

**HODDE & HODDE**  
**LAND SURVEYING, INC.**  
*Professional Land Surveying and Engineering*  
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TBPE&LS SURVEY FIRM REG. NO. 10018800  
TBPE&LS ENGINEERING FIRM REG. NO. F-18046

W. O. No. 8053

THE STATE OF TEXAS

COUNTY OF WALLER

**SURVEYOR'S LEGAL DESCRIPTION**

11.709 ACRES

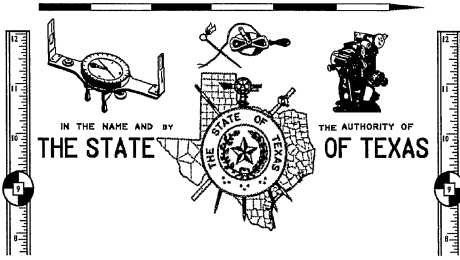
All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the William Whitesides Survey, A-61, being part of the same land described as 33.008 acres in the deed from Powell Investors, LP to Brent Eric Husky, dated June 9, 2017, as recorded in Instrument No. 1704457, 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 5/8 inch iron rod found with Id. cap (RPLS 4509) at a 3 inch steel end post on the West line of the Lorena Rodriguez Adame tract called 54.758 acres, as recorded in Instrument No. 1602465, in said Official Public Records of Waller County, Texas for the Southeast corner hereof and of said original tract called 33.008 acres, being the Northeast corner of the Marc E. Jungers and Michelle L. Jungers tract called 37.183 acres, as recorded in Instrument No. 1810230, in said Official Public Records of Waller County, Texas;

THENCE along the North line of said Jungers tract called 37.183 acres for the South line hereof and of said original tract called 33.008 acres, being along or near an existing fence, N 66°36'11" W 1338.80 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) near a 3 inch steel fence corner post on a Southeast right of way line of F. M. Highway No. 159 for the Southwest corner hereof and of said original tract called 33.008 acres, being the Northwest corner of said Jungers tract called 37.183 acres;

THENCE along a portion of a Southeast right of way of said F. M. Highway No. 159, being along a portion of the Northwest line of said original tract called 33.008 acres for a Northwest line hereof, being partly along or near an existing fence, N 41°02'17" E 227.78 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) in fence line on a Southeast right of way line of said F. M. Highway No. 159, being on the Northwest line of said original tract called 33.008 acres for the Northwest corner hereof, common with the Southwest corner of a 21.303 acres tract surveyed this date out of said original tract called 33.008 acres;

THENCE along Southwest, Southeast and South lines of said 21.303 acres tract surveyed this date for Northeast, Northwest and North lines hereof, as follows: S 57°15'13" E 245.21 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an interior angle point hereof, common with an exterior angle point of said 21.303 acres tract, S 66°42'14" E 112.47 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an interior angle point hereof, common with an exterior angle point of said 21.303 acres tract, N 82°12'00" E



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91.27 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an interior angle point hereof, common with an exterior angle point of said 21.303 acres tract, N 67°44'41" E 133.84 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an exterior angle point hereof, common with an interior angle point of said 21.303 acres tract, N 81°42'55" E 171.34 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an interior angle point hereof, common with an exterior angle point of said 21.303 acres tract, N 71°04'19" E 167.16 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an exterior angle point hereof, common with an interior angle point of said 21.303 acres tract, S 85°53'12" E 186.91 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an interior angle point hereof, common with an exterior angle point of said 21.303 acres tract, N 71°48'26" E 97.35 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) for an exterior angle point hereof, common with an interior angle point of said 21.303 acres tract and S 80°36'25" E 195.95 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) in fence line on the East line of said original tract called 33.008 acres, common with the West line of said Adame tract called 54.758 acres for the Northeast corner hereof, common with the Southeast corner of said 21.303 acres tract surveyed this date;

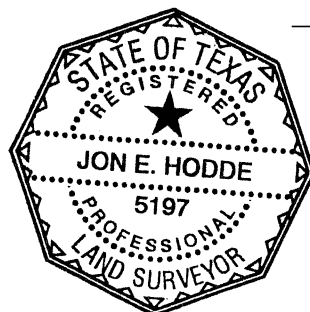
THENCE along a portion of the East line of said original tract called 33.008 acres, being along a portion of the West line of said Adame tract called 54.758 acres for the East line hereof, being along or near an existing fence, S 20°31'27" W 697.59 feet to the Place of Beginning and containing 11.709 acres of land.

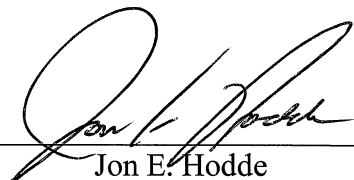
The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°04'26.48" N – Longitude: 96°05'22.95" W (WGS-84).

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 11.709 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 18th day of November, 2022, A. D.



  
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 Jon E. Hodde  
 Registered Professional  
 Land Surveyor No. 5197