = 100'
- 15 --- 1/128" = 100'
- 16 --- 1/256" = 100'
- 17 --- 1/512" = 100'
- 18 --- 1/1024" = 100'
- 19 --- 1/2048" = 100'
- 20 --- 1/4096" = 100'
- 21 --- 1/8192" = 100'
- 22 --- 1/16384" = 100'
- 23 --- 1/32768" = 100'
- 24 --- 1/65536" = 100'
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- 27 --- 1/524288" = 100'
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A 11.00 acres (479,151 sq. ft.) tract of land, out of a called 40.000 acres tract, as described in deed to Larry S. McCarty and Grace McCarty, as recorded in Vol. 513, Pg. 17, Waller County Deed Records, in the Owen Wingfield Survey, Abstract No. 269, Waller County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a found 5/8-inch iron rod being the northeast corner of a called 17.665 acres tract, as described in deed to Jason L. Bradford and Stephanie J. Bradford, as recorded in Vol. 832, Pg. 451, Waller County Deed Records;

**THENCE**, North 02°47'53" West, along the east line of said 40.000 acres, a distance of 458.14 feet to a set 5/8-inch iron rod marking the **POINT OF BEGINNING** of herein described tract;

**THENCE**, South 86°39'10" West, across said 40.000 acres tract, a distance of 548.73 feet to a set 5/8-inch iron rod with cap;

**THENCE**, South 76°23'46" West, across said 40.000 acres tract, a distance of 659.35 feet to a set 5/8-inch iron rod with cap in the east line of Howell Road (40-foot right-of-way);

**THENCE**, North 02°12'28" West, along the east line of Howell Road, a distance of 374.00 feet to a set 5/8-inch iron rod with cap marking the northwest corner of said 40.000 acres tract;

**THENCE**, North 80°56'46" East, along the north line of said 40.000 acres tract, a distance of 63.50 feet to a set 5/8-inch iron rod with cap at an angle point;

**THENCE**, North 04°03'19" West, along the westerly line of said 40.000 acres tract, a distance of 105.65 feet to a found wood post;

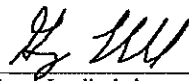
**THENCE**, North 85°53'50" East, along the north line of said 40.000 acres tract, a distance of 750.38 feet to a set 5/8-inch iron rod with cap at an angle point;

**THENCE**, North 86°06'38" East, along the north line of said 40.000 acres tract, a distance of 381.59 feet to a found wood post;

**THENCE**, South 02°47'53" East, along the east line of said 40.000 acres tract, a distance of 382.00 feet to the **POINT OF BEGINNING** and containing 11.00 acres of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 6<sup>th</sup> day of September, 2023.



Georg Lardizabal  
R.P.L.S. No. 6051  
GGC Survey, PLLC  
Firm No. 10146000  
Tel:832-729-7256

