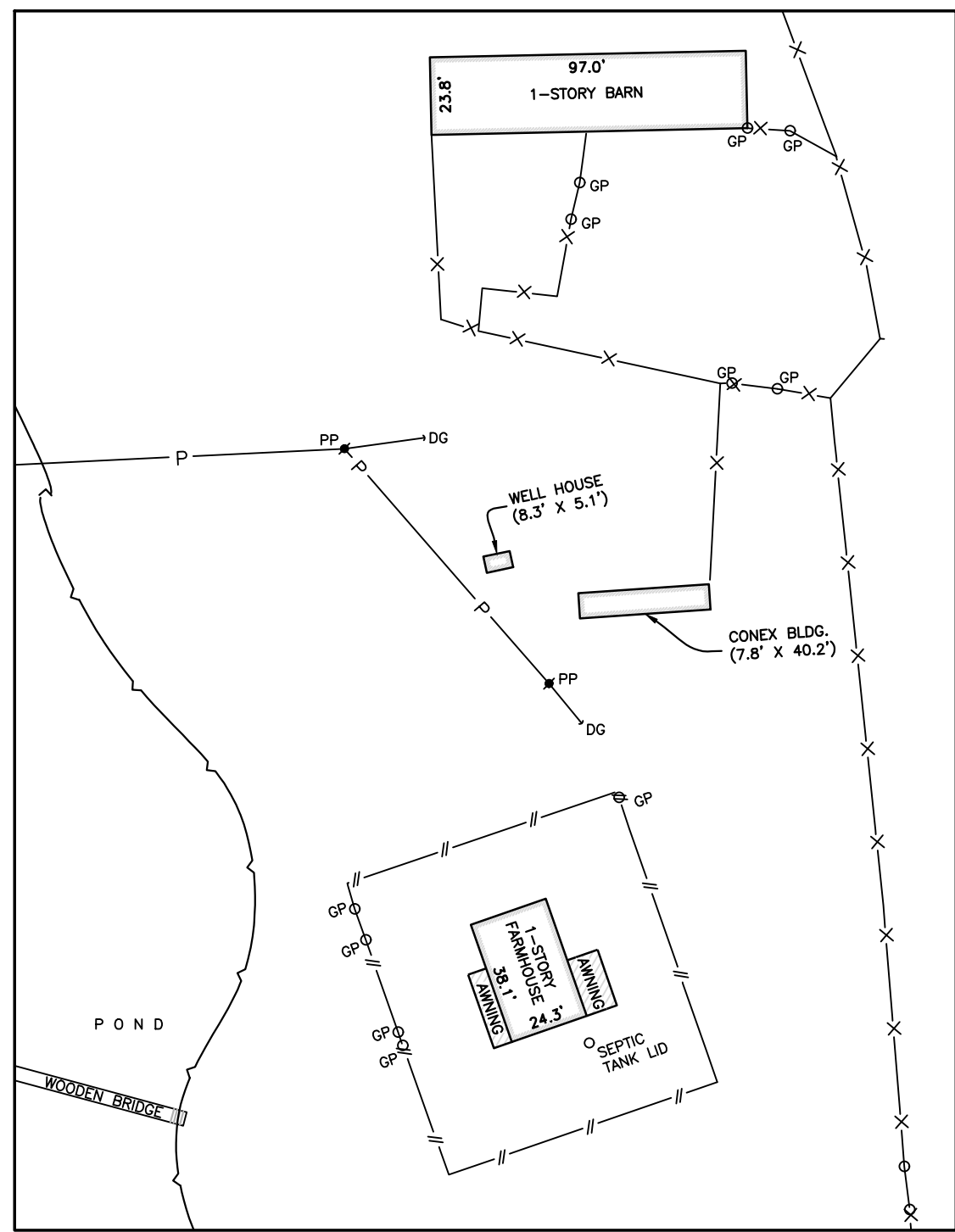


DETAIL "A"
SCALE: 1"=50'

LINE	BEARING	DISTANCE
L1	S 17°36'17" E	20.52'
L2	S 08°52'50" W	21.15'
L3	S 06°35'01" W	101.87'
L4	S 17°18'00" E	128.57'
L5	S 10°07'29" E	88.73'
L6	S 12°55'34" W	36.32'
L7	S 30°40'38" E	19.91'
L8	S 13°53'08" E	53.51'
L9	S 23°51'49" E	64.02'
L10	S 53°06'24" E	35.65'
L11	S 13°09'53" E	21.98'
L12	S 09°09'48" W	86.39'
L13	S 14°17'08" E	59.32'
L14	S 19°26'18" W	86.47'
L15	S 01°22'28" W	44.36'
L16	S 34°46'08" W	64.12'
L17	S 81°11'31" W	30.64'
L18	S 88°01'30" W	29.47'
L19	S 22°03'59" W	42.74'
L20	S 01°12'40" E	22.88'
L21	S 26°26'45" W	65.00'
L22	S 12°31'46" W	102.66'
L23	S 17°37'37" W	41.21'
L24	S 25°32'33" W	106.05'
L25	S 09°08'30" W	19.18'
L26	S 27°38'05" E	62.56'
L27	S 31°41'09" W	46.41'
L28	S 53°26'07" W	34.50'
L29	S 63°24'48" W	57.00'
L30	S 06°53'05" W	47.21'
L31	S 19°50'22" E	34.63'
L32	S 01°58'30" E	31.58'
L33	S 07°50'11" W	31.06'
L34	S 28°09'00" E	66.65'
L35	S 70°42'17" E	61.11'
L36	S 53°18'35" E	43.23'
L37	S 25°40'34" E	167.27'
L38	S 02°03'13" W	16.20'
L39	S 25°34'19" W	36.60'
L40	S 57°43'28" W	18.84'
L41	N 83°00'44" W	33.39'
L42	N 48°50'33" W	73.49'
L43	S 80°15'43" W	39.65'
L44	S 14°12'26" W	52.45'
L45	S 25°15'44" E	63.43'
L46	S 13°36'39" E	66.86'
L47	S 03°59'11" W	76.99'
L48	S 14°49'06" E	70.47'
L49	S 47°21'33" E	27.42'
L50	N 87°14'34" E	62.67'
L51	S 35°55'39" E	110.75'
L52	S 01°00'18" E	41.80'
L53	N 12°25'42" W	233.49'
L54	N 12°25'42" W	148.04'

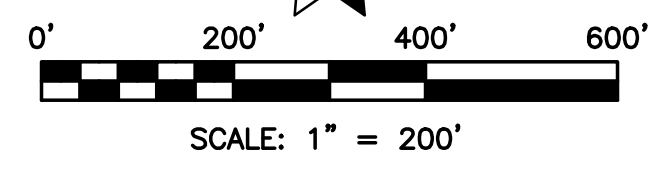
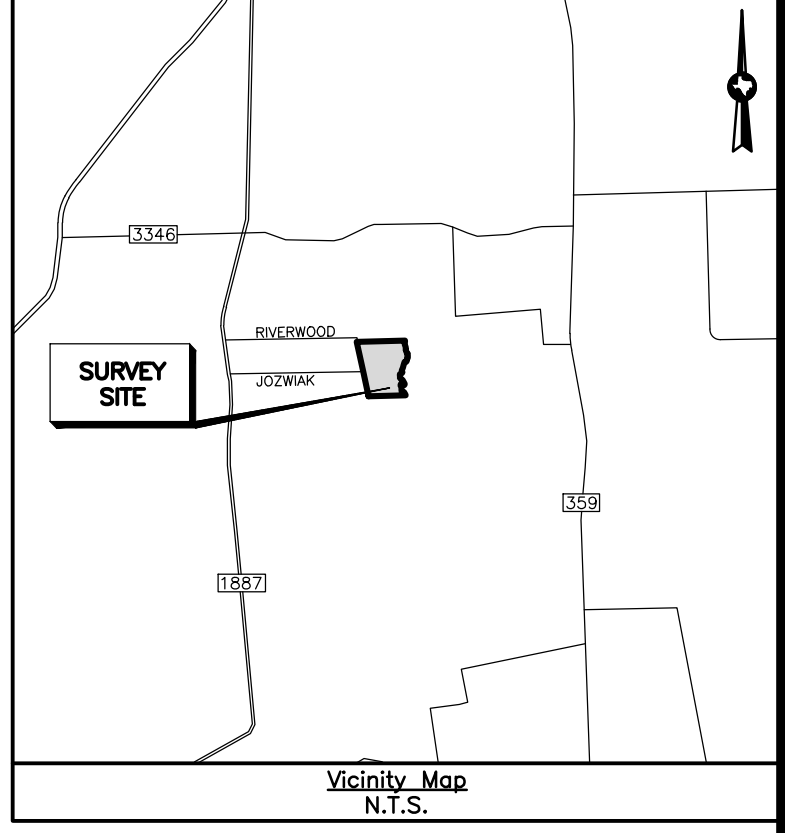
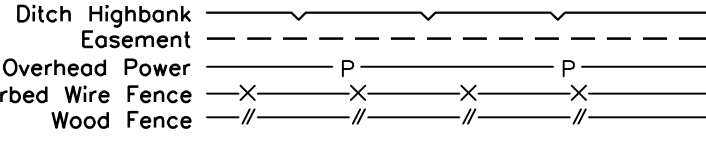


TITLE COMMITMENT NOTES:

- 10(d) Right-of-way easement for road purposes granted to County of Waller, Texas as set forth by instrument filed under Volume 165, Page 8 of the Deed Records of Waller County, Texas. (AFFECTS SUBJECT TRACT - SHOWN HEREON)
- 10(e) Right-of-way easement granted to San Bernard Electric Cooperative, Inc., as set forth by instrument filed under Volume 174, Page 8 of the Deed Records of Waller County, Texas. (AFFECTS SUBJECT TRACT - EASEMENT WIDTH NOT DEFINED)
- 10(f) Right of way and easement granted to Charles C Keeble, dated June 27, 1963 as set forth by instrument filed under Volume 178, Page 9 of the Deed Records of Waller County, Texas. (AFFECTS SUBJECT TRACT - SHOWN HEREON)
- 10(h-i) Not a survey item. (SEE NOTE#7)

LEGEND

BLD	Building
CG	Centerline
DG	Down Guy
D.R.W.C.T.	Deed Records of Waller County, Texas
ESMT	Easement
FNC	Fence
FND	Found
FP	Fence Post
GP	Gate Post
INST. NO.	Instrument Number
IP	Iron Pipe
IR	Iron Rod
IRC	Iron Rod with Cap
O.P.R.W.C.T.	Official Public Records
P.C.R.H.C.T.	Probate Court Records of Harris County, Texas
P.O.B.	Point of Beginning
PP	Power Pole
RCP	Reinforced Concrete Pipe
R.O.W.	Right-of-Way
SN	Sign
TPD	Telephone Pedestal
VOL. PG.	Volume, Page
(S)	Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500"



SCALE: 1" = 200'

METES AND BOUNDS DESCRIPTION
BEING 89.80 ACRES
IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41
WALLER COUNTY, TEXAS

A 89.80 ACRE TRACT OF LAND IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, WALLER COUNTY, TEXAS, ALL OF THAT CERTAIN CALLED "100 ACRE TRACT CONVEYED TO MATTHEW P. MANIS, SR. AND MARY A. MANIS, AS CO-TRUSTEES OF THE MANIS FAMILY TRUST, BY AND INSTRUMENT OF RECORD IN VOLUME 986, PAGE 90 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (O.P.R.W.C.T.), AND DESCRIBED IN VOLUME 252, PAGE 681 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (D.R.W.C.T.), SAID 89.80 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a point for the northwest corner of said 100 acre tract, same being the southwest corner of that certain called 49.47 acre tract conveyed to Manuel Eduardo Araujo and Stephanie L. Araujo, by an instrument of record in Instrument Number 2500146, O.P.R.W.C.T., said corner lying on the east line of that certain called 4.338 acre tract conveyed to Benjamin Trujillo and Lisa Rosado by an instrument of record in Volume 926, Page 547, D.R.W.C.T., same being the west right-of-way line of said 4.338 acre tract, bears North 12°25'42" West, 148.04 feet, from said corner a 1-inch iron pipe found for a westerly line of said 49.47 acre tract, same being the northeast corner of that certain called 4.00 acre tract conveyed to Doris May Kyllonen as trustee of the Doris Kyllonen Living Trust by an instrument of record in Instrument Number 2306099, O.P.R.W.C.T., bears North 12°25'42" West, 642.76 feet, also from said corner a 5/8-inch iron rod with cap stamped, "PRECISION SURVEYORS" found for reference bears North 71°19'59" East, 1.49 feet;

THENCE, North 88°18'52" East, departing the east line of said 4.338 acre tract, same being the west right-of-way line of Jozwiak Lane, along the north line of said 100 acre tract, same being the south line of said 49.47 acre tract, passing at a distance of 1,905.49 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for reference, continuing along said common line for a total distance of 2,005.49 feet to the common east corner of said 100 acre tract and said 49.47 acre tract, said corner lying on the centerline of Clear Creek (Boundary Line Agreement, Volume 158, Page 458, D.R.W.C.T.), same being a westerly line of that certain called 129.535 acre tract conveyed to Copeland Family Living Trust by an instrument of record in Volume 864, Page 841, O.P.R.W.C.T.;

THENCE, down the centerline meanders of Clear Creek, same being the easterly line of said 100 acre tract and the westerly lines of said 129.535 acre tract, and the westerly lines of that certain called 231.959 acre tract conveyed to Mary I. Webre by an instrument of record in Instrument Number 211666, O.P.R.W.C.T., the following fifty two (52) courses and distances:

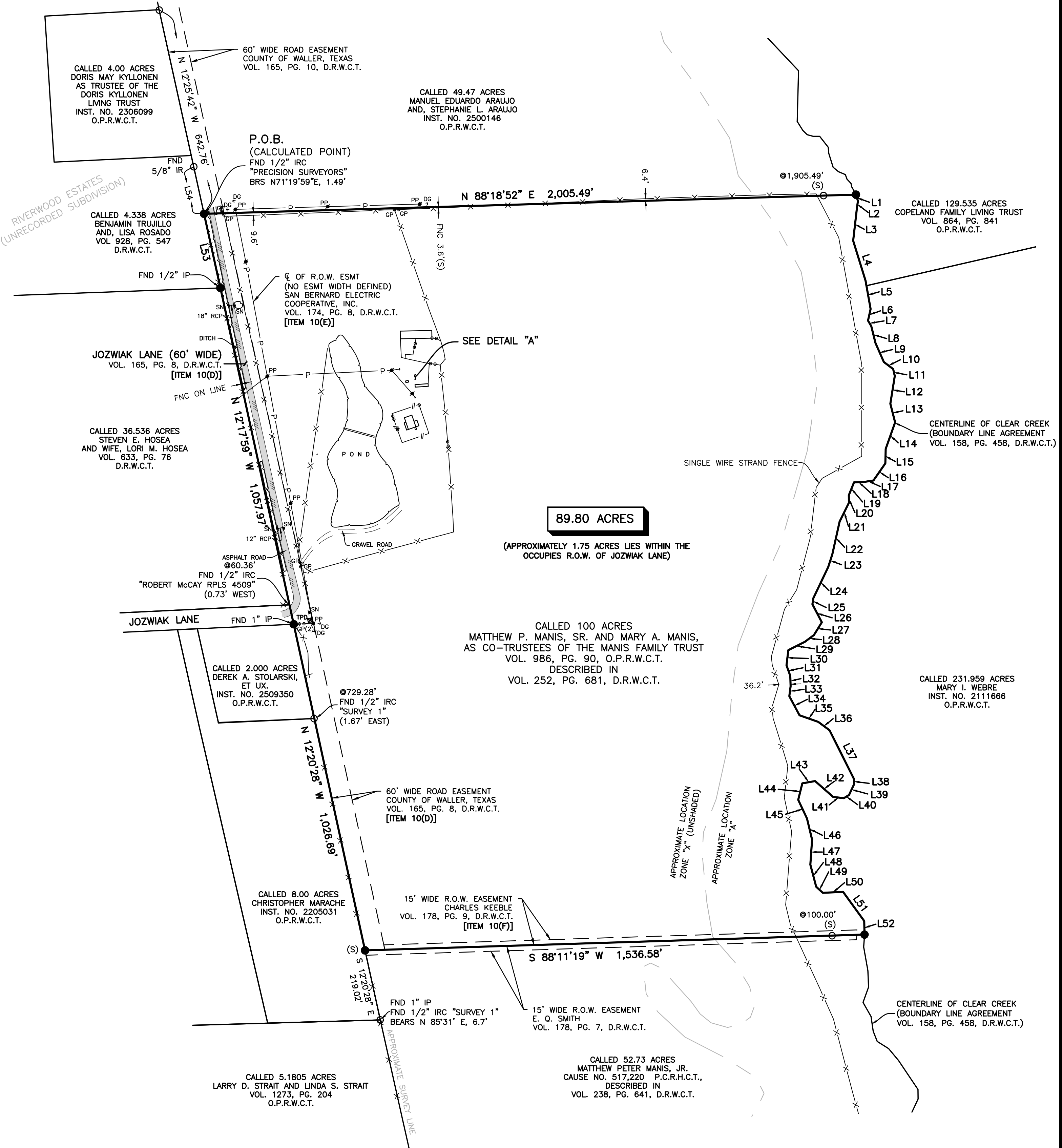
1. South 17°36'17" East, for a distance of 20.52 feet to a point for corner;
2. South 08°52'50" West, for a distance of 21.15 feet to a point for corner;
3. South 06°35'01" West, for a distance of 101.87 feet to a point for corner;
4. South 17°18'00" East, for a distance of 128.57 feet to a point for corner;
5. South 10°07'29" East, for a distance of 88.73 feet to a point for corner;
6. South 12°55'34" West, for a distance of 36.32 feet to a point for corner;
7. South 30°40'38" East, for a distance of 19.91 feet to a point for corner;
8. South 13°53'08" East, for a distance of 53.51 feet to a point for corner;
9. South 23°51'49" East, for a distance of 64.02 feet to a point for corner;
10. South 53°06'24" East, for a distance of 35.65 feet to a point for corner;
11. South 13°09'53" East, for a distance of 21.98 feet to a point for corner;
12. South 09°09'48" West, for a distance of 86.39 feet to a point for corner;
13. South 14°17'08" East, for a distance of 59.32 feet to a point for corner;
14. South 19°26'18" West, for a distance of 86.47 feet to a point for corner;
15. South 01°22'28" West, for a distance of 44.36 feet to a point for corner;
16. South 34°46'08" West, for a distance of 64.12 feet to a point for corner;
17. South 81°11'31" West, for a distance of 30.64 feet to a point for corner;
18. South 88°01'30" West, for a distance of 29.47 feet to a point for corner;
19. South 22°03'59" West, for a distance of 42.74 feet to a point for corner;
20. South 01°12'40" East, for a distance of 22.88 feet to a point for corner;
21. South 26°26'45" West, for a distance of 65.00 feet to a point for corner;
22. South 12°31'46" West, for a distance of 102.66 feet to a point for corner;
23. South 17°37'37" West, for a distance of 41.21 feet to a point for corner;
24. South 25°32'33" West, for a distance of 106.05 feet to a point for corner;
25. South 09°08'30" West, for a distance of 19.18 feet to a point for corner;
26. South 27°38'05" East, for a distance of 62.56 feet to a point for corner;
27. South 31°41'09" West, for a distance of 46.41 feet to a point for corner;
28. South 53°26'07" West, for a distance of 34.50 feet to a point for corner;
29. South 63°24'48" West, for a distance of 57.00 feet to a point for corner;
30. South 06°53'05" West, for a distance of 47.21 feet to a point for corner;
31. South 19°50'22" East, for a distance of 34.63 feet to a point for corner;
32. South 01°58'30" East, for a distance of 31.58 feet to a point for corner;
33. South 07°50'11" West, for a distance of 31.06 feet to a point for corner;
34. South 28°09'00" East, for a distance of 66.65 feet to a point for corner;
35. South 70°42'17" East, for a distance of 61.11 feet to a point for corner;
36. South 53°18'35" East, for a distance of 43.23 feet to a point for corner;
37. South 25°40'34" East, for a distance of 167.27 feet to a point for corner;
38. South 02°03'13" West, for a distance of 16.20 feet to a point for corner;
39. South 25°34'19" West, for a distance of 36.60 feet to a point for corner;
40. South 57°43'28" West, for a distance of 18.84 feet to a point for corner;
41. North 83°00'44" West, for a distance of 33.39 feet to a point for corner;
42. North 48°50'33" West, for a distance of 73.49 feet to a point for corner;
43. South 80°15'43" West, for a distance of 39.65 feet to a point for corner;
44. South 14°12'26" West, for a distance of 52.45 feet to a point for corner;
45. South 25°15'44" East, for a distance of 63.43 feet to a point for corner;
46. South 13°36'39" East, for a distance of 66.86 feet to a point for corner;
47. South 03°59'11" West, for a distance of 76.99 feet to a point for corner;
48. South 14°49'06" East, for a distance of 70.47 feet to a point for corner;
49. South 47°21'33" East, for a distance of 27.42 feet to a point for corner;
50. North 87°14'34" East, for a distance of 62.67 feet to a point for corner;
51. South 35°55'39" East, for a distance of 110.75 feet to a point for corner;
52. South 01°00'18" East, for a distance of 41.80 feet to a point for the southeast corner of said 100 acre tract, same being the northeast corner of that certain called 52.73 acre tract of land, conveyed to Matthew Peter Manis, Jr. by Cause Number 517,550 of the Probate Court Records of Harris County, Texas (P.C.R.H.C.T.), styled THE ESTATE OF ELOISE CRAIG MANIS, DECEASED;

THENCE, South 88°11'19" West, departing the centerline of the aforementioned Clear Creek and the west line of the aforementioned 231.959 acre tract, along the south line of said 100 acre tract, same being the north line of said 52.73 acre tract, passing at a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for reference, continuing along said common line for a total distance of 1,536.58 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for reference, for the southwest corner of said 100 acre tract, same being the northeast corner of said 52.73 acre tract and lying in the east line of that certain called 8.00 acre tract conveyed to Christopher Marache by an instrument of record in Instrument Number 2205031, O.P.R.W.C.T., from which a 1-inch iron pipe found for the southeast corner of said 8.00 acre tract bears South 12°20'28" East, 219.02 feet;

THENCE, North 12°20'28" West, along a west line of said 100 acre tract and the west line of the aforementioned 60-foot wide right-of-way easement, same being the east line of said 8.00 acre tract, passing at a distance of 229.28 feet to a 5/8-inch iron rod with cap stamped, "SURVEY 1" found for reference, continuing along a west line of said 100 acre tract and said 60-foot wide right-of-way easement, same being the east line of that certain called 2,000 acre tract conveyed to Derek A. Stolarski et al. by an instrument of record in Instrument Number 2509350, O.P.R.W.C.T. for a total distance of 1,026.69 feet to a 1-inch iron pipe found for the northeast corner of said 2,000 acre tract, same being an angle point in the west line of said 100 acre tract and lying on the northeast corner of said 36.536 acre tract, same being an angle point in the west line of said 100 acre tract, and the southeast corner of the aforementioned 4.338 acre tract;

THENCE, North 12°17'59" West, continuing along a west line of said 100 acre tract and the west line of that certain called 4.00 acre tract, same being the west right-of-way of said Jozwiak Lane, passing at 60.36 feet a 1/2-inch iron rod with cap stamped, "ROBERT MCCAY RPLS 4509" found for reference 0.73 feet west of the line, continuing along a west line of said 100 acre tract and the said west right-of-way line, same being the east line of that certain called 36.536 acre tract conveyed to Steven E. Hosea and wife, Lori M. Hosea by an instrument of record in Volume 633, Page 76, D.R.W.C.T., for a total distance of 1,057.97 feet to a 1-inch iron pipe found for the northeast corner of said 36.536 acre tract, same being an angle point in the west line of said 100 acre tract, and the southeast corner of the aforementioned 4.338 acre tract;

THENCE, North 12°25'42" West, continuing along a west line of said 100 acre tract and the said west right-of-way line of Jozwiak Lane, same being the east line of said 4.338 acre tract for a distance of 233.49 feet to the POINT OF BEGINNING, and containing 89.80 gross acres of land, with approximately 1.75 acres lying with the occupied right-of-way of Jozwiak Lane.



NOTES:

1. Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment Of No. ATCH-01COM-ATGH25458976 of Alamo Title Insurance, effective date of September 1, 2025, issue date of September 8, 2025, and is subject to the limitations of that commitment. No research of the Public Records of Waller County regarding easements or encumbrances was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
2. Bearings shown hereon are based Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
3. This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
4. Subject Tract has access to Jozwiak Lane
5. The acreage total as shown hereon is based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
6. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No. 48473C0150F dated May 16, 2019, the subject tract appears to be within Area Unshaded Zone "X" (defined as areas outside the 0.2% annual chance floodplain) and Zone "A" (defined as areas within the Special Flood Hazard Area)
7. This survey does not address any oil or mineral interest that may affect the subject tract.
8. Readily visible improvements and utilities were located with this survey, no subsurface probing, excavation or exploration was performed by EHRA, Inc. and no utility plans were provided to the surveyor at the time of the survey.
9. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

To: -Matthew P. Manis, Sr. and Mary A. Manis,
as Co-trustees of the Manis Family Trust
-Early Services LLC
-Alamo Title Insurance

We, Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA acting by and through Cullen D. Weishuhn, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey. Field work was completed October 10, 2025.

Cullen D. Weishuhn 10/10/25
Cullen D. Weishuhn
Registered Professional Land Surveyor
Texas Registration No. 6850



REV	DESCRIPTION	BY	DATE
3			
2			
1			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

LAND TITLE SURVEY OF
89.80 ACRES
SITUATED IN THE
JUSTO LIENDO SURVEY, A-41
WALLER COUNTY, TEXAS

DATE: 10/10/25 SCALE: 1" = 200' JOB NO.: 251-084-00
DWG. NAME: 25108400V-LTS-89.80AC.dwg DRAWING NO.: NONE