

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	610.00'	19°20'11"	205.87'	N 38°16'00" E	204.89'
C2	710.00'	7°04'26"	87.66'	S 43°55'06" E	87.60'
C3	30.00'	86°27'26"	45.27'	S 44°54'53" W	41.09'

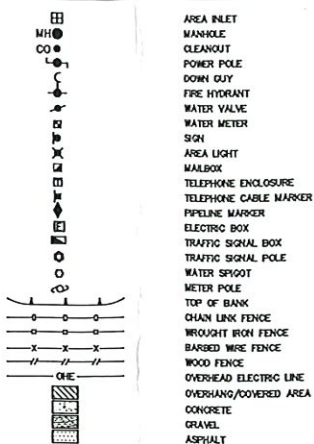
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 54°32'00" E	71.22'
L2	S 89°13'47" E	16.46'
L3	S 52°59'33" E	95.45'
L4	N 34°33'56" W	84.32'
L5	N 2°13'14" W	106.54'
L6	N 61°57'37" W	186.90'

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:

- 10(h)-TEXAS WATER QUALITY BOARD ORDER NO. 70-1120-13, DOES NOT APPEAR TO AFFECT SURVEYED PROPERTY DUE TO PROXIMITY
- 10(i)-UNDEFINED UTILITY EASEMENT, M.C.C.F. NO. 9212040, AFFECTS SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTED HEREON
- 10(j)-26' GULF STATES UTILITIES COMPANY EASEMENT, M.C.C.F. NO. 9637970, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- 10(k)-26' U.E., M.C.C.F. NO. 2004110201, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- 10(l)-(s)-MINERAL RIGHTS, AFFECT SURVEYED PROPERTY, NOT SURVEY RELATED AND NOT PLOTTABLE HEREON
- 10(m)-WAIVER OF LIABILITY, VOL. 850, PG. 134, M.C.D.R., DOES NOT APPEAR TO AFFECT SURVEYED PROPERTY DUE TO PROXIMITY
- 10(n)-RIGHT-OF-WAY EASEMENT, M.C.C.F. NO. 2013017793, DOES NOT AFFECT SURVEYED PROPERTY, PLOTTED HEREON
- 10(o)-BUILDING LINES AND EASEMENTS AS SET FORTH IN PLAT, CAB. Z, SHT. 1627, M.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- *ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

SCALE IN FEET
1" = 60'

LEGEND



METES AND BOUNDS DESCRIPTION OF A 11.084 ACRE TRACT

Being a tract of land containing 11.084 acres, located in the John Corner Survey, Abstract Number 8, in Montgomery County, Texas; Said 11.084 acres being out of the remainder of a called 84.10 acre tract of land recorded in the name of Mara Moja Holdings, LLC in Montgomery County Clerk's File (M.C.C.F.) Number 2004110206 and being out of Restricted Reserve "B" of Minor Replat of Mara Mojaville, a subdivision recorded in Cabinet "Z", Sheet 1624, of the Montgomery County Map Records (M.C.M.R.); Said 11.084 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING, at a 5/8-inch iron rod found at the north corner of Restricted Reserve "A" of said Minor Replat of Mara Mojaville, on the southeast Right-of-Way (R.O.W.) line of C.B. Stewart Drive (width varies per Cabinet "Z", Sheet 51, of the M.C.M.R.), for the most westerly corner of the herein described tract;

THENCE, with the southeast R.O.W. line of said C.B. Stewart Drive, the following three (3) courses:

1. 205.87 feet along the arc of a curve to the right, having a radius of 610.00 feet, a central angle of 19° 20' 11"; and a chord that bears North 38° 16' 00" East, a distance of 204.89 feet to a 5/8-inch iron rod found at a point of tangency;
2. North 47° 56' 06" East, a distance of 396.03 feet to a 5/8-inch iron rod found at an angle point;
3. North 54° 32' 00" East, a distance of 71.22 feet to a 5/8-inch iron rod found at the west end of a transition line from the southeast R.O.W. line of said C.B. Stewart Drive to the southwest R.O.W. line of Buffalo Springs Drive (width varies per Cabinet "Z", Sheet 51, of the M.C.M.R.), for the westerly north corner of the herein described tract;

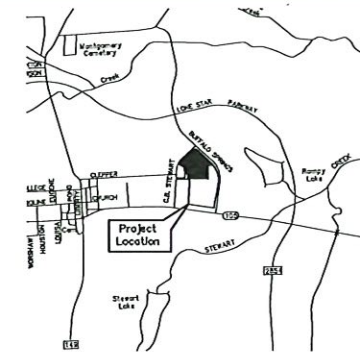
THENCE, South 89° 13' 47" East, with said transition line, a distance of 16.46 feet to a 5/8-inch iron rod found at the east end of said transition line, for the easterly north corner of the herein described tract;

THENCE, with the southwest R.O.W. line of said Buffalo Springs Drive, the following three (3) courses:

1. South 52° 59' 33" East, a distance of 95.45 feet to a 5/8-inch iron rod found at an angle point;
2. South 47° 27' 18" East, a distance of 545.16 feet to a 5/8-inch iron rod found at the beginning of a curve to the right;
3. 87.66 feet along the arc of said curve to the right, having a radius of 710.00 feet, a central angle of 07° 04' 26"; and a chord that bears South 43° 55' 06" East, a distance of 87.60 feet to a 5/8-inch capped iron rod set for the most westerly corner of the herein described tract;

THENCE, through and across said remainder tract, the following four (4) courses:

1. South 67° 35' 42" West, a distance of 133.48 feet to a 5/8-inch capped iron rod set at the beginning of a curve to the left;
 2. 245.27 feet along the arc of said curve to the left, having a radius of 30.00 feet, a central angle of 86° 27' 26"; and a chord that bears South 44° 54' 53" West, a distance of 41.09 feet to a 5/8-inch capped iron rod set at a point of tangency;
 3. South 00° 41' 22" East, a distance of 301.08 feet to a 5/8-inch capped iron rod set for the southeast corner of the herein described tract;
 4. North 81° 53' 01" West, at a distance of 453.58 feet pass the east line of said Restricted Reserve "B", continuing through and across said Restricted Reserve "B" a total distance of 664.97 feet to a 5/8-inch capped iron rod set for the southeast corner of the herein described tract;
- THENCE, North 34° 33' 56" West, continuing through and across said Restricted Reserve "B", a distance of 84.32 feet to a 5/8-inch capped iron rod set on a northerly west line of said Restricted Reserve "B" and on the east line of said Restricted Reserve "A";
- THENCE, North 02° 13' 14" West, with a line common to said Restricted Reserves "A" and "B", a distance of 106.54 feet to a 5/8-inch iron rod found at the northerly northwest corner of said Restricted Reserve "B" and the northeast corner of said Restricted Reserve "A";
- THENCE, North 61° 57' 37" West, with the north line of said Restricted Reserve "A", a distance of 186.90 feet to the POINT OF BEGINNING and containing 11.084 acres of land.



VICINITY MAP
SCALE: 1" = 1/2 MI.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481483, DATED AUGUST 18, 2018, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 485002002. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, C.F. NO. 512501250, EFFECTIVE DATE OF COMMITMENT MAY 23, 2025, ISSUE DATE OF COMMITMENT JUNE 4, 2025, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. VISIBLE, ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION 501.
4. ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN CABINET Z, SHEET 1624, OF THE M.C.M.R.
5. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
8. THERE ARE NO STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
9. THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.
10. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.
11. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SURVEYED PROPERTY AND DESCRIBED IN THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT REFERENCED HEREON.
12. BOUNDARY LINE DIMENSIONS AS SHOWN ON THE SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 OF A FOOT, WITH NO GAPS OR GORES.
13. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO C.B. STEWART DRIVE AND BUFFALO SPRINGS DRIVE, DEDICATED PUBLIC RIGHT-OF-WAYS, WITHOUT GAPS OR GORES.

ABBREVIATIONS

- A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
ESMT. = EASEMENT
M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
No. = NUMBER
Pg. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
P.O.B. = POINT OF BEGINNING
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
S.E.T. = SAFETY END TREATMENT
TWOOT = TEXAS DEPARTMENT OF TRANSPORTATION
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE

STATEMENT OF ENCROACHMENTS:

THERE ARE NO ENCROACHMENTS ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND DIMENSIONED HEREON

ALTA/NSPS LAND TITLE SURVEY

OF
11.084 ACRES

BEING OUT OF
THE REMAINDER OF A CALLED 84.10 ACRE
TRACT OF LAND RECORDED IN THE NAME
OF MARA MOJA HOLDINGS, LTD. IN
MONTGOMERY COUNTY CLERK'S
FILE NUMBER 2004110206 AND OUT OF
RESTRICTED RESERVE "B" OF
MARA MOJAVILLE, A SUBDIVISION
RECORDED IN CABINET Z, SHEET 1624, OF
THE MONTGOMERY COUNTY MAP RECORDS
IN THE
JOHN CORNER SURVEY
ABSTRACT NO. 8
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

TO: BCS MONTGOMERY LLC; MARA MOJA HOLDINGS, LTD., LLC; MORGAN PRL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 6(a), 7(a), 8, 9, 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

DATED THIS THE 2ND DAY OF JUNE, 2025.

PRELIMINARY FOR
REVIEW
07/23/2025

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532



DATE:	06/02/2025
SCALE:	1" = 60'
BOOK NO.:	
DRAWN BY:	SL
CHECKED BY:	CR
PROJECT NO.:	CS 24222
DRAWING NO.:	1 OF 1



CLEPPER STREET
(VARIABLE WIDTH R.O.W.)
(CAB. Y, SHT. 49 - M.C.M.R.)
PUBLIC & ASPHALT PAVED

RESTRICTED RESERVE "A"
MINOR REPLAT OF
MARA MOJAVILLE
CAB. Z, SHT. 1624
M.C.M.R.

RESTRICTED RESERVE "B"
MINOR REPLAT OF
MARA MOJAVILLE
CAB. Z, SHT. 1624
M.C.M.R.

0.35 ACRE
ACCESS ESM.
M.C.C.F. NO. 2013017793
CALLED 6.59 ACRE
ANAL, LLC
M.C.C.F. NO. 2013017790

RESTRICTED RESERVE "B"
MINOR REPLAT OF
MARA MOJAVILLE
CAB. Z, SHT. 1624
M.C.M.R.

REMAINDER OF
CALLED 84.10 ACRE
MARA MOJA HOLDINGS, LTD.
M.C.C.F. NO. 2004110206

11.084 ACRES
482,837 S.F.

REMAINDER OF
CALLED 84.10 ACRE
MARA MOJA HOLDINGS, LTD.
M.C.C.F. NO. 2004110206