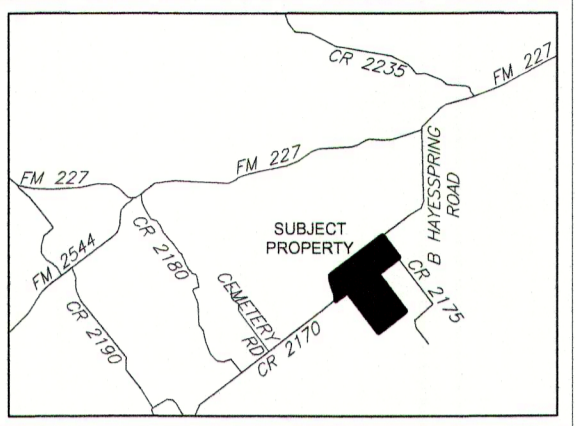




PROPERTY ADDRESS: TBD CR 2170
GRAPELAND TX 75844
VICINITY MAP:
NOT TO SCALE

PROPERTY OWNER:
VINEYARD VIEW TX, LLC
5230 PAYLOR LANE
SARASOTA FL 34240

PARTITION PLAT SHOWING
VINEYARD VIEW RANCH
BEING THIRTY-TWO (32) TRACTS TOTALING 330.89 ACRES IN
THE WILLIAM R. BELL SURVEY, ABSTRACT No. 168,
HOUSTON COUNTY, TEXAS.



EASEMENTS:

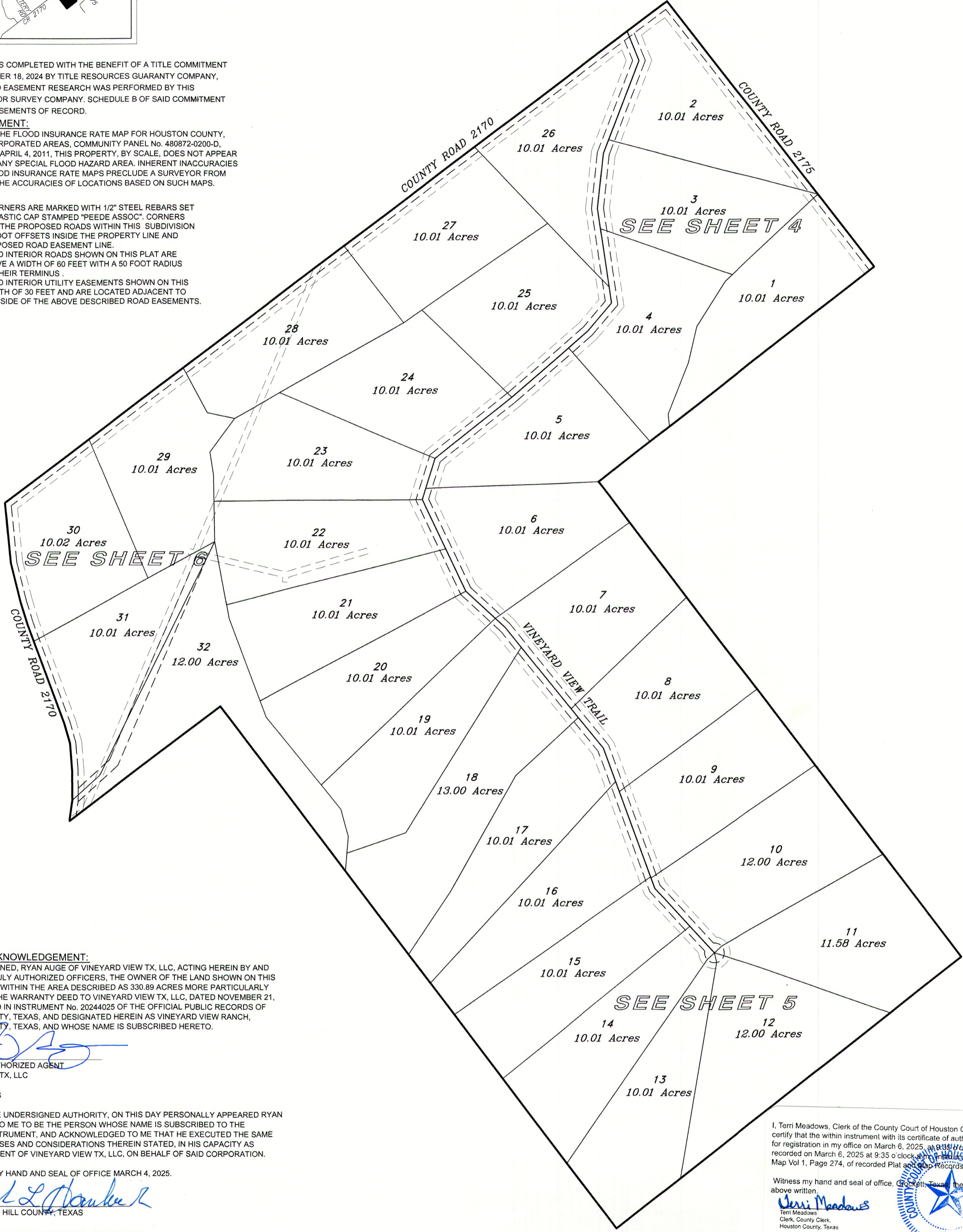
THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED SEPTEMBER 18, 2024 BY TITLE RESOURCES GUARANTY COMPANY, GF No. 246644. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS NO EASEMENTS OF RECORD.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480872-0200-D, EFFECTIVE DATE APRIL 4, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

NOTES:

- 1) ALL TRACT CORNERS ARE MARKED WITH 1/2" STEEL REBARS SET WITH YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC". CORNERS LOCATED ALONG THE PROPOSED ROADS WITHIN THIS SUBDIVISION ARE SET AT 30 FOOT OFFSETS INSIDE THE PROPERTY LINE AND ALONG THE PROPOSED ROAD EASEMENT LINE.
- 2) ALL PROPOSED INTERIOR ROADS SHOWN ON THIS PLAT ARE PRIVATE AND HAVE A WIDTH OF 60 FEET WITH A 50 FOOT RADIUS CUL-DE-SAC AT THEIR TERMINUS.
- 3) ALL PROPOSED INTERIOR UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE A WIDTH OF 30 FEET AND ARE LOCATED ADJACENT TO AND 30 FEET OUTSIDE OF THE ABOVE DESCRIBED ROAD EASEMENTS.



OWNER'S ACKNOWLEDGEMENT:

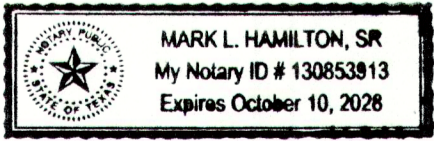
I, THE UNDERSIGNED, RYAN AUGÉ OF VINEYARD VIEW TX, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, THE OWNER OF THE LAND SHOWN ON THIS PARTITION PLAT WITHIN THE AREA DESCRIBED AS 330.89 ACRES MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED TO VINEYARD VIEW TX, LLC, DATED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT No. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND DESIGNATED HEREIN AS VINEYARD VIEW RANCH, HOUSTON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO.

RYAN AUGÉ, AUTHORIZED AGENT
VINEYARD VIEW TX, LLC

STATE OF TEXAS
COUNTY OF HILL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN AUGÉ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, IN HIS CAPACITY AS AUTHORIZED AGENT OF VINEYARD VIEW TX, LLC, ON BEHALF OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE MARCH 4, 2025.

MARK L. HAMILTON, SR.
NOTARY PUBLIC, HILL COUNTY, TEXAS



SURVEYOR'S DECLARATION

This plat represents an actual survey made on the ground under my supervision on November 1-12, 2024, and is correct to the best of my knowledge and belief.

DONALD R. PEEDA, RPLS No. 5137
BEARINGS BASED PER SPCS TxC2. DISTANCES PER U.S. SURVEY FOOT.



I, Terri Meadows, Clerk of the County Court of Houston County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 6, 2025, at 9:35 AM a.m., and duly recorded on March 6, 2025 at 9:35 o'clock a.m. in Instrument #20250771, Plat Map Vol 1, Page 274, of recorded Plat and Map Records of said County.

Witness my hand and seal of office, Grockett, Texas, the day and date last above written.

Terri Meadows
Clerk, County Clerk,
Houston County, Texas



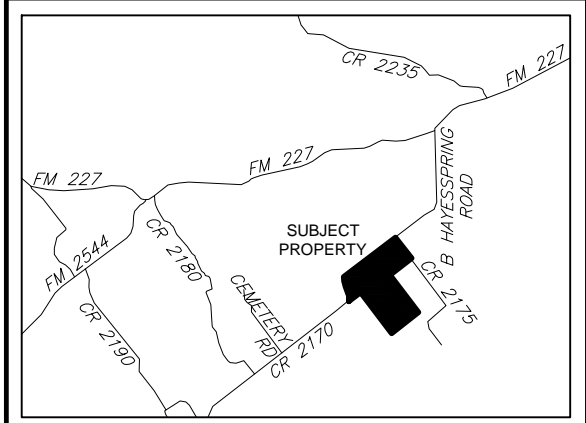
Job No. 090824P CDH

**PEEDE & ASSOCIATES
LAND SURVEYORS, LTD**

125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

PROPERTY ADDRESS: TBD CR 2170
GRAPELAND TX 75844
VICINITY MAP:
NOT TO SCALE

PROPERTY OWNER: VINEYARD VIEW TX, LLC
5230 PAYLOR LANE
SARASOTA FL 34240



NOTES:
1). ALL TRACT CORNERS ARE MARKED WITH 1/2" STEEL REBARS SET WITH YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC". CORNERS LOCATED ALONG THE PROPOSED ROADS WITHIN THIS SUBDIVISION ARE SET AT 30 FOOT OFFSETS INSIDE THE PROPERTY LINE AND ALONG THE PROPOSED ROAD EASEMENT LINE.
2). ALL PROPOSED INTERIOR ROADS SHOWN ON THIS PLAT ARE PRIVATE AND HAVE A WIDTH OF 60 FEET WITH A 50 FOOT RADIUS CUL-DE-SAC AT THEIR TERMINUS.
3). ALL PROPOSED INTERIOR UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE A WIDTH OF 30 FEET AND ARE LOCATED ADJACENT TO AND ANO 30 FEET OUTSIDE OF THE ABOVE DESCRIBED ROAD EASEMENTS.

EASEMENTS:
THIS PARTITION WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED SEPTEMBER 18, 2024 BY TITLE RESOURCES GUARANTY COMPANY, GF No. 246644. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS NO EASEMENTS OF RECORD.

FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480872-0200-D, EFFECTIVE DATE APRIL 4, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

PERIMETER DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE WILLIAM D. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS, BEING ALL THAT TRACT OF LAND DESCRIBED AS 330.89 ACRES IN THE GENERAL WARRANTY DEED FROM CAMERON KREAGER AND WIFE, SUSAN KREAGER TO VINEYARD VIEW TX, LLC, EXECUTED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT NO. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC", BEING THE NORTHEAST CORNER OF A CALLED 13.56 ACRE TRACT OF LAND DESCRIBED AS THE FOURTH TRACT CONVEYED TO SNAFU, LTD BY INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE EAST CORNER OF A CALL 3.215 ACRE TRACT DESCRIBED AS THE THIRD TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 191.508 ACRE TRACT OF LAND DESCRIBED AS THE SECOND TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST WESTERLY NORTHWEST CORNER OF SAID 330.89 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF A TURN IN COUNTY ROAD 2170;

THENCE NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE APPROXIMATE NORTHERLY LINE OF SAID WILLIAM R. BELL SURVEY AND THE APPROXIMATE SOUTHERLY LINE OF THE JOHN D. WILLIAMS SURVEY, ABSTRACT NO. 1073, THE MEANDERS OF SAID COUNTY ROAD 2170 AND THE COMMON LINE BETWEEN SAID SECOND TRACT AND A CALLED 80 ACRE TRACT DESCRIBED AS THE FIRST TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS AND PARTIALLY ALONG THE SOUTHERLY LINE OF A CALLED 101.7 ACRE TRACT OF LAND CONVEYED TO D & G RANCH, LLC BY DEED RECORDED IN INSTRUMENT NO. 1901529 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, FOR AN OVERALL DISTANCE OF 4197.77 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, AT THE INTERSECTION OF SAID COUNTY ROAD 2170 AND COUNTY ROAD 2175, BEING THE NORTHWEST CORNER OF A CALLED 125 ACRE TRACT OF LAND CONVEYED TO TROY PENNINGTON AND WIFE LAWANDA PENNINGTON BY DEED RECORDED IN INSTRUMENT NO. 1205062 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING THE NORTH EAST CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 37 DEGREES 56 MINUTES 25 SECONDS EAST, ALONG THE MEANDERS OF SAID COUNTY ROAD 2175 AND THE COMMON LINE BETWEEN SAID PENNINGTON TRACT AND 330.89 ACRE TRACT, FOR A DISTANCE OF 1702.82 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER ON THE WESTERLY LINE OF A CALLED 134 ACRE TRACT OF LAND CONVEYED TO GUIN SCARBOROUGH BY DEED RECORDED IN INSTRUMENT NO. 0504199 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 52 DEGREES 05 MINUTES 14 SECONDS WEST, DEPARTING SAID COUNTY ROAD 2175, AT A DISTANCE OF 25.14 FEET PASSING A 4"x4" CONCRETE MONUMENT FOUND FOR REFERENCE ON THE WESTERLY SIDE OF SAID COUNTY ROAD 2175, BEING THE NORTHEAST CORNER OF A CALLED 2.56 ACRE TRACT OF LAND CONVEYED TO CHARLES SHEPERD BY DEED RECORDED IN INSTRUMENT NO. 1201293 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, CONTINUING GENERALLY ALONG THE REMAINS OF A FENCE LINE AND THE COMMON LINE BETWEEN SAID 330.89 ACRE TRACT AND THE FOLLOWING TRACTS, IN ORDER, A CALLED 2.56 ACRE TRACT OF LAND CONVEYED TO JANIE JONES ESTATES BY DEED RECORDED IN VOLUME 668, PAGE 203 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS, A CALLED 2.56 ACRE TRACT CONVEYED TO CHARLES SHEPERD BY DEED RECORDED IN INSTRUMENT NO. 1100455 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, A CALLED 2.56 ACRE TRACT CONVEYED TO CHARLES SHEPERD BY DEED RECORDED IN INSTRUMENT NO. 100454 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND A CALLED 2.56 ACRE TRACT CONVEYED TO HICKORY CREEK INVESTMENTS BY DEED RECORDED IN INSTRUMENT NO. 1404796 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1612.46 FEET TO A 4"x4" CONCRETE MONUMENT FOUND FOR A CORNER ON THE NORTHERLY LINE OF SAID HICKORY CREEK INVESTMENTS TRACT;

THENCE SOUTH 51 DEGREES 43 MINUTES 25 SECONDS WEST, GENERALLY ALONG THE REMAINS OF A FENCE LINE AND A COMMON LINE BETWEEN SAID HICKORY CREEK INVESTMENTS TRACT AND 330.89 ACRE TRACT, 153.65 FEET TO A 1/2" STEEL REBAR FOUND ON THE NORTHWESTERLY SIDE OF A RAILROAD CROSSTIE FENCE CORNER POST FOR A CORNER, BEING THE NORTHWEST CORNER OF SAID HICKORY CREEK INVESTMENTS TRACT AND AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 37 DEGREES 15 MINUTES 43 SECONDS EAST, GENERALLY ALONG THE REMAINS OF A FENCE LINE AND THE COMMON LINE BETWEEN SAID HICKORY CREEK INVESTMENTS TRACT AND 330.89 ACRE TRACT, AT A DISTANCE OF 311.01 FEET PASSING A 1/2" STEEL REBAR FOUND AT A FENCE CORNER POST BEING THE SOUTHWEST CORNER OF SAID HICKORY CREEK INVESTMENTS TRACT AND THE NORTHWEST CORNER OF THE REMAINDER TRACT TO DAISY WALKER RECORDED IN VOLUME 527, PAGE 183 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 638.62 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, BEING THE SOUTHWEST CORNER OF SAID DAISY WALKER REMAINDER TRACT AND THE NORTHWEST CORNER OF A CALLED 12.78 ACRE TRACT OF LAND CONVEYED TO RAYMOND WILLIAM LOMAX BY DEED RECORDED IN VOLUME 805, PAGE 521 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE SOUTH 37 DEGREES 19 MINUTES 33 SECONDS EAST, GENERALLY ALONG THE REMAINS OF A FENCE LINE AND A FENCE LINE ALONG THE COMMON LINE OF SAID RAYMOND WILLIAM LOMAX TRACT SAID 330.89 ACRE TRACT AND THE FOLLOWING TRACT IN ORDER, A CALLED 12.78 ACRE TRACT OF LAND CONVEYED TO TROY PENNINGTON AND OTHERS BY DEED RECORDED IN INSTRUMENT NO. 0806186 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, A CALLED 50 ACRE TRACT OF LAND CONVEYED TO JESSIE CLIFFORD LOMAX BY DEED RECORDED IN VOLUME 805, PAGE 517 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS AND A CALLED 50 ACRE TRACT OF LAND CONVEYED TO SUEVELLA WALKER AND WIFE, CATHY WALKER BY DEED RECORDED IN VOLUME 886, PAGE 360 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS, IN ALL FOR A TOTAL DISTANCE OF 2383.17 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER ON THE WESTERLY SIDE OF A RAILROAD CROSS TIE FENCE CORNER POST ON THE WESTERLY LINE OF SAID WALKER TRACT, BEING THE NORTHEAST CORNER OF A CALLED 60 ACRE TRACT OF LAND CONVEYED TO OPHELIA WALKER DUNN BY DEED RECORDED IN INSTRUMENT NO. 0601904 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 51 DEGREES 49 MINUTES 34 SECONDS WEST, GENERALLY ALONG A FENCE LINE AND THE COMMON LINE BETWEEN SAID DUNN TRACT AND 330.89 ACRE TRACT, FOR A DISTANCE OF 2216.97 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER ON THE NORTHERLY LINE OF SAID DUNN TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 12 ACRE TRACT DESCRIBED AS EXHIBIT "A" CONVEYED TO WESTERN OAKS, LLC BY DEED RECORDED IN INSTRUMENT NO. 20242166 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 330.89 ACRE TRACT, SAID 1/2" STEEL REBAR FOUND BEARS IN A NORTHEASTERLY DIRECTION 11 FEET FROM A RAILROAD CROSSTIE FENCE CORNER POST;

THENCE NORTH 37 DEGREES 10 MINUTES 06 SECONDS WEST, ALONG A FEW REMAINS OF A FENCE LINE, AND THE COMMON LINE BETWEEN SAID 330.89 ACRE TRACT AND THE COMMON LINE BETWEEN SAID 12 ACRE EXHIBIT "A" TRACT AND A CALLED 60 ACRE TRACT OF LAND CALLED EXHIBIT "B" CONVEYED TO WESTERN OAKS, LLC BY DEED RECORDED IN INSTRUMENT NO. 20242166 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 3313.25 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, BEING THE NORTHEAST CORNER OF SAID EXHIBIT "B" 60 ACRE TRACT AND AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST, ALONG A FEW REMAINS OF A FENCE LINE AND A COMMON LINE BETWEEN SAID EXHIBIT "B" 60 ACRE TRACT AND 330.89 ACRE TRACT, AT A DISTANCE OF 917.57 FEET PASSING A 1/2" STEEL REBAR SET FOR REFERENCE ON THE EASTERLY SIDE OF THE AFOREMENTIONED COUNTY ROAD 2170, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 957.57 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" IN SAID COUNTY ROAD 2170, AND FROM WHICH A LAID OVER 1/2" STEEL REBAR FOUND FOR A REFERENCE CORNER OF THE AFOREMENTIONED FOURTH TRACT 13.56 ACRE TRACT BEARS SOUTH 73 DEGREES 52 MINUTES 37 SECONDS WEST AT A DISTANCE OF 14.82 FEET;

THENCE THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG SAID COUNTY ROAD 2170

- 1). NORTH 00 DEGREES 41 MINUTES 15 SECONDS WEST 6.48 FEET TO A POINT;
- 2). NORTH 08 DEGREES 15 MINUTES 44 SECONDS EAST 99.27 FEET TO A POINT;
- 3). NORTH 00 DEGREES 21 MINUTES 04 SECONDS WEST 149.86 FEET TO A POINT;
- 4). NORTH 04 DEGREES 34 MINUTES 08 SECONDS WEST 137.64 FEET TO A POINT;
- 5). NORTH 16 DEGREES 02 MINUTES 03 SECONDS WEST 105.30 FEET TO A POINT;
- 6). NORTH 20 DEGREES 23 MINUTES 28 SECONDS WEST 530.40 FEET TO A POINT;
- 7). NORTH 17 DEGREES 06 MINUTES 00 SECONDS WEST 119.94 FEET TO A POINT;
- 8). NORTH 13 DEGREES 59 MINUTES 49 SECONDS WEST 203.25 FEET TO A POINT;
- 9). NORTH 05 DEGREES 26 MINUTES 09 SECONDS WEST 306.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 330.89 ACRES.

PARTITION PLAT SHOWING
VINEYARD VIEW RANCH
BEING THIRTY-TWO (32) TRACTS TOTALING 330.89 ACRES IN
THE WILLIAM R. BELL SURVEY, ABSTRACT NO. 168,
HOUSTON COUNTY, TEXAS.

PUBLIC ROAD EASEMENT DESCRIPTION:

COUNTY ROAD 2170 AND COUNTY ROAD 2175

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE WILLIAM D. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 330.89 ACRES IN THE GENERAL WARRANTY DEED FROM CAMERON KREAGER AND WIFE, SUSAN KREAGER TO VINEYARD VIEW TX, LLC, EXECUTED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT NO. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC", BEING THE NORTHEAST CORNER OF A CALLED 13.56 ACRE TRACT OF LAND DESCRIBED AS THE FOURTH TRACT CONVEYED TO SNAFU, LTD BY INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE EAST CORNER OF A CALL 3.215 ACRE TRACT DESCRIBED AS THE THIRD TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 191.508 ACRE TRACT OF LAND DESCRIBED AS THE SECOND TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST WESTERLY NORTHWEST CORNER OF SAID 330.89 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF A TURN IN COUNTY ROAD 2170;

THENCE NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE APPROXIMATE NORTHERLY LINE OF SAID BELL SURVEY AND THE APPROXIMATE SOUTHERLY LINE OF THE JOHN D. WILLIAMS SURVEY, ABSTRACT NO. 1073, THE MEANDERS OF SAID COUNTY ROAD 2170 AND THE COMMON LINE BETWEEN SAID SECOND TRACT AND A CALLED 80 ACRE TRACT DESCRIBED AS THE FIRST TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS AND PARTIALLY ALONG THE SOUTHERLY LINE OF A CALLED 101.7 ACRE TRACT OF LAND CONVEYED TO D & G RANCH, LLC BY DEED RECORDED IN INSTRUMENT NO. 1901529 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, 4197.77 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, AT THE INTERSECTION OF SAID COUNTY ROAD 2170 AND COUNTY ROAD 2175, BEING THE NORTHWEST CORNER OF A CALLED 125 ACRE TRACT OF LAND CONVEYED TO TROY PENNINGTON AND WIFE LAWANDA PENNINGTON BY DEED RECORDED IN INSTRUMENT NO. 1205062 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING THE NORTH EAST CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 37 DEGREES 56 MINUTES 25 SECONDS EAST, ALONG THE MEANDERS OF SAID COUNTY ROAD 2175 AND THE COMMON LINE BETWEEN SAID PENNINGTON TRACT AND 330.89 ACRE TRACT, FOR A DISTANCE OF 1702.82 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER ON THE WESTERLY LINE OF A CALLED 134 ACRE TRACT OF LAND CONVEYED TO GUIN SCARBOROUGH BY DEED RECORDED IN INSTRUMENT NO. 0504199 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 52 DEGREES 05 MINUTES 14 SECONDS WEST, DEPARTING SAID COUNTY ROAD 2175, AT A DISTANCE OF 25.14 FEET PASSING A 4"x4" CONCRETE MONUMENT FOUND FOR REFERENCE ON THE WESTERLY SIDE OF SAID COUNTY ROAD 2175, BEING THE NORTHEAST CORNER OF A CALLED 2.56 ACRE TRACT OF LAND CONVEYED TO CHARLES SHEPERD BY DEED RECORDED IN INSTRUMENT NO. 1201293 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, CONTINUING IN ALL 29.96 FEET TO AN UNMARKED POINT FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS NORTH 52 DEGREES 05 MINUTES 14 SECONDS EAST 1582.50 FEET FROM A 4"x4" CONCRETE MONUMENT FOUND FOR A CORNER ON THE NORTHERLY LINE OF A CALLED 2.56 ACRE TRACT CONVEYED TO HICKORY CREEK INVESTMENTS BY DEED RECORDED IN INSTRUMENT NO. 1404796 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE NORTH 37 DEGREES 56 MINUTES 25 SECONDS WEST OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 30 FEET WEST OF AN EASTERLY LINE THEREOF FOR THE WESTERLY LINE OF SAID COUNTY ROAD 2175, 1673.24 FEET TO AN UNMARKED POINT LYING ON THE SOUTHERLY LINE OF SAID COUNTY ROAD 2170;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 30 FEET SOUTH AND EAST OF THE NORTHERLY AND WESTERLY LINES THEREOF FOR THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD 2170, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1). SOUTH 52 DEGREES 51 MINUTES 56 SECONDS WEST 4151.45 FEET;
- 2). SOUTH 05 DEGREES 26 MINUTES 09 SECONDS EAST 287.32 FEET;
- 3). SOUTH 13 DEGREES 59 MINUTES 49 SECONDS EAST 200.19 FEET;
- 4). SOUTH 17 DEGREES 06 MINUTES 00 SECONDS EAST 118.27 FEET;
- 5). SOUTH 20 DEGREES 23 MINUTES 28 SECONDS EAST 530.68 FEET;
- 6). SOUTH 16 DEGREES 02 MINUTES 03 SECONDS EAST 109.45 FEET;
- 7). SOUTH 04 DEGREES 34 MINUTES 08 SECONDS EAST 141.76 FEET;
- 8). SOUTH 00 DEGREES 21 MINUTES 04 SECONDS EAST 153.22 FEET;
- 9). SOUTH 08 DEGREES 15 MINUTES 44 SECONDS WEST 78.48 FEET TO AN UNMARKED POINT LYING ON A SOUTHERLY LINE OF SAID 330.89 ACRE TRACT, BEING A NORTHERLY LINE OF A CALLED 60 ACRE TRACT OF LAND CALLED EXHIBIT "B" CONVEYED TO WESTERN OAKS, LLC BY DEED RECORDED IN INSTRUMENT NO. 20242166 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST 916.25 FEET FROM A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, BEING THE NORTHEAST CORNER OF SAID EXHIBIT "B" 60 ACRE TRACT AND AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID EXHIBIT "B" 60 ACRE TRACT AND 330.89 ACRE TRACT, AT A DISTANCE OF 1.33 FEET PASSING A 1/2" STEEL REBAR SET FOR REFERENCE ON THE EASTERLY SIDE OF THE AFOREMENTIONED COUNTY ROAD 2170, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 41.33 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" IN SAID COUNTY ROAD 2170, AND FROM WHICH A LAID OVER 1/2" STEEL REBAR FOUND FOR A REFERENCE CORNER OF THE AFOREMENTIONED FOURTH TRACT 13.56 ACRE TRACT BEARS SOUTH 73 DEGREES 52 MINUTES 37 SECONDS WEST AT A DISTANCE OF 14.82 FEET;

THENCE ALONG THE WESTERLY LINES OF SAID 330.89 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 2170, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1). NORTH 00 DEGREES 41 MINUTES 15 SECONDS WEST 6.48 FEET TO A POINT;
- 2). NORTH 08 DEGREES 15 MINUTES 44 SECONDS EAST 99.27 FEET TO A POINT;
- 3). NORTH 00 DEGREES 21 MINUTES 04 SECONDS WEST 149.86 FEET TO A POINT;
- 4). NORTH 04 DEGREES 34 MINUTES 08 SECONDS WEST 137.64 FEET TO A POINT;
- 5). NORTH 16 DEGREES 02 MINUTES 03 SECONDS WEST 105.30 FEET TO A POINT;
- 6). NORTH 20 DEGREES 23 MINUTES 28 SECONDS WEST 530.40 FEET TO A POINT;
- 7). NORTH 17 DEGREES 06 MINUTES 00 SECONDS WEST 119.94 FEET TO A POINT;
- 8). NORTH 13 DEGREES 59 MINUTES 49 SECONDS WEST 203.25 FEET TO A POINT;
- 9). NORTH 05 DEGREES 26 MINUTES 09 SECONDS WEST 306.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.17 ACRES.

PRIVATE ROAD EASEMENT DESCRIPTION:

VINEYARD VIEW TRAIL

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE WILLIAM D. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 330.89 ACRES IN THE GENERAL WARRANTY DEED FROM CAMERON KREAGER AND WIFE, SUSAN KREAGER TO VINEYARD VIEW TX, LLC, EXECUTED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT NO. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC", BEING THE NORTHEAST CORNER OF A CALLED 13.56 ACRE TRACT OF LAND DESCRIBED AS THE FOURTH TRACT CONVEYED TO SNAFU, LTD BY INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE EAST CORNER OF A CALL 3.215 ACRE TRACT DESCRIBED AS THE THIRD TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 191.508 ACRE TRACT OF LAND DESCRIBED AS THE SECOND TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST WESTERLY NORTHWEST CORNER OF SAID 330.89 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF A TURN IN COUNTY ROAD 2170;

THENCE NORTH 53 DEGREES 18 MINUTES 20 SECONDS EAST 3906.26 FEET TO AN UNMARKED POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST PARALLEL TO AND 30 FEET SOUTHEAST OF THE NORTHERLY LINE OF SAID 330.89 ACRE TRACT AND GENERALLY ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD 2170, 62.10 FEET TO AN UNMARKED POINT;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES:

- 1). SOUTH 22 DEGREES 12 MINUTES 11 SECONDS EAST 148.57 FEET;
- 2). SOUTH 21 DEGREES 01 MINUTES 06 SECONDS WEST 510.94 FEET;
- 3). SOUTH 06 DEGREES 01 MINUTES 15 SECONDS WEST 271.67 FEET;
- 4). SOUTH 08 DEGREES 22 MINUTES 56 SECONDS EAST 493.24 FEET;
- 5). SOUTH 40 DEGREES 13 MINUTES 41 SECONDS WEST 200.27 FEET;
- 6). SOUTH 49 DEGREES 04 MINUTES 46 SECONDS WEST 512.73 FEET;
- 7). SOUTH 51 DEGREES 25 MINUTES 44 SECONDS WEST 488.10 FEET;
- 8). SOUTH 17 DEGREES 18 MINUTES 15 SECONDS WEST 196.99 FEET;
- 9). SOUTH 25 DEGREES 23 MINUTES 08 SECONDS EAST 495.89 FEET;
- 10). SOUTH 47 DEGREES 30 MINUTES 02 SECONDS EAST 266.57 FEET;
- 11). SOUTH 39 DEGREES 01 MINUTES 04 SECONDS EAST 793.12 FEET;
- 12). SOUTH 20 DEGREES 13 MINUTES 06 SECONDS EAST 754.05 FEET;
- 13). SOUTH 42 DEGREES 48 MINUTES 51 SECONDS EAST 396.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
- 14). IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 286 DEGREES 15 MINUTES 37 SECONDS AN ARC LENGTH OF 249.81 FEET, THE CHORD OF WHICH BEARS SOUTH 47 DEGREES 11 MINUTES 09 SECONDS WEST 60.00 FEET TO THE END OF SAID CURVE;
- 15). NORTH 42 DEGREES 48 MINUTES 51 SECONDS WEST 408.51 FEET;
- 16). NORTH 20 DEGREES 13 MINUTES 06 SECONDS WEST 756.10 FEET;
- 17). NORTH 39 DEGREES 01 MINUTES 04 SECONDS WEST 778.73 FEET;
- 18). NORTH 47 DEGREES 30 MINUTES 02 SECONDS WEST 273.85 FEET;
- 19). NORTH 25 DEGREES 23 MINUTES 08 SECONDS WEST 531.06 FEET;
- 20). NORTH 17 DEGREES 18 MINUTES 15 SECONDS EAST 238.85 FEET;
- 21). NORTH 51 DEGREES 25 MINUTES 44 SECONDS EAST 505.28 FEET;
- 22). NORTH 49 DEGREES 04 MINUTES 46 SECONDS EAST 506.85 FEET;
- 23). NORTH 40 DEGREES 13 MINUTES 41 SECONDS EAST 168.53 FEET;
- 24). NORTH 08 DEGREES 22 MINUTES 56 SECONDS WEST 473.72 FEET;
- 25). NORTH 06 DEGREES 01 MINUTES 15 SECONDS EAST 287.14 FEET;
- 26). NORTH 21 DEGREES 01 MINUTES 06 SECONDS EAST 495.07 FEET;
- 27). NORTH 22 DEGREES 12 MINUTES 11 SECONDS WEST 108.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.79 ACRES.

MAINTENANCE NOTE:

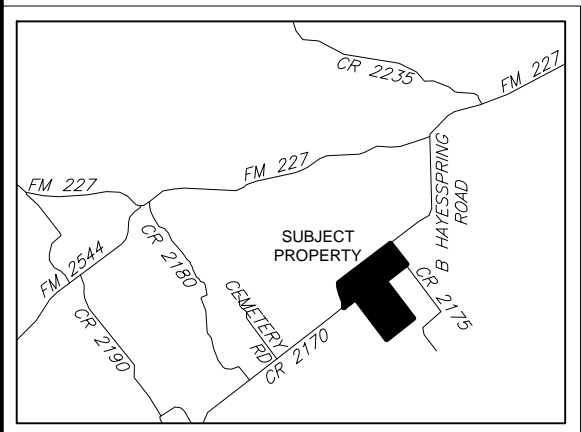
HOUSTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS HOUSTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

Job No. 090824P CDH

PEEDE & ASSOCIATES
LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

PROPERTY ADDRESS: PROPERTY OWNER:

TBD CR 2170 VINEYARD VIEW TX, LLC
GRAPELAND TX 75844 5230 PAYLOR LANE
VICINITY MAP: SARASOTA FL 34240
NOT TO SCALE



NOTES:

- 1). ALL TRACT CORNERS ARE MARKED WITH 1/2" STEEL REBARS SET WITH YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC". CORNERS LOCATED ALONG THE PROPOSED ROADS WITHIN THIS SUBDIVISION ARE SET AT 30 FOOT OFFSETS INSIDE THE PROPERTY LINE AND ALONG THE PROPOSED ROAD EASEMENT LINE.
- 2). ALL PROPOSED INTERIOR ROADS SHOWN ON THIS PLAN ARE PRIVATE AND HAVE A WIDTH OF 60 FEET WITH A 50 FOOT RADIUS CUL-DE-SAC AT THEIR TERMINUS .
- 3). ALL PROPOSED INTERIOR UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE A WIDTH OF 30 FEET AND ARE LOCATED ADJACENT TO AND 30 FEET OUTSIDE OF THE ABOVE DESCRIBED ROAD EASEMENTS.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480872-0200-D, EFFECTIVE DATE APRIL 4, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

EASEMENTS:

THIS PARTITION WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED SEPTEMBER 18, 2024 BY TITLE RESOURCES GUARANTY COMPANY, GF No. 246644. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS NO EASEMENTS OF RECORD.

UTILITY EASEMENT DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE WILLIAM D. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 330.89 ACRES IN THE GENERAL WARRANTY DEED FROM CAMERON KREAGER AND WIFE, SUSAN KREAGER TO VINEYARD VIEW TX, LLC, EXECUTED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT NO. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC", BEING THE NORTHEAST CORNER OF A CALLED 13.56 ACRE TRACT OF LAND DESCRIBED AS THE FOURTH TRACT CONVEYED TO SNAFU, LTD BY INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE EAST CORNER OF A CALL 3.215 ACRE TRACT DESCRIBED AS THE THIRD TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 191.508 ACRE TRACT OF LAND DESCRIBED AS THE SECOND TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST WESTERLY NORTHWEST CORNER OF SAID 330.89 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF A TURN IN COUNTY ROAD 2170;

THENCE SOUTH 66 DEGREES 17 MINUTES 07 SECONDS EAST 34.35 FEET TO AN UNMARKED POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST OVER AND ACROSS SAID 330.89 ACRE TRACT, PARALLEL TO AND 30 FEET SOUTHEAST OF THE NORTHWESTERLY LINE THEREOF AND GENERALLY ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, 3889.41 FEET TO AN UNMARKED POINT AT THE INTERSECTION WITH THE WESTERLY LINE OF VINEYARD VIEW TRAIL, A 60-FOOT-WIDE PRIVATE ROAD EASEMENT;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT ALONG THE PERIMETER OF SAID VINEYARD VIEW TRAIL, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES:

- 1). SOUTH 22 DEGREES 12 MINUTES 11 SECONDS EAST 108.80 FEET;
- 2). SOUTH 21 DEGREES 01 MINUTES 06 SECONDS WEST 495.07 FEET;
- 3). SOUTH 06 DEGREES 01 MINUTES 15 SECONDS WEST 287.14 FEET;
- 4). SOUTH 08 DEGREES 22 MINUTES 56 SECONDS EAST 473.72 FEET;
- 5). SOUTH 40 DEGREES 13 MINUTES 41 SECONDS WEST 168.53 FEET;
- 6). SOUTH 49 DEGREES 04 MINUTES 46 SECONDS WEST 506.85 FEET;
- 7). SOUTH 51 DEGREES 25 MINUTES 44 SECONDS WEST 505.28 FEET;
- 8). SOUTH 17 DEGREES 18 MINUTES 15 SECONDS WEST 238.85 FEET;
- 9). SOUTH 25 DEGREES 23 MINUTES 08 SECONDS EAST 531.06 FEET;
- 10). SOUTH 47 DEGREES 30 MINUTES 02 SECONDS EAST 273.85 FEET;
- 11). SOUTH 39 DEGREES 01 MINUTES 04 SECONDS EAST 778.73 FEET;
- 12). SOUTH 20 DEGREES 13 MINUTES 06 SECONDS EAST 756.10 FEET;
- 13). SOUTH 42 DEGREES 48 MINUTES 51 SECONDS EAST 408.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;
- 14). IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 286 DEGREES 15 MINUTES 37 SECONDS AN ARC LENGTH OF 249.81 FEET, THE CHORD OF WHICH BEARS NORTH 47 DEGREES 11 MINUTES 09 SECONDS EAST 60.00 FEET TO THE END OF SAID CURVE;
- 15). NORTH 42 DEGREES 48 MINUTES 51 SECONDS WEST 396.52 FEET;
- 16). NORTH 20 DEGREES 13 MINUTES 06 SECONDS WEST 754.05 FEET;
- 17). NORTH 39 DEGREES 01 MINUTES 04 SECONDS WEST 793.12 FEET;
- 18). NORTH 47 DEGREES 30 MINUTES 02 SECONDS WEST 266.57 FEET;
- 19). NORTH 25 DEGREES 23 MINUTES 08 SECONDS WEST 495.89 FEET;
- 20). NORTH 17 DEGREES 18 MINUTES 15 SECONDS EAST 196.99 FEET;
- 21). NORTH 51 DEGREES 25 MINUTES 44 SECONDS EAST 488.10 FEET;
- 22). NORTH 49 DEGREES 04 MINUTES 46 SECONDS EAST 512.73 FEET;
- 23). NORTH 40 DEGREES 13 MINUTES 41 SECONDS EAST 200.27 FEET;
- 24). NORTH 08 DEGREES 22 MINUTES 56 SECONDS WEST 493.24 FEET;
- 25). NORTH 06 DEGREES 01 MINUTES 15 SECONDS EAST 271.67 FEET;
- 26). NORTH 21 DEGREES 01 MINUTES 06 SECONDS EAST 510.94 FEET;
- 27). NORTH 22 DEGREES 12 MINUTES 11 SECONDS WEST 148.57 FEET TO AN UNMARKED POINT AT THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID COUNTY ROAD 2170;

THENCE NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST OVER AND ACROSS SAID 330.89 ACRE TRACT, PARALLEL TO AND 30 FEET SOUTHEAST OF THE NORTHWESTERLY LINE THEREOF AND GENERALLY ALONG THE SOUTHEASTERLY LINE OF SAID COUNTY ROAD, 199.95 FEET TO AN UNMARKED POINT AT THE INTERSECTION WITH THE WESTERLY LINE OF COUNTY ROAD 2175, SAID POINT BEARS SOUTH 07 DEGREES 27 MINUTES 45 SECONDS WEST 42.13 FEET FROM A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR THE NORTHEAST CORNER OF SAID 330.89 ACRE TRACT, BEING THE NORTHWEST CORNER OF A CALLED 125 ACRE TRACT OF LAND CONVEYED TO TROY PENNINGTON AND WIFE LAWANDA PENNINGTON BY DEED RECORDED IN INSTRUMENT NO. 1205062 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE SOUTH 37 DEGREES 56 MINUTES 25 SECONDS EAST OVER AND ACROSS SAID 330.89 ACRE TRACT, PARALLEL TO AND 30 FEET WEST OF AN EASTERLY LINE THEREOF AND GENERALLY ALONG THE WESTERLY LINE OF SAID COUNTY ROAD, 1673.24 FEET TO AN UNMARKED POINT LYING IN A SOUTHERLY LINE OF SAID 330.89 ACRE TRACT, SAID CORNER BEARS SOUTH 52 DEGREES 05 MINUTES 14 SECONDS WEST 4.86 FEET FROM A 4"x4" CONCRETE MONUMENT FOUND FOR REFERENCE ON THE WESTERLY SIDE OF SAID COUNTY ROAD 2175, BEING THE NORTHEAST CORNER OF A CALLED 2.56 ACRE TRACT OF LAND CONVEYED TO CHARLES SHEPERD BY DEED RECORDED IN INSTRUMENT NO. 1201293 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE SOUTH 52 DEGREES 05 MINUTES 14 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID 330.89 ACRE TRACT AND SAID 2.56 ACRE TRACT, 30.00 FEET TO AN UNMARKED POINT FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS NORTH 52 DEGREES 05 MINUTES 14 SECONDS EAST 1552.46 FEET FROM A 4"x4" CONCRETE MONUMENT FOUND FOR A CORNER ON THE NORTHERLY LINE OF A CALLED 2.56 ACRE TRACT CONVEYED TO HICKORY CREEK INVESTMENTS BY DEED RECORDED IN INSTRUMENT NO. 1404796 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE NORTH 37 DEGREES 56 MINUTES 25 SECONDS WEST OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 60 FEET WEST OF AN EASTERLY LINE THEREOF, 1643.63 FEET TO AN UNMARKED POINT;

PARTITION PLAT SHOWING VINEYARD VIEW RANCH BEING THIRTY-TWO (32) TRACTS TOTALING 330.89 ACRES IN THE WILLIAM R. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS.

UTILITY EASEMENT DESCRIPTION (cont'd):

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT, THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES:

- 1). SOUTH 52 DEGREES 51 MINUTES 56 SECONDS WEST PARALLEL TO AND 60 FEET SOUTH OF THE LINE THEREOF, 147.32 FEET;
- 2). SOUTH 22 DEGREES 12 MINUTES 11 SECONDS EAST 137.41 FEET;
- 3). SOUTH 21 DEGREES 01 MINUTES 06 SECONDS WEST 518.88 FEET;
- 4). SOUTH 06 DEGREES 01 MINUTES 15 SECONDS WEST 263.93 FEET;
- 5). SOUTH 08 DEGREES 22 MINUTES 56 SECONDS EAST 503.00 FEET;
- 6). SOUTH 40 DEGREES 13 MINUTES 41 SECONDS WEST 216.15 FEET;
- 7). SOUTH 49 DEGREES 04 MINUTES 46 SECONDS WEST 515.66 FEET;
- 8). SOUTH 51 DEGREES 25 MINUTES 44 SECONDS WEST 479.51 FEET;
- 9). SOUTH 17 DEGREES 18 MINUTES 15 SECONDS WEST 176.06 FEET;
- 10). SOUTH 25 DEGREES 23 MINUTES 08 SECONDS EAST 478.30 FEET;
- 11). SOUTH 47 DEGREES 30 MINUTES 02 SECONDS EAST 262.93 FEET;
- 12). SOUTH 39 DEGREES 01 MINUTES 04 SECONDS EAST 800.31 FEET;
- 13). SOUTH 20 DEGREES 13 MINUTES 06 SECONDS EAST 753.02 FEET;
- 14). SOUTH 42 DEGREES 48 MINUTES 51 SECONDS EAST 377.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET;
- 15). IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 262 DEGREES 49 MINUTES 09 SECONDS AN ARC LENGTH OF 366.96 FEET, THE CHORD OF WHICH BEARS SOUTH 47 DEGREES 11 MINUTES 09 SECONDS WEST 120.00 FEET TO THE END OF SAID CURVE;
- 16). NORTH 42 DEGREES 48 MINUTES 51 SECONDS WEST 401.59 FEET;
- 17). NORTH 20 DEGREES 13 MINUTES 06 SECONDS WEST 757.13 FEET;
- 18). NORTH 39 DEGREES 01 MINUTES 04 SECONDS WEST 771.54 FEET;
- 19). NORTH 47 DEGREES 30 MINUTES 02 SECONDS WEST 277.49 FEET;
- 20). NORTH 25 DEGREES 23 MINUTES 08 SECONDS WEST 548.64 FEET;
- 21). NORTH 17 DEGREES 18 MINUTES 15 SECONDS EAST 259.78 FEET;
- 22). NORTH 51 DEGREES 25 MINUTES 44 SECONDS EAST 513.88 FEET;
- 23). NORTH 49 DEGREES 04 MINUTES 46 SECONDS EAST 503.92 FEET;
- 24). NORTH 40 DEGREES 13 MINUTES 41 SECONDS EAST 152.66 FEET;
- 25). NORTH 08 DEGREES 22 MINUTES 56 SECONDS WEST 463.96 FEET;
- 26). NORTH 06 DEGREES 01 MINUTES 15 SECONDS EAST 294.88 FEET;
- 27). NORTH 21 DEGREES 01 MINUTES 06 SECONDS EAST 487.14 FEET;
- 28). NORTH 22 DEGREES 12 MINUTES 11 SECONDS WEST 57.87 FEET;

THENCE SOUTH 52 DEGREES 51 MINUTES 56 SECONDS WEST OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 60 FEET SOUTH OF THE NORTHERLY LINE THEREOF, 3833.63 FEET TO AN UNMARKED POINT;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT, PARALLEL TO AND 60 FEET EAST OF THE WESTERLY LINES THEREOF, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1). SOUTH 05 DEGREES 26 MINUTES 09 SECONDS EAST 268.34 FEET;
- 2). SOUTH 13 DEGREES 59 MINUTES 49 SECONDS EAST 197.13 FEET;
- 3). SOUTH 17 DEGREES 06 MINUTES 00 SECONDS EAST 116.59 FEET;
- 4). SOUTH 20 DEGREES 23 MINUTES 28 SECONDS EAST 530.96 FEET;
- 5). SOUTH 16 DEGREES 02 MINUTES 03 SECONDS EAST 113.61 FEET;
- 6). SOUTH 04 DEGREES 34 MINUTES 08 SECONDS EAST 145.87 FEET;
- 7). SOUTH 00 DEGREES 21 MINUTES 04 SECONDS EAST 156.59 FEET;
- 8). SOUTH 08 DEGREES 15 MINUTES 44 SECONDS WEST 50.26 FEET TO AN UNMARKED POINT LYING ON A SOUTHERLY LINE OF SAID 330.89 ACRE TRACT, BEING A NORTHERLY LINE OF A CALLED 60 ACRE TRACT OF LAND CALLED EXHIBIT "B" CONVEYED TO WESTERN OAKS, LLC BY DEED RECORDED IN INSTRUMENT NO. 20242166 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, SAID POINT BEARS SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST 873.48 FEET FROM A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, BEING THE NORTHEAST CORNER OF SAID EXHIBIT "B" 60 ACRE TRACT AND AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID 60 ACRE TRACT AND 330.89 ACRE TRACT, 42.77 FEET TO AN UNMARKED POINT, SAID POINT BEARS NORTH 52 DEGREES 48 MINUTES 34 SECONDS EAST 1.33 FEET FROM A 1/2" STEEL REBAR SET FOR REFERENCE ON THE EASTERLY SIDE OF THE SAID COUNTY ROAD 2170;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT, PARALLEL TO AND 30 FEET EAST OF THE WESTERLY LINES THEREOF, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1). NORTH 08 DEGREES 15 MINUTES 44 SECONDS EAST 78.48 FEET;
- 2). NORTH 00 DEGREES 21 MINUTES 04 SECONDS WEST 153.22 FEET;
- 3). NORTH 04 DEGREES 34 MINUTES 08 SECONDS WEST 141.76 FEET;
- 4). NORTH 16 DEGREES 02 MINUTES 03 SECONDS WEST 109.45 FEET;
- 5). NORTH 20 DEGREES 23 MINUTES 28 SECONDS WEST 530.68 FEET;
- 6). NORTH 17 DEGREES 06 MINUTES 00 SECONDS WEST 118.27 FEET;
- 7). NORTH 13 DEGREES 59 MINUTES 49 SECONDS WEST 200.19 FEET;
- 8). NORTH 05 DEGREES 26 MINUTES 09 SECONDS WEST 287.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.82 ACRES OF LAND.

ELECTRIC EASEMENT DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE WILLIAM D. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 330.89 ACRES IN THE GENERAL WARRANTY DEED FROM CAMERON KREAGER AND WIFE, SUSAN KREAGER TO VINEYARD VIEW TX, LLC, EXECUTED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT NO. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, BEING 15 FEET ON BOTH SIDES OF AN EXISTING OVERHEAD ELECTRIC LINE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC", BEING THE NORTHEAST CORNER OF A CALLED 13.56 ACRE TRACT OF LAND DESCRIBED AS THE FOURTH TRACT CONVEYED TO SNAFU, LTD BY INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE EAST CORNER OF A CALL 3.215 ACRE TRACT DESCRIBED AS THE THIRD TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 191.508 ACRE TRACT OF LAND DESCRIBED AS THE SECOND TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST WESTERLY NORTHWEST CORNER OF SAID 330.89 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF A TURN IN COUNTY ROAD 2170;

THENCE NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST ALONG THE APPROXIMATE NORTHERLY LINE OF SAID WILLIAM R. BELL SURVEY AND THE APPROXIMATE SOUTHERLY LINE OF THE JOHN D. WILLIAMS SURVEY, ABSTRACT NO. 1073, THE MEANDERS OF SAID COUNTY ROAD 2170 AND THE COMMON LINE BETWEEN SAID SECOND TRACT AND SAID 330.89 ACRE TRACT, 1958.23 FEET TO AN UNMARKED POINT FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING NORTH 52 DEGREES 51 MINUTES 56 SECONDS EAST 60.77 FEET TO AN UNMARKED POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS SOUTH 52 DEGREES 51 MINUTES 56 SECONDS WEST 2178.77 FEET FROM A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, AT THE INTERSECTION OF SAID COUNTY ROAD 2170 AND COUNTY ROAD 2175, BEING THE NORTHWEST CORNER OF A CALLED 125 ACRE TRACT OF LAND CONVEYED TO TROY PENNINGTON AND WIFE LAWANDA PENNINGTON BY DEED RECORDED IN INSTRUMENT NO. 1205062 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING THE NORTH EAST CORNER OF SAID 330.89 ACRE TRACT;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 15 FEET OUTSIDE OF THE EXISTING OVERHEAD ELECTRIC LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1). SOUTH 23 DEGREES 17 MINUTES 08 SECONDS WEST 1593.43 FEET;
- 2). SOUTH 76 DEGREES 37 MINUTES 01 SECONDS EAST 312.31 FEET;
- 3). SOUTH 76 DEGREES 26 MINUTES 14 SECONDS EAST 140.68 FEET;
- 4). NORTH 73 DEGREES 21 MINUTES 07 SECONDS EAST 424.44 FEET;
- 5). SOUTH 16 DEGREES 38 MINUTES 53 SECONDS EAST 30.00 FEET;
- 6). SOUTH 73 DEGREES 21 MINUTES 07 SECONDS WEST 418.57 FEET;

ELECTRIC EASEMENT DESCRIPTION (cont'd):

- 7). SOUTH 06 DEGREES 24 MINUTES 26 SECONDS WEST 26.77 FEET;
- 8). NORTH 83 DEGREES 35 MINUTES 34 SECONDS WEST 30.00 FEET;
- 9). NORTH 06 DEGREES 24 MINUTES 26 SECONDS EAST 23.45 FEET;
- 10). NORTH 76 DEGREES 26 MINUTES 14 SECONDS WEST 131.44 FEET;
- 11). NORTH 76 DEGREES 37 MINUTES 01 SECONDS WEST 317.49 FEET;
- 12). SOUTH 23 DEGREES 13 MINUTES 03 SECONDS WEST 1365.64 FEET TO AN UNMARKED POINT LYING ON A SOUTHERLY LINE OF SAID 330.89 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST 826.70 FEET FROM A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" FOR A CORNER, BEING THE NORTHEAST CORNER OF A CALLED 60 ACRE TRACT OF LAND CALLED EXHIBIT "B" CONVEYED TO WESTERN OAKS, LLC BY DEED RECORDED IN INSTRUMENT NO. 20242166 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND AN ELL CORNER OF SAID 330.89 ACRE TRACT;

THENCE SOUTH 52 DEGREES 48 MINUTES 34 SECONDS WEST ALONG A FEW REMAINS OF A FENCE LINE AND A COMMON LINE BETWEEN SAID EXHIBIT "B" 60 ACRE TRACT AND 330.89 ACRE TRACT, AT A DISTANCE OF 90.87 FEET PASSING A 1/2" STEEL REBAR SET FOR REFERENCE ON THE EASTERLY SIDE OF THE AFOREMENTIONED COUNTY ROAD 2170, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 130.87 FEET TO A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC" IN SAID COUNTY ROAD 2170 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A LAID OVER 1/2" STEEL REBAR FOUND FOR A REFERENCE CORNER OF THE AFOREMENTIONED FOURTH TRACT 13.56 ACRE TRACT BEARS SOUTH 73 DEGREES 52 MINUTES 37 SECONDS WEST AT A DISTANCE OF 14.82 FEET;

THENCE ALONG SAID COUNTY ROAD FOR THE WESTERLY LINE OF SAID 330.89 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1). NORTH 00 DEGREES 41 MINUTES 15 SECONDS WEST 6.48 FEET TO AN ANGLE POINT;
- 2). NORTH 08 DEGREES 15 MINUTES 44 SECONDS EAST 9.57 FEET TO AN UNMARKED POINT;

THENCE OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 15 FEET OUTSIDE OF THE EXISTING OVERHEAD ELECTRIC LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1). NORTH 52 DEGREES 33 MINUTES 52 SECONDS EAST 81.05 FEET;
- 2). NORTH 23 DEGREES 13 MINUTES 03 SECONDS EAST 1389.04 FEET;
- 3). NORTH 74 DEGREES 38 MINUTES 18 SECONDS WEST 13.68 FEET;
- 4). NORTH 15 DEGREES 21 MINUTES 42 SECONDS EAST 30.00 FEET;
- 5). SOUTH 74 DEGREES 38 MINUTES 18 SECONDS EAST 17.84 FEET;
- 6). NORTH 23 DEGREES 17 MINUTES 08 SECONDS EAST 1545.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.72 ACRES OF LAND.

50-FOOT-WIDE SHARED ACCESS EASEMENT DESCRIPTION:

TRACTS 31 AND 32

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE WILLIAM D. BELL SURVEY, ABSTRACT NO. 168, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 330.89 ACRES IN THE GENERAL WARRANTY DEED FROM CAMERON KREAGER AND WIFE, SUSAN KREAGER TO VINEYARD VIEW TX, LLC, EXECUTED NOVEMBER 21, 2024, RECORDED IN INSTRUMENT NO. 20244025 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" STEEL REBAR SET WITH A YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC", BEING THE NORTHEAST CORNER OF A CALLED 13.56 ACRE TRACT OF LAND DESCRIBED AS THE FOURTH TRACT CONVEYED TO SNAFU, LTD BY INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE EAST CORNER OF A CALL 3.215 ACRE TRACT DESCRIBED AS THE THIRD TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 191.508 ACRE TRACT OF LAND DESCRIBED AS THE SECOND TRACT CONVEYED TO SNAFU, LTD BY DEED RECORDED IN INSTRUMENT NO. 0902285 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, THE MOST WESTERLY NORTHWEST CORNER OF SAID 330.89 ACRE TRACT, AND BEING AT THE APPROXIMATE INTERSECTION OF A TURN IN COUNTY ROAD 2170;

THENCE SOUTH 14 DEGREES 21 MINUTES 02 SECONDS EAST 1488.17 FEET TO AN UNMARKED POINT LYING ON THE EASTERLY MARGIN OF COUNTY ROAD 2170 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47 DEGREES 53 MINUTES 54 SECONDS EAST OVER AND ACROSS SAID 330.89 ACRE TRACT, PARALLEL TO AND 25 FEET NORTHWEST OF THE COMMON LINE BETWEEN PARTITION TRACTS 31 AND 32 A DISTANCE OF 214.29 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF A 30-FOOT-WIDE ELECTRIC EASEMENT SURVEYED ON THIS DAY;

THENCE NORTH 23 DEGREES 13 MINUTES 03 SECONDS EAST OVER AND ACROSS SAID 330.89 ACRE TRACT ALONG THE SOUTHEASTERLY LINE OF SAID 30-FOOT-WIDE ELECTRIC EASEMENT, 1115.65 FEET TO AN ELL CORNER OF SAID ELECTRIC EASEMENT;

THENCE SOUTH 76 DEGREES 37 MINUTES 01 SECONDS EAST OVER AND ACROSS SAID 330.89 ACRE ALONG A SOUTHERLY LINE OF SAID 30-FOOT-WIDE ELECTRIC EASEMENT, TRACT, 50.75 FEET TO AN UNMARKED POINT;

THENCE SOUTH 23 DEGREES 13 MINUTES 03 SECONDS WEST OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 50 FEET SOUTHEAST OF THE SOUTHEASTERLY LINE OF SAID 30-FOOT-WIDE ELECTRIC EASEMENT, 1135.25 FEET;

THENCE SOUTH 47 DEGREES 53 MINUTES 54 SECONDS WEST OVER AND ACROSS SAID 330.89 ACRE TRACT PARALLEL TO AND 25 FEET SOUTHEAST OF THE COMMON LINE BETWEEN SAID PARTITION TRACTS 31 AND 32 A DISTANCE OF 270.91 FEET TO THE EASTERLY MARGIN OF SAID COUNTY ROAD;

THENCE CONTINUING OVER AND ACROSS SAID 330.89 ACRE TRACT ALONG THE EASTERLY MARGIN OF SAID COUNTY ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1). NORTH 08 DEGREES 15 MINUTES 44 SECONDS EAST 5.23 FEET;
- 2). NORTH 00 DEGREES 21 MINUTES 04 SECONDS WEST 62.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES.

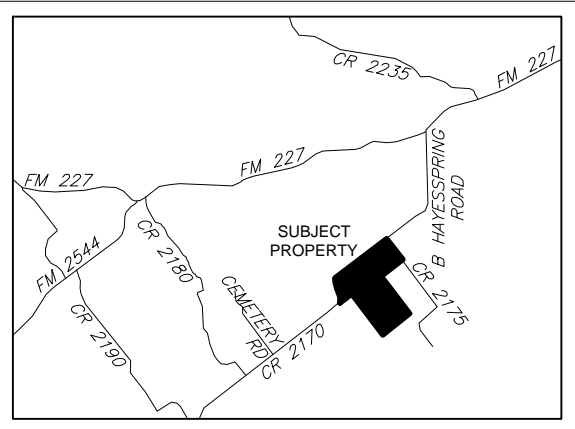
MAINTENANCE NOTE:

HOUSTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS HOUSTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

Job No. 090824P CDH

PEEDE & ASSOCIATES
LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

VICINITY MAP:
NOT TO SCALE



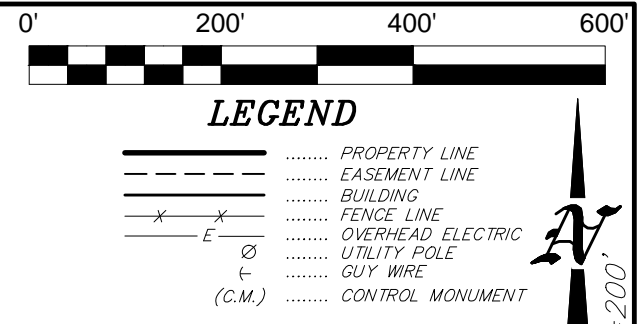
EASEMENTS:
THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED SEPTEMBER 18, 2024 BY TITLE RESOURCES GUARANTY COMPANY, GF No. 246644. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS NO EASEMENTS OF RECORD.

FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480872-0200-D, EFFECTIVE DATE APRIL 4, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

- NOTES:**
- 1). ALL TRACT CORNERS ARE MARKED WITH 1/2" STEEL REBAR SET WITH YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC". CORNERS LOCATED ALONG THE PROPOSED ROADS WITHIN THIS SUBDIVISION ARE SET AT 30 FOOT OFFSETS INSIDE THE PROPERTY LINE AND ALONG THE PROPOSED ROAD EASEMENT LINE.
 - 2). ALL PROPOSED INTERIOR ROADS SHOWN ON THIS PLAT ARE PRIVATE AND HAVE A WIDTH OF 60 FEET WITH A 50 FOOT RADIUS CUL-DE-SAC AT THEIR TERMINUS.
 - 3). ALL PROPOSED INTERIOR UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE A WIDTH OF 30 FEET AND ARE LOCATED ADJACENT TO AND 30 FEET OUTSIDE OF THE ABOVE DESCRIBED ROAD EASEMENTS.

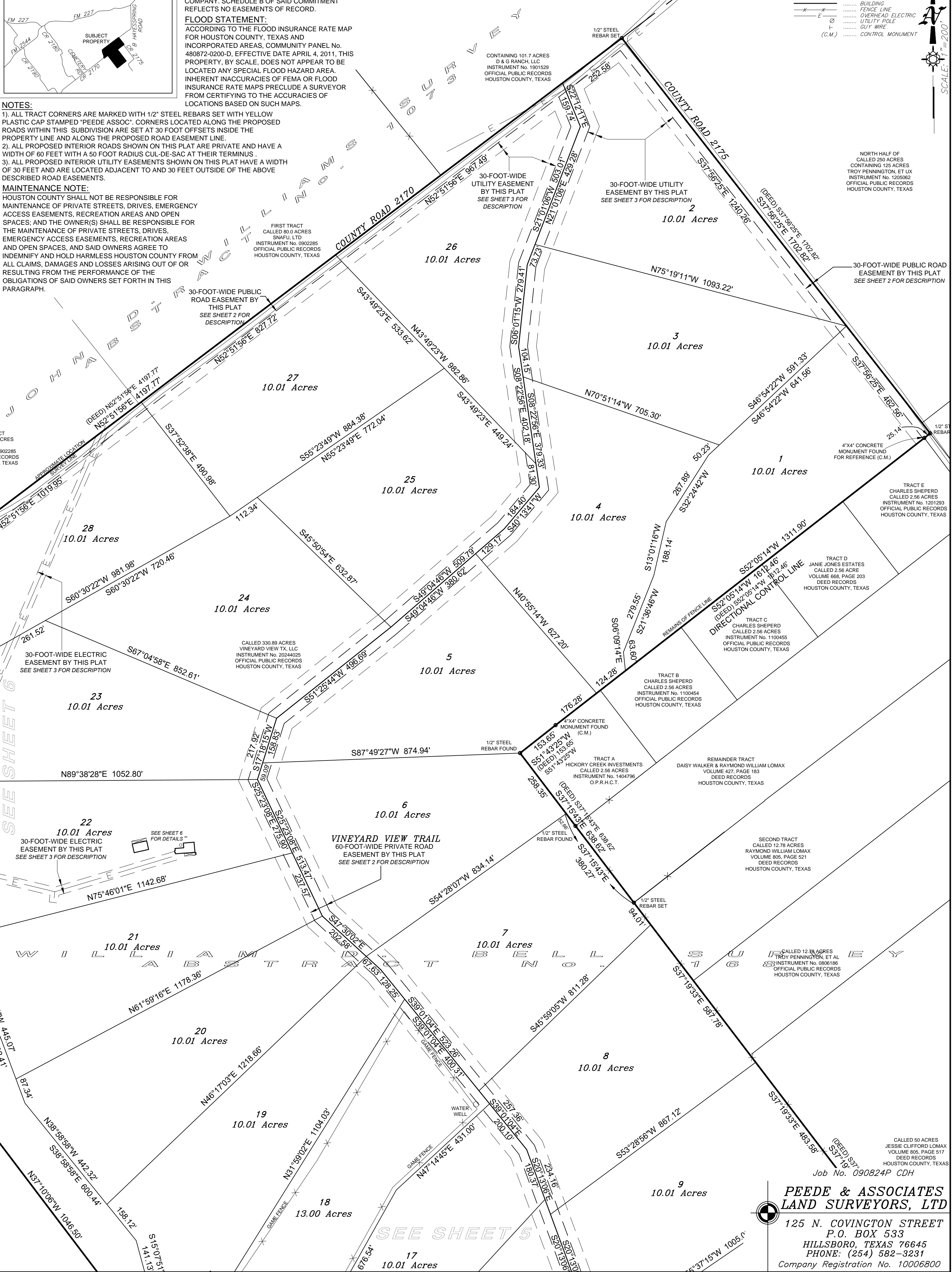
MAINTENANCE NOTE:
HOUSTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS HOUSTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

**PARTITION PLAT SHOWING
VINEYARD VIEW RANCH**
BEING THIRTY-TWO (32) TRACTS TOTALING 330.89 ACRES IN
THE WILLIAM R. BELL SURVEY, ABSTRACT No. 168,
HOUSTON COUNTY, TEXAS.



LEGEND

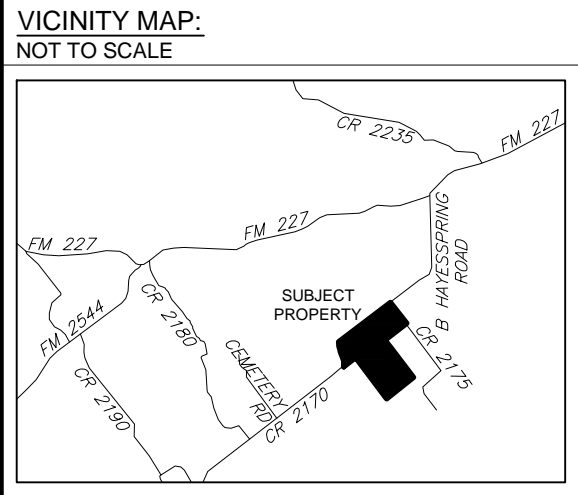
- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- FENCE LINE
- OVERHEAD ELECTRIC
- UTILITY POLE
- GUY WIRE
- (C.M.) CONTROL MONUMENT



**PEEDE & ASSOCIATES
LAND SURVEYORS, LTD**
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

SHEET 4 OF 6

SHEET 4 OF 6



- NOTES:**
- 1). ALL TRACT CORNERS ARE MARKED WITH 1/2" STEEL REBARS SET WITH YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC". CORNERS LOCATED ALONG THE PROPOSED ROADS WITHIN THIS SUBDIVISION ARE SET AT 30 FOOT OFFSETS INSIDE THE PROPERTY LINE AND ALONG THE PROPOSED ROAD EASEMENT LINE.
 - 2). ALL PROPOSED INTERIOR ROADS SHOWN ON THIS PLAT ARE PRIVATE AND HAVE A WIDTH OF 60 FEET WITH A 50 FOOT RADIUS CUL-DE-SAC AT THEIR TERMINUS.
 - 3). ALL PROPOSED INTERIOR UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE A WIDTH OF 30 FEET AND ARE LOCATED ADJACENT TO AND 30 FEET OUTSIDE OF THE ABOVE DESCRIBED ROAD EASEMENTS.

EXHIBIT "B"
CALLED 60 ACRES
WESTERN OAKS, LLC
INSTRUMENT No. 20242166
OFFICIAL PUBLIC RECORDS
HOUSTON COUNTY, TEXAS

EXHIBIT "B"
CALLED 60 ACRES
WESTERN OAKS, LLC
INSTRUMENT No. 20242166
OFFICIAL PUBLIC RECORDS
HOUSTON COUNTY, TEXAS

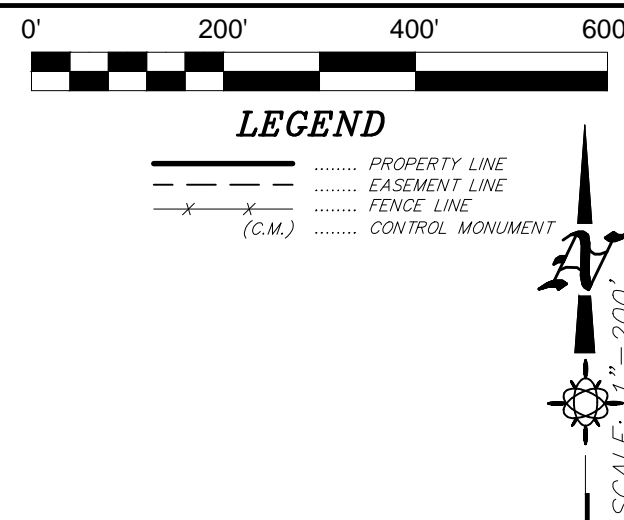
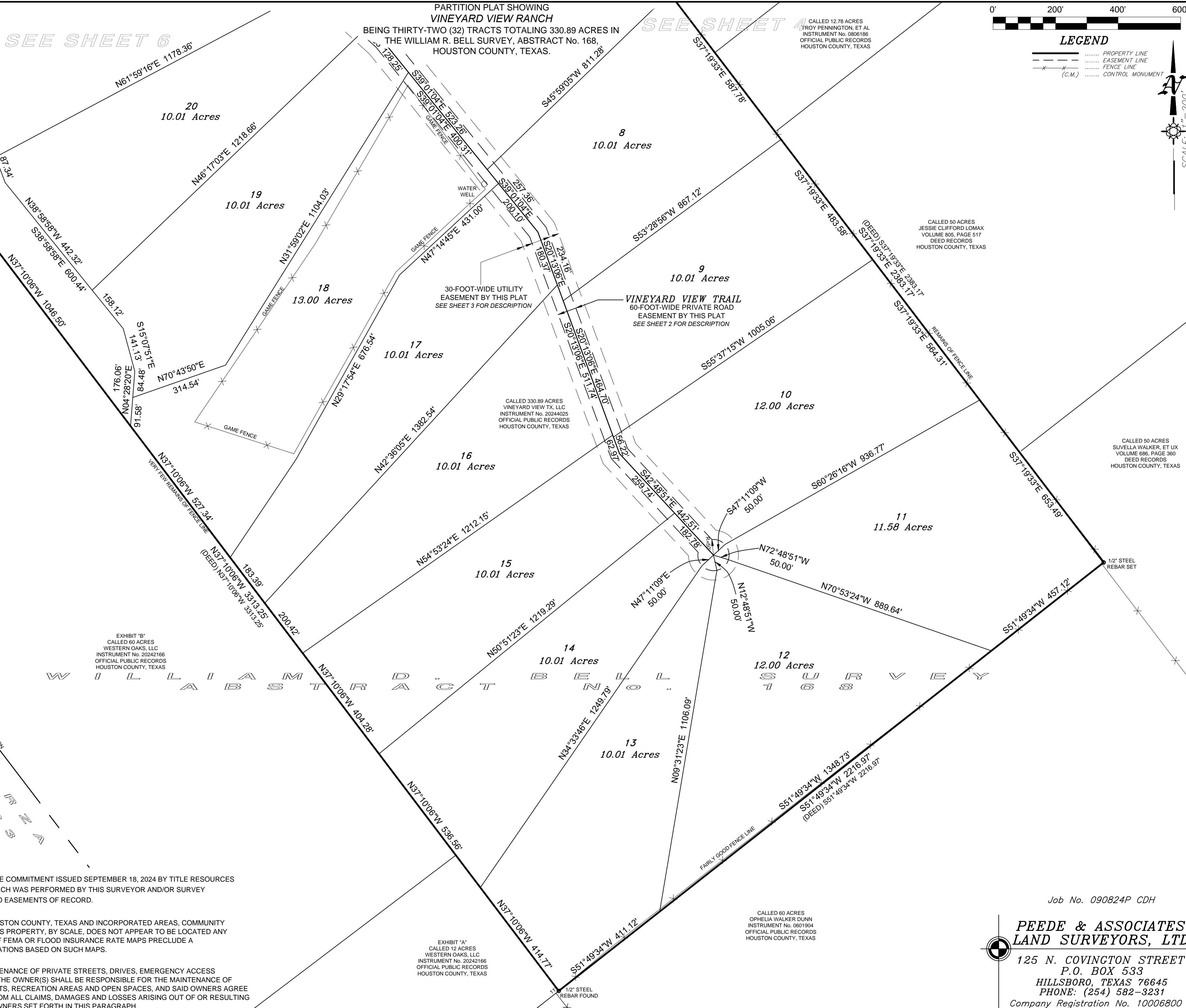
EXHIBIT "A"
CALLED 12 ACRES
WESTERN OAKS, LLC
INSTRUMENT No. 20242166
OFFICIAL PUBLIC RECORDS
HOUSTON COUNTY, TEXAS

EXHIBIT "A"
CALLED 12 ACRES
OPHELIA WALKER DUNN
INSTRUMENT No. 0601904
OFFICIAL PUBLIC RECORDS
HOUSTON COUNTY, TEXAS

EASEMENTS:
THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED SEPTEMBER 18, 2024 BY TITLE RESOURCES GUARANTY COMPANY, GF No. 246644. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS NO EASEMENTS OF RECORD.

FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480872-0200-D, EFFECTIVE DATE APRIL 4, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

MAINTENANCE NOTE:
HOUSTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS HOUSTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.



Job No. 090824P CDH

PEEDE & ASSOCIATES
LAND SURVEYORS, LTD

125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

FILED FOR RECORD
TERRI MEADOWS - COUNTY CLERK
HOUSTON COUNTY, TEXAS

INST NO:20250771

FILED ON: MARCH 6, 2025 AT 9:32am
THE INSTRUMENT CONTAINED 7 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF HOUSTON

I, Terri Meadows, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 6th day of March 2025 at 9:32 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 20250771, 7 Pages
Terri Meadows, County Clerk