

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
10.0917 ACRES (439,594 SQUARE FEET) SITUATED  
IN THE JUSTO LIENDO SURVEY, ABSTRACT 41  
WALLER COUNTY, TEXAS**

Being a tract of land containing 10.0917 acres (439,594 square feet), situated in the Justo Liendo Survey, Abstract 41, Waller County, Texas, being part of a tract of land conveyed unto John Wheeler Daut Estate as recorded in Volume 527, Pages 818 and 820 of the Official Public Records of Waller County, Texas. Said 10.0917-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 4-inch wood post in the north right-of-way line of Betka Road (60.00 feet wide) marking the southwest corner of a tract of land conveyed by deed unto Elton L. Brownshadel and Patti N. Brownshadel in Volume 480, Page 816, (called 41.291 acres per boundary line agreement in County Clerk's File No. 981056) both of the Official Public Records of Waller County, Texas;

THENCE South  $87^{\circ}21'25''$  West, along the north right-of-way line of said Betka Road, a distance of 498.20 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southeast corner and POINT OF BEGINNING of the said tract herein described;

THENCE South  $87^{\circ}21'25''$  West, continuing along the said north right-of-way line, a distance of 257.28 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southwest corner of the said tract herein described;

THENCE North  $02^{\circ}41'13''$  West, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 1,556.96 feet for reference and continue in all a total distance of 1,695.44 feet to the northwest corner of the said tract herein described;

THENCE North  $81^{\circ}54'42''$  East, a distance of 258.70 feet to the northeast corner of the said tract herein described;

THENCE South  $02^{\circ}40'41''$  East, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 168.36 feet for reference, and continue in all a total distance of 1,719.99 feet to the POINT OF BEGINNING and containing 10.0917 acres (439,594 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated August 1, 2023, job number 7-125953-23A.*



 **Survey 1, Inc.**  
Your Land Survey Company