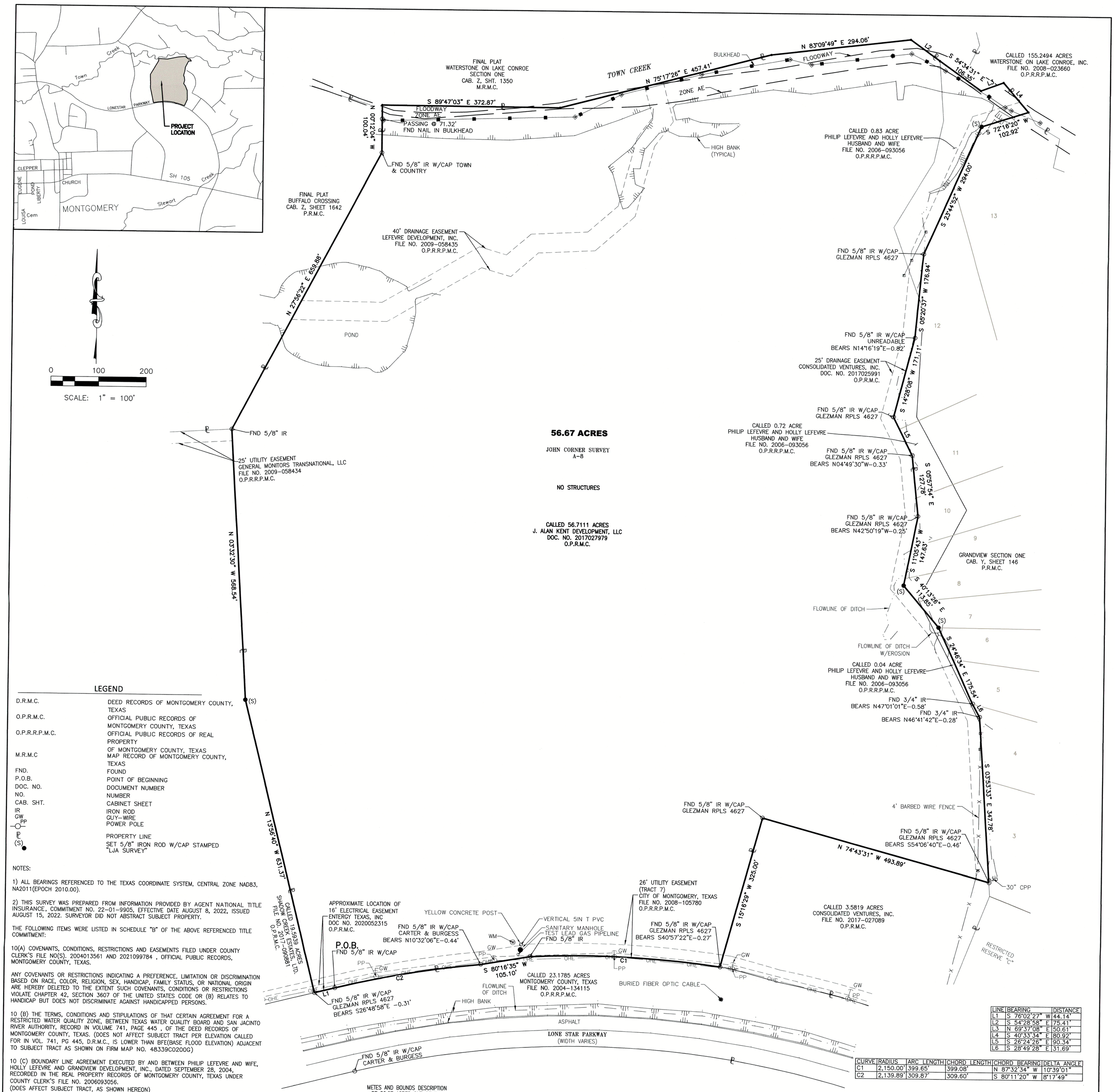

LINE	BEARING	DISTANCE
L1	S 76°02'27" W	44.14'
L2	S 54°28'58" E	75.41'
L3	N 69°37'08" E	50.61'
L4	S 40°33'34" E	80.92'
L5	S 26°24'26" E	90.34'
L6	S 28°49'28" E	31.69'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,150.00'	399.65'	399.08'	N 87°32'34" W	10°39'01"
C2	2,139.89'	309.87'	309.60'	S 80°11'20" W	8°17'49"

LEGEND

D.R.M.C.	DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
O.P.R.M.C.	OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
O.P.R.R.P.M.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS
M.R.M.C	MAP RECORD OF MONTGOMERY COUNTY, TEXAS
FND.	FOUND
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
NO.	NUMBER
CAB. SHT.	CABINET SHEET
IR	IRON ROD
GW	GUY-WIRE
PP	POWER POLE
℄	PROPERTY LINE
(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"

NOTES:

1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83, NA2011(EPOCH 2010.00).

2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AGENT NATIONAL TITLE INSURANCE, COMMITMENT NO. 22-01-9905, EFFECTIVE DATE AUGUST 8, 2022, ISSUED AUGUST 15, 2022. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT:

10(A) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED UNDER COUNTY CLERK'S FILE NO(S). 2004013561 AND 2021099784 , OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

ANY COVENANTS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

10 (B) THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR A RESTRICTED WATER QUALITY ZONE, BETWEEN TEXAS WATER QUALITY BOARD AND SAN JACINTO RIVER AUTHORITY, RECORD IN VOLUME 741, PAGE 445 , OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT PER ELEVATION CALLED FOR IN VOL. 741, PG 445, D.R.M.C., IS LOWER THAN BFE(BASE FLOOD ELEVATION) ADJACENT TO SUBJECT TRACT AS SHOWN ON FIRM MAP NO. 48339C0200G)

10 (C) BOUNDARY LINE AGREEMENT EXECUTED BY AND BETWEEN PHILIP LEFEVRE AND WIFE, HOLLY LEFEVRE AND GRANDVIEW DEVELOPMENT, INC., DATED SEPTEMBER 28, 2004, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER COUNTY CLERK'S FILE NO. 2006093056.
(DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON)

10 (D) UTILITY EASEMENT GRANTED TO THE CITY OF MONTGOMERY, TEXAS, IN INSTRUMENT EXECUTED BY GENERAL MONITORS TRANSNATIONAL, LLC, DATED OCTOBER 8, 2008, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER COUNTY CLERK'S FILE NO. 2008105780. (DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON)

10 (E) DRAINAGE EASEMENT GRANTED TO LEFEVRE DEVELOPMENT, INC., IN INSTRUMENT EXECUTED BY GENERAL MONITORS TRANSNATIONAL, LLC, DATED JUNE 17, 2009, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER COUNTY CLERK'S FILE NO. 2009058435.
(DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON)

10 (F) DRAINAGE EASEMENT GRANTED TO THE PUBLIC IN INSTRUMENT EXECUTED BY CONSOLIDATED VENTURES, INC., DATED MARCH 30, 2017, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER COUNTY CLERK'S FILE NO. 2017025991.
(DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON)

10 (G) RIGHT-OF-WAY EASEMENT GRANTED TO ENTERGY TEXAS, INC., BY INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. 2020052315 , OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.(DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON)

10 (H) OIL, GAS AND/OR MINERAL AND/OR ROYALTY INTERESTS AS SET OUT IN INSTRUMENT RECORDED UNDER VOLUME 225, PAGE 627 , OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. NOTE: TITLE TO SAID INTEREST HAS NOT BEEN CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT.(NOT A SURVEY MATTER)

10 (I) OIL, GAS AND/OR MINERAL AND/OR ROYALTY INTERESTS AS SET OUT IN INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. 8524155, 2000077882, 2007009722, 2013076249, 2013083942, 2015013337 , OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS. NOTE: TITLE TO SAID INTEREST HAS NOT BEEN CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT.(NOT A SURVEY MATTER)

10 (J) OIL, GAS AND/OR MINERAL AND/OR ROYALTY INTERESTS AS SET OUT IN INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. 8524156 AND 2004132921 , OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS. NOTE: TITLE TO SAID INTEREST HAS NOT BEEN CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT.(NOT A SURVEY MATTER)

10 (K) SUBJECT TO ANY AND ALL ORDINANCES PROPOSED OR NOW IN EFFECT IN THE CITY OF MONTGOMERY, TEXAS.(DOES AFFECT SUBJECT TRACT)

10 (L) WE FIND NO MAINTENANCE BEING ASSESSED AT THIS TIME; HOWEVER, INQUIRY MUST BE MADE TO THE ASSOCIATION/COMMITTEE FOR VERIFICATION.(NOT A SURVEY MATTER)

10 (M) RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)(NOT A SURVEY MATTER)

3) BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AE", (BASE FLOOD ELEVATIONS DETERMINED), ZONE "AE" FLOODWAY, (DEFINED AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE VARIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS"), ZONE "X" UNSHADED, (DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN") AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS

5) THERE ARE NO PAVED OR STRIPED PARKING SPACES VISIBLE AT THE TIME OF THE SURVEY.

6) THERE WAS NO EVIDENCE OF RECENT OR ONGOING EARTH MOVING OR BUILDING CONSTRUCTION VISIBLE AT THE TIME OF THE SURVEY.

METES AND BOUNDS DESCRIPTION OF 56.67 ACRES OUT OF THE JOHN CORNER SURVEY, A-8 MONTGOMERY COUNTY, TEXAS

A TRACT OR PARCEL OF LAND CONTAINING 56.67 ACRES (2,468,453 SQUARE FEET) OF LAND, SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NO. 8, MONTGOMERY COUNTY, TEXAS, AND BEING A PORTION OF A 56.7111 ACRE TRACT CONVEYED TO J. ALAN KENT DEVELOPMENT, LLC, AS RECORDED UNDER CLERK'S FILE NO. 2017027979 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.) SAID 56.67 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, THE BASIS OF BEARING IS THE MONUMENTED MOST WESTERLY NORTH LINE OF SAID 56.7111 ACRE TRACT AS DESCRIBED IN 2017027979, O.P.R.M.C.:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP (ILLEGIBLE) FOUND AT THE POINT OF TANGENCY OF A CURVE IN THE NORTHERLY RIGHT-OF-WAY LINE OF LONESTAR PARKWAY (WIDTH VARIES), AND RECORDED UNDER CLERK'S FILE NO. 2004-134115 OF THE OFFICIAL PUBLIC RECORD RECORDS OF REAL PROPERTY MONTGOMERY COUNTY, TEXAS (O.P.R.R.P.M.C.)

THENCE SOUTH 76 DEGREES 02 MINUTES 27 SECONDS WEST, 44.14 FEET, WITH AND ADJOINING SAID NORTHERLY LINE OF LONESTAR PARKWAY TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHEAST CORNER OF A 19.5939 ACRE TRACT CONVEYED TO SHADOW CREEK ESTATES, LTD, AS RECORDED UNDER CLERK'S FILE NO. 2017090881 OF THE O.P.R.M.C., FROM WHICH A 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) BEARS SOUTH 26 DEGREES 48 MINUTES 58 SECONDS EAST, 0.31 FEET;

THENCE NORTH 13 DEGREES 56 MINUTES 40 SECONDS WEST, 631.37 FEET, WITH AND ADJOINING THE EASTERLY LINE OF SAID SHADOW CREEK ESTATES, LTD TRACT, TO A SET 5/8-INCH IRON ROD WITH CAP (LJA SURVEY), FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 32 MINUTES 30 SECONDS WEST, 568.54 FEET, WITH AND ADJOINING THE EASTERLY LINE OF SAID SHADOW CREEK ESTATES, LTD TRACT, TO A 5/8-INCH IRON ROD FOUND, FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID SHADOW CREEK ESTATES, LTD TRACT AND THE SOUTHEAST CORNER OF THE BUFFALO CROSSING PLAT AS RECORDED IN CABINET Z, SHEET 1642 OF THE MONTGOMERY COUNTY MAP RECORDS (M.C.M.R.);

THENCE NORTH 27 DEGREES 56 MINUTES 22 SECONDS EAST, 659.88 FEET, WITH AND ADJOINING THE EASTERLY LINE OF SAID BUFFALO CROSSING PLAT, TO 5/8-INCH IRON ROD WITH CAP (TOWN & COUNTRY) FOUND FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREE 12 MINUTES 04 SECONDS WEST, 100.04 FEET, WITH AND ADJOINING THE EASTERLY LINE OF SAID BUFFALO CROSSING PLAT, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN A SOUTHERLY LINE OF WATERSTONE ON LAKE CONROE, SECTION ONE PLAT, AS RECORDED IN CABINET Z, SHEET 1350 OF THE M.C.M.R. A POINT FOR CORNER, AT 71.32 FEET, PASSING A NAIL FOUND IN THE TOP OF THE BULKHEAD;

THENCE WITH AND ADJOINING THE SOUTHERLY LINE OF SAID WATERSTONE ON LAKE CONROE, SECTION ONE PLAT, THE FOLLOWING FIVE (5) CALLS:

SOUTH 89 DEGREES 47 MINUTES 03 SECONDS EAST, 372.87 FEET, TO A POINT FOR CORNER;

NORTH 75 DEGREES 17 MINUTES 26 SECONDS EAST, 457.41 FEET, TO A POINT FOR CORNER;

NORTH 83 DEGREES 09 MINUTES 49 SECONDS EAST, 294.06 FEET, TO A POINT FOR CORNER;

SOUTH 54 DEGREES 28 MINUTES 58 SECONDS EAST, 75.41 FEET, TO A POINT FOR CORNER;

SOUTH 54 DEGREES 34 MINUTES 31 SECONDS EAST, 106.35 FEET, TO A POINT FOR CORNER, AT 60.45 FEET PASSING THE SOUTHEAST CORNER OF SAID WATERSTONE ON LAKE CONROE, SECTION ONE PLAT, AND WITH AND ADJOINING A SOUTHERLY LINE OF A 155.2494 ACRE TRACT CONVEYED TO WATERSTONE ON LAKE CONROE AS RECORDED UNDER CLERKS FILE NO. 2008-023660 OF THE O.P.R.R.P.M.C., ALSO BEING A NORTHERLY LINE OF A 0.83 ACRE BOUNDARY LINE AGREEMENT TRACT AS RECORDED UNDER CLERK'S FILE NO. 2006-093056 OF THE O.P.R.R.P.M.C.;

THENCE NORTH 69 DEGREES 37 MINUTES 08 SECONDS EAST, 50.61 FEET, WITH AND ADJOINING A SOUTHERLY LINE OF SAID 155.2494 ACRE TRACT AND A NORTHERLY LINE OF SAID 0.83 ACRE BOUNDARY LINE AGREEMENT, TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 40 DEGREES 33 MINUTES 34 SECONDS EAST, 80.92 FEET, WITH AND ADJOINING A SOUTHERLY LINE OF SAID 155.2494 ACRE TRACT AND A NORTHERLY LINE OF SAID 0.83 ACRE BOUNDARY LINE AGREEMENT, TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING A NORTHERLY CORNER OF GRANDVIEW SECTION ONE PLAT, AS RECORDED IN CABINET Y, SHEET 146 OF THE M.C.M.R.;

THENCE WITH AND ADJOINING THE WESTERLY LINE OF SAID GRANDVIEW SECTION ONE PLAT, ALSO BEING THE EASTERLY LINE OF SAID 0.83 ACRE BOUNDARY LINE AGREEMENT TRACT, THE FOLLOWING THREE (3) CALLS:

SOUTH 72 DEGREES 16 MINUTES 20 SECONDS WEST, 102.92 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP (LJA SURVEY) FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 23 DEGREES 44 MINUTES 52 SECONDS WEST, 294.00 FEET, TO A FOUND 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 05 DEGREES 20 MINUTES 37 SECONDS WEST, 176.94 FEET, TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD WITH CAP (ILLEGIBLE) BEARS NORTH 14 DEGREES 16 MINUTES 19 SECONDS EAST, 0.82 FEET, AT 91.98 FEET PASSING THE SOUTH CORNER OF SAID 0.83 ACRE BOUNDARY LINE AGREEMENT TRACT ALSO BEING THE NORTH CORNER OF A 0.72 ACRE BOUNDARY LINE AGREEMENT TRACT AS RECORDED UNDER CLERK'S FILE NO. 2006-093056 OF THE O.P.R.R.P.M.C.;

THENCE WITH AND ADJOINING THE WESTERLY LINE OF SAID GRANDVIEW SECTION ONE PLAT, ALSO BEING THE WESTERLY LINE OF SAID 0.72 ACRE BOUNDARY LINE AGREEMENT TRACT, THE FOLLOWING FIVE (5) CALLS:

SOUTH 14 DEGREES 28 MINUTES 08 SECONDS WEST, 171.11 FEET, TO A FOUND 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 26 DEGREES 24 MINUTES 26 SECONDS EAST, 90.34 FEET, TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) BEARS NORTH 04 DEGREES 49 MINUTES 30 SECONDS WEST, 0.33 FEET;

SOUTH 05 DEGREES 57 MINUTES 54 SECONDS EAST, 127.78 FEET, TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) BEARS NORTH 42 DEGREES 50 MINUTES 19 SECONDS WEST, 0.25 FEET;

SOUTH 11 DEGREES 05 MINUTES 43 SECONDS WEST, 147.63 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP (LJA SURVEY) FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 40 DEGREES 13 MINUTES 26 SECONDS EAST, 113.85 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP (LJA SURVEY) FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AT 64.64 FEET PASSING THE SOUTHERLY CORNER OF SAID 0.72 ACRE BOUNDARY LINE AGREEMENT TRACT, ALSO BEING THE NORTHERLY CORNER OF A 0.04 ACRE BOUNDARY LINE AGREEMENT TRACT AS RECORDED UNDER CLERK'S FILE NO. 2006-093056 OF THE O.P.R.R.P.M.C.;

THENCE SOUTH 24 DEGREES 46 MINUTES 34 SECONDS EAST, 175.54 FEET, WITH AND ADJOINING THE WESTERLY LINE OF SAID GRANDVIEW SECTION ONE PLAT, ALSO BEING THE EASTERLY LINE OF SAID 0.04 ACRE BOUNDARY LINE AGREEMENT TRACT TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED FROM WHICH A FOUND ¾-INCH IRON ROD BEARS NORTH 47 DEGREES 01 MINUTE 01 SECOND EAST, 0.58 FEET;

THENCE SOUTH 28 DEGREES 49 MINUTES 28 SECONDS EAST, 31.69 FEET, WITH AND ADJOINING THE WESTERLY LINE OF SAID GRANDVIEW SECTION ONE PLAT, ALSO BEING THE EASTERLY LINE OF SAID 0.04 ACRE BOUNDARY LINE AGREEMENT TRACT TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED FROM WHICH A FOUND ¾-INCH IRON ROD BEARS NORTH 46 DEGREES 41 MINUTE 42 SECOND EAST, 0.28 FEET;

THENCE SOUTH 03 DEGREES 53 MINUTES 33 SECONDS EAST, 347.78 FEET, WITH AND ADJOINING THE WESTERLY LINE OF SAID GRANDVIEW SECTION ONE PLAT, ALSO BEING THE EASTERLY LINE OF SAID 0.04 ACRE BOUNDARY LINE AGREEMENT TRACT TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AT 12.83 FEET PASSING THE SOUTH CORNER OF SAID 0.04 ACRE BOUNDARY LINE AGREEMENT TRACT, TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED, ALSO BEING THE NORTHEAST CORNER OF A 3.5819 ACRE TRACT CONVEYED TO CONSOLIDATED VENTURES, INC. AS RECORDED UNDER CLERK'S FILE NO. 2017027089 OF THE O.P.R.M.C., FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) BEARS SOUTH 54 DEGREES 06 MINUTE 40 SECONDS EAST, 0.46 FEET;

THENCE NORTH 74 DEGREES 43 MINUTES 31 SECONDS WEST, 493.89 FEET, WITH AND ADJOINING A NORTHERLY LINE OF SAID 3.5819 ACRE TRACT TO A FOUND 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 15 DEGREES 16 MINUTES 29 SECONDS WEST, 325.00 FEET, WITH AND ADJOINING A WESTERLY LINE OF SAID 3.5819 ACRE TRACT, TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT LYING IN SAID NORTHERLY LINE OF LONESTAR PARKWAY, FROM WHICH A 5/8-INCH IRON ROD WITH CAP (GLEZMAN RPLS 4627) BEARS SOUTH 40 DEGREES 57 MINUTES 22 SECONDS EAST, 0.27 FEET;

THENCE WESTERLY ALONG A CURVE TO THE LEFT, WITH AND ADJOINING SAID NORTHERLY LINE OF LONESTAR PARKWAY, THROUGH A CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 01 SECONDS , TO A FOUND 5/8-INCH IRON ROD FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 2,150.00 FEET, AN ARC LENGTH OF 399.65 FEET, AND HAVING A LONG CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 32 MINUTES 34 SECONDS WEST, 399.08 FEET;

THENCE SOUTH 80 DEGREES 16 MINUTES 35 SECONDS WEST, 105.10 FEET, WITH AND ADJOINING SAID NORTHERLY LINE OF LONESTAR PARKWAY, TO A NON-TANGENT CURVE AND SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP (CARTER & BURGESS) BEARS NORTH 10 DEGREES 32 MINUTES 06 SECONDS EASE, 0.44 FEET;

THENCE WESTERLY ALONG A CURVE TO THE LEFT, WITH AND ADJOINING SAID NORTHERLY LINE OF LONESTAR PARKWAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 17 MINUTES 49 SECONDS , TO THE POINT OF BEGINNING AND CONTAINING 56.67 ACRES (2,468,453 SQUARE FEET) OF LAND, SAID CURVE HAVING A RADIUS OF 2,139.89 FEET, AN ARC LENGTH OF 309.87 FEET, AND HAVING A LONG CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 11 MINUTES 20 SECONDS WEST, 309.60 FEET.

SURVEYOR'S CERTIFICATION

TO: SPEEDY ANGLES, LLC, A DELAWARE L.L.C., MONTAGE PARTNERS AND AGENTS NATIONAL TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 2022.

DATE OF PLAT OR MAP: SEPTEMBER 2, 2022.

Stephen P. Matovich

STEPHEN P. MATOVICH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

STATE OF TEXAS REGISTERED STEPHEN P. MATOVICH 5347 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS SURVEY OF 56.67 ACRES
IN THE JOHN CORNER SURVEY, A-8 MONTGOMERY COUNTY, TEXAS

AUGUST 2022 JOB NO. LJAS332-2201

LJA Surveying, Inc.
2014 Airport Road
Building A
Conroe, Texas 77301
Phone 936.777.6797
Fax 713.953.5026
TBPELS Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS332\2201\06 CAD\Production Files\56.67 AC ALTA.dwg 9/2/2022