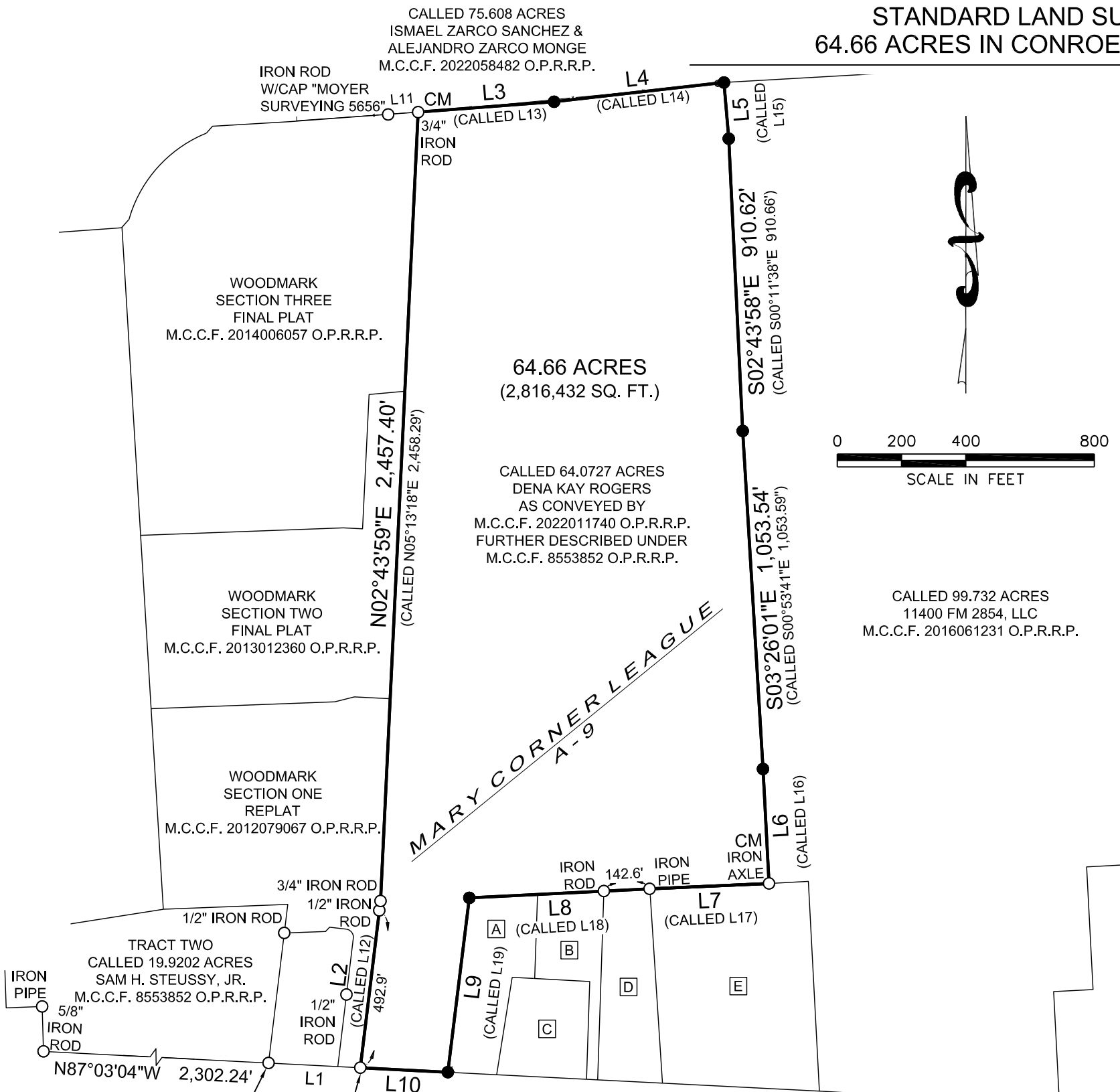


STANDARD LAND SURVEY OF
64.66 ACRES IN CONROE, TEXAS 77304



LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°03'04"E	285.90'
L2	N06°54'30"E	522.50'
L3	N85°38'51"E	424.06'
L4	N83°32'05"E	532.13'
L5	S04°52'36"E	175.40'
L6	S03°01'12"E	356.59'
L7	S87°24'32"W	372.05'
L8	S87°07'47"W	561.70'
L9	S07°02'02"W	546.51'
L10	N87°03'04"W	272.59'
L11	S85°30'38"W	93.64'
L12	N09°32'06"E	522.98'
L13	N88°08'12"E	424.10'
L14	N86°01'26"E	533.79'
L15	S02°20'16"E	176.46'
L16	S00°28'52"E	356.61'
L17	S89°56'52"W	372.07'
L18	S89°40'07"W	562.25'
L19	S09°32'06"W	547.47'
L20	N84°33'00"W	272.60'

OWNERSHIP TABLE			
TRACT	DESCRIPTION	OWNERS	RECORDING INFO
A	CALLED 2.386 ACRES	MARGIE S. BRITE	M.C.C.F. 2013055927 O.P.R.R.P.
B	CALLED 1.500 ACRES	MARGIE S. BRITE	M.C.C.F. 2013055927 O.P.R.R.P.
C	CALLED 1.858 ACRES	MARGIE S. BRITE	M.C.C.F. 2013055927 O.P.R.R.P.
D	CALLED 2.361 ACRES	BASA DEVELOPMENT, LTD.	M.C.C.F. 2017096089 O.P.R.R.P.
E	REMAINDER OF A CALLED 15 ACRES	DINA DENISE PEDERSEN GLEN WILLIAM DOLFI GREG FREDRICK DOLFI	M.C.C.F. 2017096089 O.P.R.R.P.

- NOTES:
- This survey was performed without the benefit of a title commitment. Surveyor has performed thorough research on the subject property, but additional recorded and unrecorded easements not shown hereon may exist.
 - All bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (2011 Adjustment).
 - This tract lies partially in unshaded Zone "X", defined as "area determined to be outside the 0.2% annual chance floodplain" partially in shaded Zone "X", defined as "area of 0.2% annual chance flood", and partially in Zone "AE", defined as "special flood hazard areas subject to inundation by the 1% annual chance FIRM" as per the National Flood Insurance Program FIRM Community Panel Number 48339C0360G, latest available published revision dated August 18, 2014.
 - This survey exhibit is accompanied by a metes and bounds description of even date.

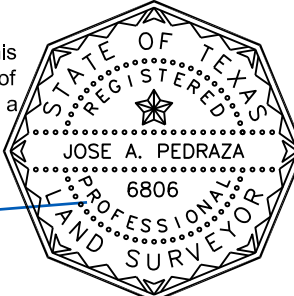
- LEGEND
- M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
 - M.C.C.F. MONTGOMERY COUNTY CLERK'S FILE
 - VOL. VOLUME
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - O.P.R.R.P. OFFICIAL PUBLIC RECORD OF REAL PROPERTY
 - CM CONTROLLING MONUMENT
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - FOUND MONUMENT, AS DESCRIBED
 - SET 5/8 INCH IRON ROD WITH PINK CAP STAMPED "PEDRAZA SURVEYING"
 - BARBED WIRE FENCE

SURVEYOR'S CERTIFICATION

I, Jose A. Pedraza, the undersigned, do hereby declare that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 2 Standard Land Survey.

Date of Field Work: 07/28/2022

Jose Angel Pedraza, RPLS, RMP, EIT
Registered Professional Land Surveyor No. 6806



FARM TO MARKET HIGHWAY NO. 2854
CALLED 110' PUBLIC R.O.W.
(TXDOT R.O.W. PROJECT CONTROL NO. 2744-1-1 & 2)

STANDARD LAND SURVEY OF 64.66 ACRES IN THE MARY CORNER LEAGUE, ABSTRACT 6, MONTGOMERY COUNTY, TEXAS		
DATE: 08/03/2022	PREPARED BY: J. A. PEDRAZA	JOB No.: 015-001
SCALE: 1" = 400'	CHECKED BY: J. A. PEDRAZA	FIELD BOOK: 0001

PEDRAZA SURVEYING

31211 Birch Mills Dr
Hockley, Texas 77447
TBPELS Reg. No. 10194389
Phone: (832) 434-1969
www.pedrazasurveying.com



31211 Birch Mills Dr, Hockley, TX 77447 | Phone No. (832) 434-1969 | TBPELS Reg. No. 10194739

METES AND BOUNDS DESCRIPTION
64.66-ACRE TRACT IN THE MARY CORNER LEAGUE, A-9
MONTGOMERY COUNTY, TEXAS

Being a 64.66-acre (2,816,432 square foot) tract of land in the Mary Corner League, Abstract 9, same being all of that called 64.0727-acre tract conveyed to Dena Kay Rogers by Montgomery County Clerk's File (M.C.C.F.) No. 2022011740 of the Official Public Records of Real Property (O.P.R.R.P.), same being described as that named Parcel "C" conveyed to Beatrice Steussy Huber by M.C.C.F. No. 8553852 O.P.R.R.P., and being more particularly described by metes and bounds as follows (All bearings referenced hereon are based on the Texas State Plane Coordinate System of 1983, Central Zone (2011 Adjustment)):

COMMENCING at a 1/2" iron rod found lying on the north right-of-way (R.O.W.) line of Farm To Market (FM) Highway No. 2854 (Called 110' R.O.W. by TXDOT R.O.W. Project Control No. 2744-1 & 2), marking the southeast corner of a called 19.9202-acre tract conveyed to Sam H. Steussy, Jr. by M.C.C.F. No. 8553852 O.P.R.R.P., from which a 5/8" iron rod found bears North 87° 03' 04" West a distance of 2,302.24';

THENCE along said north R.O.W. line, South 87° 03' 04" East, a distance of 285.90' to a 3/4" iron rod found for the southeast corner of Woodmark, Section One Replat, a subdivision recorded under M.C.C.F. No. 2012079067 O.P.R.R.P., for the southwest corner of said 64.0727-acre tract, and marking the **POINT OF BEGINNING** of the herein described tract;

THENCE departing said north R.O.W. line, along the common line of said Woodmark, Section One Replat and said 64.0727-acre tract, North 06° 54' 30" East, passing at a distance of 492.9' a 1/2" iron rod found on line, and continuing for a total distance of 522.50' (called North 09° 32' 06" East 522.98') to a 3/4" iron rod found for angle point on the east line of said Woodmark, Section One Replat, the west line of said 64.0727-acre tract, and the west line of the herein described tract;

THENCE along the common line of said Woodmark, Section One Replat and said 64.0727-acre tract, the east line of Woodmark, Section Two Final Plat, a subdivision recorded under M.C.C.F. No. 2013012360 O.P.R.R.P., and the east line of Woodmark, Section Three Final Plat, a subdivision recorded under M.C.C.F. No. 2014006057 O.P.R.R.P., North 02° 43' 59" East, a distance of 2,457.40' (called North 05° 13' 18" East 2,458.29') to a 3/4" iron rod on the south line of a called 75.608-acre tract conveyed to Ismael Zarco Sanchez and Alejandro Zarco Monge M.C.C.F. No. 2022058482 O.P.R.R.P., for the northeast corner of said Woodmark, Section Three Final Plat, for the northwest corner of said 64.0727-acre tract, and the northwest corner of the herein described tract, from which a found iron rod with cap stamped "MOYER SURVEYING 5656" bears South 87° 30' 38" West 93.64';

THENCE along the south line of said 75.608-acre tract and the north line of said 64.0727-acre tract, North 85° 38' 51" East, a distance of 424.06' (called North 88° 08' 12" East 424.10') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" marking an angle point on the



31211 Birch Mills Dr, Hockley, TX 77447 | Phone No. (832) 434-1969 | TBPELS Reg. No. 10194739

south line of said 75.608-acre tract, the north line of said 64.0727-acre tract, and the north line of the herein described tract;

THENCE continuing along the south line of said 75.608-acre tract and the north line of said 64.0727-acre tract, North $83^{\circ} 32' 05''$ East, a distance of 532.13' (called North $86^{\circ} 01' 26''$ East 533.79') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" marking the northwest corner of a called 99.732-acre tract conveyed to 11400 FM 2854, LLC by M.C.C.F. No. 2016061231 O.P.R.R.P., the northeast corner of said 64.0727-acre tract, and the northeast corner of the herein described tract;

THENCE departing the south line of said 75.608-acre tract, along the east line of said 64.0727-acre tract the following courses and distances:

South $04^{\circ} 52' 36''$ East, a distance of 175.40' (called South $02^{\circ} 20' 16''$ East 176.46') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" marking an angle point on the east line of the herein described tract;

South $02^{\circ} 43' 58''$ East, a distance of 910.62' (called South $00^{\circ} 11' 38''$ East 910.66') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" marking an angle point on the east line of the herein described tract;

South $03^{\circ} 26' 01''$ East, a distance of 1,053.54' (called South $00^{\circ} 53' 41''$ East 1,053.59') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" marking an angle point on the east line of the herein described tract;

South $03^{\circ} 01' 12''$ East, a distance of 356.59' (called South $00^{\circ} 28' 52''$ East 356.61') to an iron axle found for a southwest corner of said 99.732-acre tract, for the southeast corner of said 64.0727-acre tract, and the southeast corner of the herein described tract;

THENCE along the south line of said 64.0727-acre tract, South $87^{\circ} 24' 32''$ West, a distance of 372.05' (called South $89^{\circ} 56' 52''$ West 372.07') to an iron pipe found for an angle point on the south line of said 64.0727-acre tract, and an angle point on the south line of the herein described tract;

THENCE continuing along the south line of said 64.0727-acre tract, South $87^{\circ} 07' 47''$ West, passing at a distance of 142.6' an iron rod found, continuing for a total distance of 561.70' (called South $89^{\circ} 40' 07''$ West 562.25') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" marking an angle point on the south line of said 64.0727-acre tract, and an angle point on the south line of the herein described tract;

THENCE continuing along the south line of said 64.0727-acre tract, South $07^{\circ} 02' 02''$ West, a distance of 546.51' (called South $09^{\circ} 32' 06''$ West 547.47') to a 5/8" iron rod set with cap stamped "PEDRAZA SURVEYING" on said north R.O.W. line, marking an angle point on the south line of said 64.0727-acre tract, and an angle point on the south line of the herein described tract;



31211 Birch Mills Dr, Hockley, TX 77447 | Phone No. (832) 434-1969 | TBPELS Reg. No. 10194739

THENCE continuing along the south line of said 64.0727-acre tract and along said north R.O.W. line, North $87^{\circ} 03' 04''$ West, a distance of 272.59' (called North $84^{\circ} 33' 00''$ West 272.60') back to the point of beginning; containing 64.66 acres (2,816,432 square feet) (called 64.0727 acres) of land.

This metes and bounds description is accompanied by a survey drawing of even date.

WITNESS my hand and seal this 3rd day of August 2022.



Jose Angel Pedraza, RPLS, PMP, EIT
Registered Professional Land Surveyor No. 6806

