

HODDE & HODDE
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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

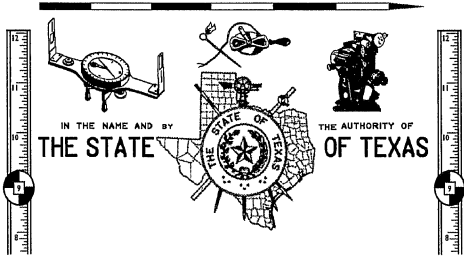
21.303 ACRES

All that certain tract or parcel of land, lying and being situated in Waller County, Texas, part of the William Whitesides Survey, A-61 and the Jared E. Groce Survey, A-131, 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 1/2 inch iron rod found with Id. cap (RPLS 4509) 1.1 feet North of a 7 inch cedar fence corner post on a South line of the H. D. Schwarz, III tract called 15.355 acres (Tract I), as recorded in Volume 1268, Page 420, in said Official Public Records of Waller County, Texas for the Northeast corner hereof and of said original tract called 33.008 acres, being the Northwest corner of Reserve "A" (called 4.078 acres) of Mustang Rose Ranch Subdivision, a map or plat being of record in Instrument No. 1704818, in said Official Public Records of Waller County, Texas;

THENCE along a portion of the East line of said original tract called 33.008 acres, being along the West line of said Reserve "A" (called 4.078 acres of said Mustang Rose Ranch Subdivision, being along a portion of 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 East line hereof, being along or near an existing fence, S 20°31'27" W 802.74 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 Southeast corner hereof, common with the Northeast corner of a 11.709 acres tract surveyed this date out of said original tract called 33.008 acres;

THENCE along North, Northwest and Northeast lines of said 11.709 acres tract surveyed this date for South, Southeast and Southwest lines hereof, as follows: N 80°36'25" W 195.95 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 11.709 acres tract, S 71°48'26" W 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 11.709 acres tract, N 85°53'12" W 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 11.709 acres tract, S 71°04'19" W 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



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11.709 acres tract, S 81°42'55" W 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 11.709 acres tract, S 67°44'41" W 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 11.709 acres tract, S 82°12'00" W 91.27 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 11.709 acres tract, N 66°42'14" W 112.47 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 11.709 acres tract and N 57°15'13" W 245.21 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 F. M. Highway No. 159, being on the Northwest line of said original tract called 33.008 acres for the Southwest corner hereof, common with the Northwest corner of said 11.709 acres tract surveyed this date;

THENCE along a portion of a Southeast right of way line of said F. M. Highway No. 159, being along a portion of the Northwest line of said original tract called 33.008 acres for the Northwest line hereof, being partly along or near an existing fence, N 41°02'17" E 971.84 feet to a 1-1/4 inch pipe found near a 7 inch cedar fence corner post on a Southeast right of way line of said F. M. Highway No. 159 for the Northwest corner hereof and of said original tract called 33.008 acres, being the Southwest corner of said Schwarz tract called 15.355 acres;

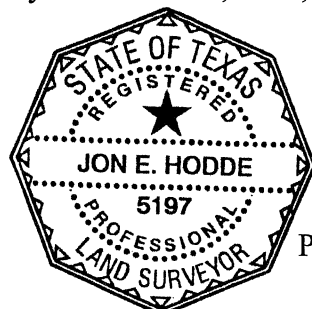
THENCE along South lines of said Schwarz tract called 15.355 acres for North line hereof and of said original tract called 33.008 acres, being along or near an existing fence, S 84°21'20" E 468.30 feet to a 5/8 inch iron rod set with Id. cap (Hodde & Hodde Land Surveying) near fence line for an interior angle point hereof and of said original tract called 33.008 acres, common with an exterior angle point of said Schwarz tract called 15.355 acres and N 88°19'17" E 501.30 feet to the Place of Beginning and containing 21.303 acres of land.

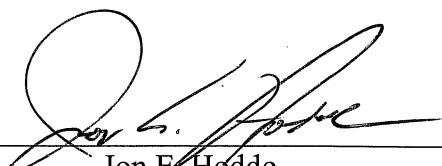
The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°04'26.48" N – Longitude: 96°05'22.95" W (WGS-84).

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 21.303 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.




 Jon E. Hodde
 Registered Professional
 Land Surveyor No. 5197