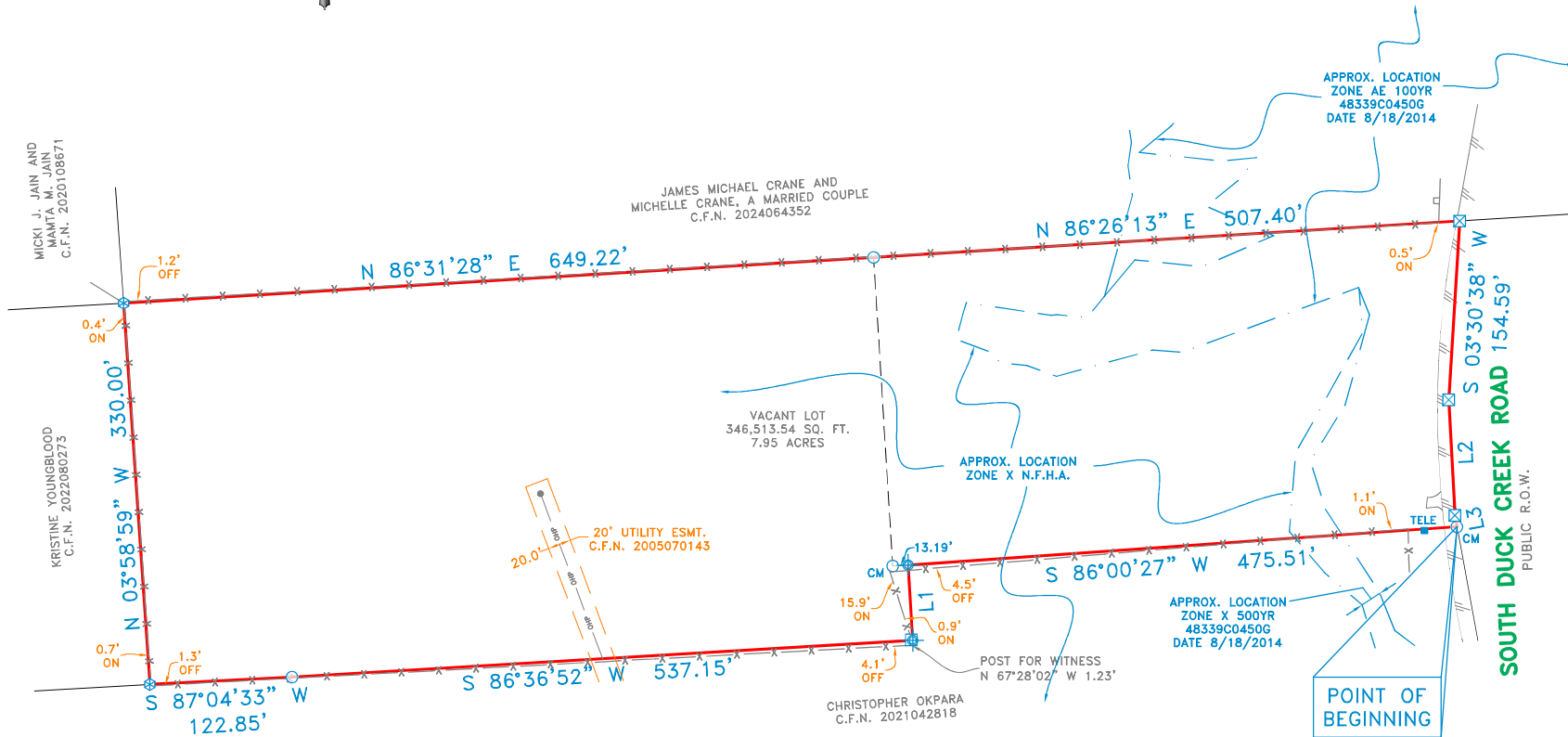


LINE	BEARING	DISTANCE
L1	S 03°33'47" E	65.13'
L2	S 03°03'47" E	100.00'
L3	S 10°26'45" E	10.00'



900 South Duck Creek Road

A tract of land situated E. Wrentmoore Survey, Abstract No. 595, Montgomery County, Texas, being a part or a portion of tracts 22 and 31, of the Security Subdivision, Section 1, according to the map or plat thereof recorded in Volume 1, Page 21, Map Records of Montgomery County, Texas, same being a tract of land conveyed to John F. Green and Janice G. Green, by deed recorded in County Clerk's File No. 2005-048134, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the center-line of South Duck Creek Road (public right-of-way), being the Northeast corner of that tract of land conveyed to Christopher Okpara, by deed recorded in County Clerk's File No. 2021042818, Official Public Records of Hunt County, Texas;

THENCE South 86 degrees 00 minutes 27 seconds West, along the North line of said Okpara tract, a distance of 475.51 feet to a point for corner, from which a 1/2 inch iron rod found bears South 86 degrees 00 minutes 27 seconds West, a distance of 13.19 feet for witness;

THENCE South 03 degrees 33 minutes 47 seconds East, along the North line of said Okpara tract, a distance of 65.13 feet to a point for corner, from which a fence post bears North 67 degrees 28 minutes 02 seconds West, a distance of 1.23 feet for witness;

THENCE South 86 degrees 36 minutes 52 seconds West, along the North line of said Okpara tract, a distance of 537.15 feet to a 1/2 inch iron rod found for corner;

THENCE South 87 degrees 04 minutes 33 seconds West, along the North line of said Okpara tract, a distance of 122.85 feet to a concrete monument found for corner, said corner being the Southwest corner of that tract of land conveyed to Kristine Youngblood, by deed recorded in County Clerk's File No. 2022080273, Official Public Records of Hunt County, Texas;

THENCE North 03 degrees 58 minutes 59 seconds West, along the East line of said Youngblood tract, a distance of 330.00 feet to a concrete monument for corner, said corner being the Southeast corner of that tract of land conveyed to Micki J. Jain and Mamta M. Jain, by deed recorded in County Clerk's File No. 2020108671, Official Public Records of Hunt County, Texas, being the Southeast corner of that tract of land conveyed to James Michael Crane and Michelle Crane, a married couple, by deed recorded in County Clerk's File No. 2024064352, Official Public Records of Hunt County, Texas;

THENCE North 86 degrees 31 minutes 28 seconds East, along the South line of said Crane tract, a distance of 649.22 feet to a 1/2 inch iron rod found for corner;

THENCE North 86 degrees 26 minutes 13 seconds East, along the South line of said Crane tract, a distance of 507.40 feet to a "mag" nail found for corner, said corner being in the West Line of said Road;

THENCE South 03 degrees 30 minutes 38 seconds West, along the West line of said Road, a distance of 154.59 feet to a "mag" nail found for corner;

THENCE South 03 degrees 03 minutes 47 seconds East, along the West line of said Road, a distance of 100.00 feet to a "mag" nail found for corner;

THENCE South 10 degrees 26 minutes 45 seconds East, along the West line of said Road, a distance of 10.00 feet to the POINT OF BEGINNING and containing 346,513.54 square feet or 7.95 acres of land.

SURVEYOR'S CERTIFICATE

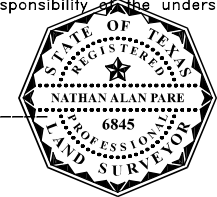
The undersigned Registered Professional Land Surveyor hereby certifies to Christopher Okpara and Yewande Okpara and First American Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property Security Subdivision, Section 1, described in Volume 1, Page 21, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48339C0450G pursuant to the Flood Disaster Protection Act of 1973 (amended date if amended)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 31th day of March, 2025.

Nathan Alan Pare
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48339C0450G, this property does lie in Zone AE and DOES lie within the 100 year flood zone. Except as shown.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL CENTRAL ZONE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 1, PG. 21

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
1" IRON PIPE FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
"X" FOUND / SET	
5/8" ROD FOUND	
UNDERGROUND ELECTRIC	OES - OES
OVERHEAD ELECTRIC	OHP - OHP
POWER POLE	POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING
	DOUBLE SIDED WOOD FENCE



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
03/31/2025	SEE ABOVE	2504378	SEE ABOVE	RPK

METES AND BOUNDS

E. Wrentmoore Survey, Abstract No. 595

City of Cleveland, Montgomery County, Texas

900 South Duck Creek Road