

All that certain tract or parcel containing 34.2477 acres of land situated in the Justin Liendo Survey, A-41 in Waller County, Texas, same being out of that certain 39.7439 acre tract of land out of Lot 7 in Shackelford, Section 1, a subdivision in said Waller County, Texas according to the map or plat thereof filed for record in Volume 12, Page 463 of the Waller County Deed Records, (W.C.D.R.), said 39.7439 acre tract being that same tract of land as described in a deed filed for record under Waller County Clerk's File No. 2209304, said 34.2477 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod (found) marking the intersection of the existing West right-of-way line of F. M. Highway 362, (100.00 feet in width), with the existing North right-of-way line of Betka Road, (80.00 feet in width), same point being in the East line of said Lot 7 marking the Southeast corner said 39.7439 acre tract of land;

THENCE N 89°37'25" W, a distance of 441.64 feet along the North right-of-way line of said Betka Road and the South line of said 39.7439 acre tract of land to a 5/8" iron rod with EIC cap (set) marking the Southerly-Southeast corner and POINT OF BEGINNING of the herein described 34.2477 acre tract of land.

THENCE continuing N 89°37'25" W, a distance of 580.62 feet along the North right-of-way line of said Betka Road and the South line of said 39.7439 acre tract of land to a 5/8" iron rod (found) marking the beginning of a curve to the right having a radius of 1.762.15 feet;

THENCE Northwesterly, along the North right-of-way line of said Betka Road and the South line of said 39.7439 acre tract of land, with said curve to the left through a central angle of 06°14'45", a chord bearing and distance of N 86°33'34" W, 191.99 feet, an arc distance of 192.09 feet to a 5/8" iron rod (found) in the West line of said Lot 7 marking the Southeast corner of that certain call 20.0484 acre tract of land as described in a deed filed for record under Waller County Clerk's File No. 1800023 and the Southwest corner of said 39.7439 acre tract of land and the Southwest corner of the herein described 34.2477 acre tract of land;

THENCE N 01°26'01" W, a distance of 455.17 feet along the common line of said Lot 7, said 39.7439 acre tract of land and said 20.0484-acre tract of land to a ½" iron rod (found) for angle point;

THENCE N 01°10'49" W, a distance of 462.24 feet along the common line of said Lot 7, said 39.7439 acre tract of land and said 20.0484-acre tract of land to a ½" iron rod (found) for angle point;

THENCE N 01°05'12" W, a distance of 466.29 feet along the common line of said Lot 7, said 39.7439 acre tract of land and said 20.0484-acre tract of land to a 1-1/2" iron pipe (found) for marking the Southwest corner of that certain call 38.046-acre tract of land as described in a deed filed for record under Waller County Clerk's File No. 400808, the Northwest corner of said Lot 7, the Northwest corner of said 39.7439 acre tract of land and the Northwest corner of the herein described 34.2477 acre tract of land;

THENCE S 89°42'13" E, along the common line of said 38.046 acre tract of land, said Lot 7 and said 39.7439 acre tract of land, passing at 776.69 feet, a fence post (found) marking the Southerly-Southeast corner of said 38.046 acre tract of land and the Southwest corner of that certain call 3.205 acre tract of and as described in a deed filed for record under Waller County Clerk's File No. 705544, a total distance of 1,268.69 feet to a 1-1/4" iron pipe (found) in the West right-of-way line of said F. M. Highway 362 marking the Southeast corner of said 3.205 acre tract of land, the Northeast corner of said Lot 7, the Northeast corner of said 39.7439 acre tract of land and the Northeast corner of the herein described 34.2477 acre tract of land;

THENCE S 01°01'41" W, a distance of 818.39 feet along the West right-of-way line of said F. M. Highway 362, the East line of said Lot 7 and the East line of said 39.7439 acre tract of land to a 5/8" iron rod with EIC cap (set) marking the Easterly-Southeast corner of the herein described 34.2477 acre tract of land;

THENCE N 88°58'19" W, a distance of 80.00 feet to a 5/8" iron rod with EIC cap (set) for angle point;

THENCE S 46°01'41" W, a distance of 69.02 feet to a 5/8" iron rod with EIC cap (set) for angle point;

THENCE N 88°58'19" W, a distance of 312.81 feet to a 5/8" iron rod with EIC cap (set) marking an interior corner of the herein described 34.2477 acre tract of land;

THENCE S 01°01'41" W, a distance of 533.11 feet to the POINT OF BEGINNING and containing 34.2477 acres of land.

Surveyed on the ground October 25, 2022. 2022.

Job No. 22-551-10. (See corresponding plat)

The basis of bearing is S 01°01'14" W along the West right-of-way line of F. M. Highway 362 per prior deed.

