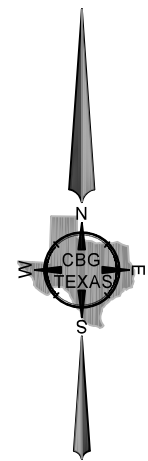


0 50 100 150



1/2" IRF ON-LINE
SOUTHERLY 0.46'

RISE AND SHINE FARM, LLC
INST. NO. 2003517

POINT OF BEGINNING

S 89°30'00" E 526.22'

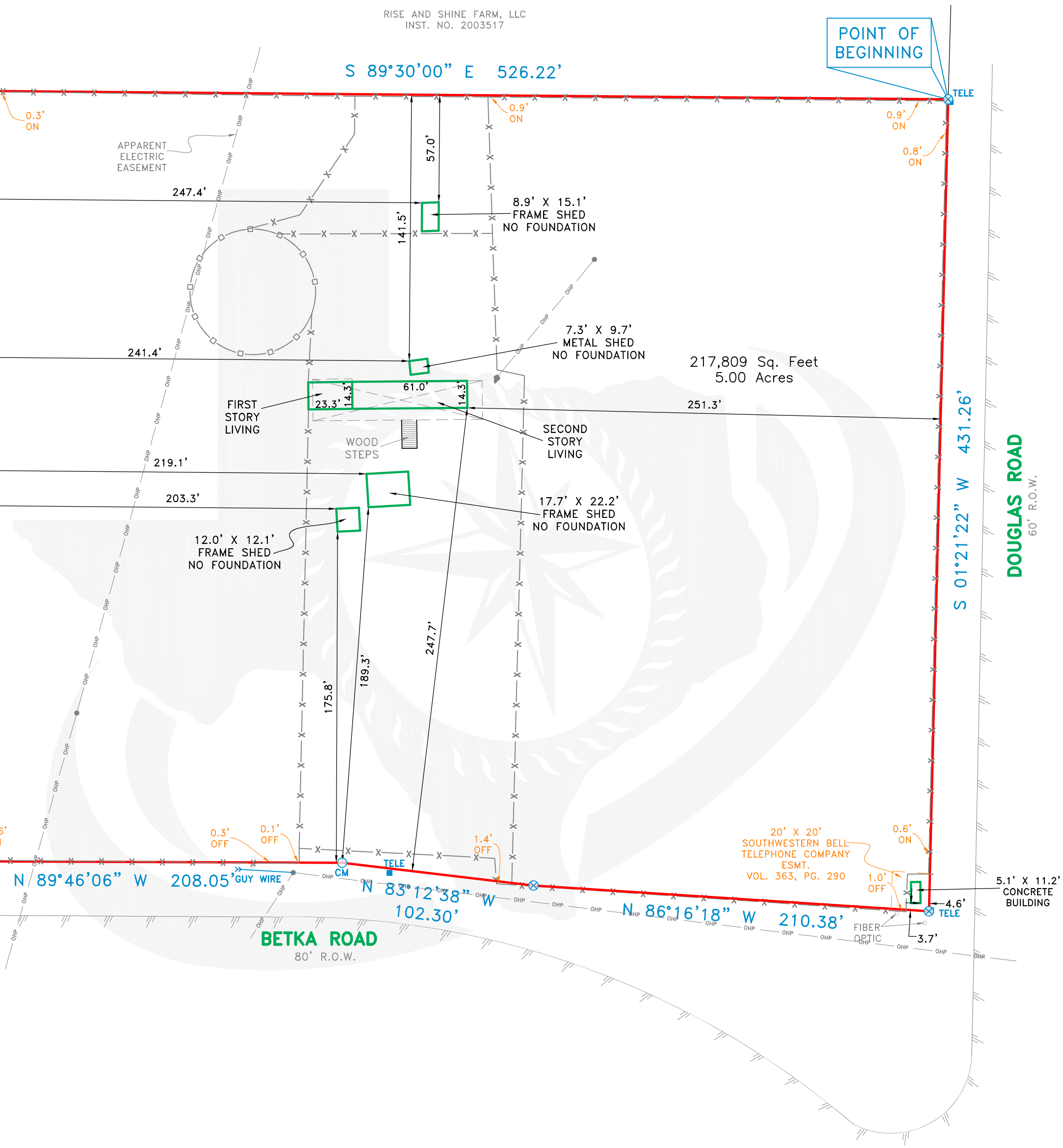
N 00°30'00" E 409.13'

S 01°21'22" W 431.26'

DOUGLAS ROAD
60' R.O.W.

JOSE L. SALAZAR AND
SPOUSE, SANDRA K. SALAZAR
VOL. 487, PG. 232

CM N 89°46'06" W
532.37'
CM FOUND
SW CORNER OF
SCOTT WAGNER AND
SPOUSE, LISA WAGNER
INST. NO. 1604572



35802 Betka Road

Being a tract of land situated in the Justo Liendo Survey, Abstract No. 41, Waller County, Texas, same being that tract of land conveyed to Jerry L. Couch, a single person, by deed recorded in Volume 917, Page 707, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Rise and Shine Farm, LLC, by deed recorded in Instrument No. 2003517, Official Public Records of Waller County, Texas, and lying along the West line of Douglas Road (60 foot right-of-way);

THENCE South 01 degree 21 minutes 22 seconds West, along said West line of Douglas Road, a distance of 431.26 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying in the intersection of said West line of Douglas Road and North line of Betka Road (80 foot right-of-way);

THENCE North 86 degrees 16 minutes 18 seconds West, along the North line of Betka Road, a distance of 210.38 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 83 degrees 12 minutes 38 seconds West, a distance of 102.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 89 degrees 46 minutes 06 seconds West, along said North line of Betka Road, a distance of 208.05 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Jose L. Salazar and spouse, Sandra K. Salazar, by deed recorded in Volume 487, Page 232, Deed Records of Waller County, Texas, from which a 1 inch iron pipe found bears North 89 degrees 46 minutes 06 seconds West, a distance of 532.37 feet, at the Southwest corner of that tract of land conveyed to Scott Wagner and spouse, Lisa Wagner, by deed recorded in Instrument No. 1604572, Official Public Records of Waller County, Texas;

THENCE North 00 degrees 30 minutes 00 seconds East, along the East line of said Salazar tract, a distance of 409.13 feet to a point for corner, said corner being the Northeast corner of aforesaid Salazar tract, and lying along the South line of aforementioned Rise and Shine Farm tract;

THENCE South 89 degrees 30 minutes 00 seconds East, along said South line of Rise and Shine Farm tract, a distance of 526.22 feet to the POINT OF BEGINNING and containing 217,809 square feet or 5.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Hector Muniz, Claudia Muniz, and University Title Company, in connection with the transaction described in G.F. No. 2360017HE that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 30th day of January, 2023

Nathan Alan Pare
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48473C0150F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 363, PAGE 290

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 298, PAGE 183

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊙	POWER POLE
⊙	PE - POOL EQUIPMENT
■	COLUMN
⊕	AC - AIR CONDITIONING
⊕	FIRE HYDRANT
▭	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
▭	CONCRETE PAVING
▭	METAL FENCE
▭	ASPHALT PAVING
▭	CHAIN LINK FENCE
▭	WOOD FENCE
▭	0.5" WIDE TYPICAL BARBED WIRE
▭	IRON FENCE
▭	PIPE FENCE
▭	GRAVEL/ROCK ROAD OR DRIVE

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	01/30/2023	2300930	SEE CERT.	MARIA

METES AND BOUNDS

JUSTO LIENDO SURVEY, ABSTRACT NO. 41

WALLER COUNTY, TEXAS

35802 BETKA ROAD