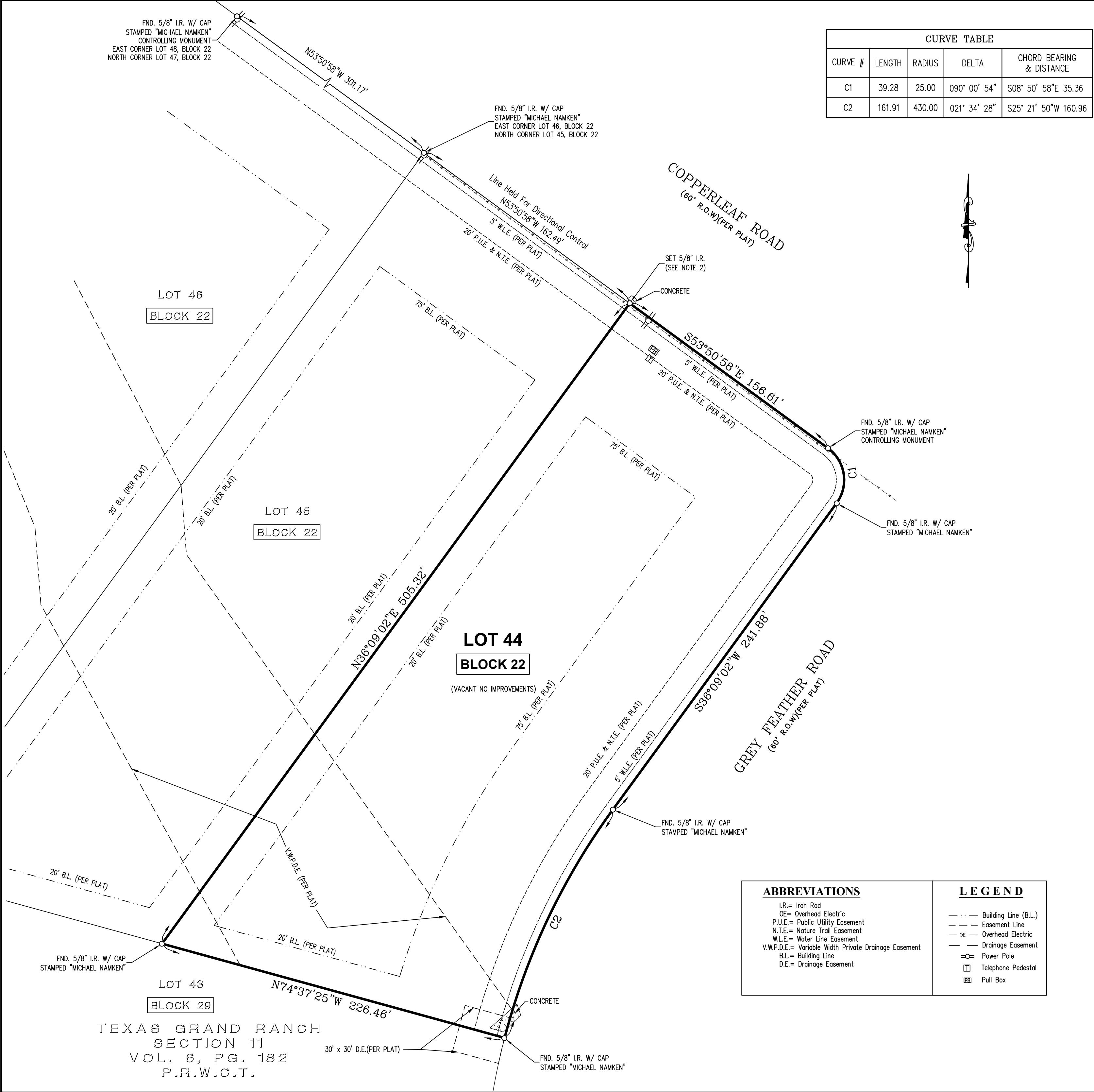




CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	39.28	25.00	090° 00' 54"	S08° 50' 58"E 35.36
C2	161.91	430.00	021° 34' 28"	S25° 21' 50"W 160.96

- Notes:
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE COORDINATES (NAD83) 2011 ADJUSTMENT. DISTANCE SHOWN ON SURVEY ARE GRID.
 - 5/8 INCH IRON RODS WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - SURVEYOR HAS NOT ABSTRACTED THIS TRACT OF LAND FOR OWNERSHIP, EASEMENTS, RESTRICTIONS, ETC.
 - THIS PLAT OF SURVEY HAS BEEN PERFORMED WITH RELIANCE UPON TITLE EXAMINATION AND ABSTRACTING PERFORMED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER G.F. NUMBER 202631159 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2026. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT.
- SCHEDULE B 10 ITEMS:
- EASEMENTS, BUILDING LINES, STREETS AND OTHER MATTERS AS DEPICTED ON PLAT OF TEXAS GRAND RANCH SECTION 12 RECORDED IN VOLUME 7, PAGE 1 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS. (SHOWN ON SURVEY)
 - RESERVATIONS OF RIGHTS OF WAYS AND EASEMENTS CONTAINED IN DEED DATED MARCH 22, 1911 FROM WALKER COUNTY LUMBER COMPANY TO THOMAS S. FOSTER RECORDED IN VOLUME 33, PAGE 310. DEED RECORDS OF WALKER COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (BLANKET)
 - EASEMENT DATED FEBRUARY 20, 1928 FROM FLORENCE ADARE FOSTER, ET AL TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 61, PAGE 445, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT DATED NOVEMBER 8, 1950 FROM FLORENCE ADARE FOSTER, ET AL TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 131, PAGE 544, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT DATED MAY 14, 1956 FROM THE THOMAS S. FOSTER ESTATE TO THE COUNTY OF WALKER RECORDED IN VOLUME 153, PAGE 317, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - UNRECORDED EASEMENT DATED JUNE 18, 1956 FROM THE THOMAS S. FOSTER ESTATE TO GULF STATES UTILITIES COMPANY, OCCUPYING 0.99 ACRE OF LAND, MORE OR LESS. (UNABLE TO PLOT)
 - RIGHT OF WAY AND EASEMENT AGREEMENT DATED APRIL 8, 1964 BY AND BETWEEN W.B. FRASER, ET AL AND MORGAS COMPANY RECORDED IN VOLUME 186, PAGE 180, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT DATED APRIL 24, 1964 FROM THE THOMAS S. FOSTER ESTATE TO S.O. COTTON RECORDED IN VOLUME 186, PAGE 265, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT DATED MARCH 8, 1963 FROM THE THOMAS S. FOSTER ESTATE TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 196, PAGE 495, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - RIGHT OF WAY GRANTED IN INSTRUMENT DATED APRIL 30, 1971 FROM THE THOMAS S. FOSTER ESTATE TO MORAN UTILITIES COMPANY RECORDED IN VOLUME 235, PAGE 372, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT FOR BURIED EXCHANGE FACILITIES DATED JULY 3, 1972 FROM THE THOMAS S. FOSTER ESTATE TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 249, PAGE 315, DEED RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT AGREEMENT DATED JANUARY 17, 1997 BY AND BETWEEN CONROE TIMBER PARTNERS, L.P. AND CHARLES EUGENE CAMPBELL RECORDED IN VOLUME 305, PAGE 801, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - EASEMENT DATED APRIL 10, 1997 FROM CONROE TIMBER PARTNERS, L.P. TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 327, PAGE 73, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - AFFIDAVIT OF EXCEPTION FROM WALKER COUNTY LAND PLATTING REQUIREMENTS DATED JULY 26, 2001 MADE BY NEW FORESTRY LLC TO THE PUBLIC RECORDED IN VOLUME 473, PAGE 209, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (SUBJECT TO)
 - EASEMENT AS RESERVED IN DEED DATED JULY 30, 2014 FROM ALEXANDER 263, LTD.-BAKER, LP, A TEXAS LIMITED PARTNERSHIP TO I TEXAS GRAND RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN VOLUME 1132, PAGE 355, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - SUBJECT TO THAT CERTAIN ENCROACHMENT AGREEMENT DATED NOVEMBER 23, 2015 BY AND BETWEEN I TEXAS GRAND RANCH LLC AND COPANO PIPELINES UPPER GULF COAST LLC RECORDED IN VOLUME 1200, PAGE 46, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - AFFIDAVIT RELATING TO ON-SITE SEWAGE FACILITIES DATED MAY 31, 2016 FROM I TEXAS GRAND RANCH LLC TO THE PUBLIC RECORDED IN VOLUME 1223, PAGE 839, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (SUBJECT TO)
 - ELECTRIC LINE EASEMENT AND RIGHT OF WAY DATED MAY 25, 2017 FROM I TEXAS GRAND RANCH LLC TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, DBA MID-SOUTH SYNERGY RECORDED IN VOLUME 1284, PAGE 408, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - A. SUBJECT TO THAT CERTAIN ENCROACHMENT AGREEMENT DATED JULY 13, 2017 BY AND BETWEEN COPANO PIPELINES/UPPER GULF COAST LLC AND I TEXAS GRAND RANCH LLC RECORDED IN VOLUME 1285, PAGE 498, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - x. RIGHT OF WAY EASEMENT DATED JANUARY 10, 2018 FROM I TEXAS GRAND RANCH, LLC TO ENTERGY TEXAS, INC. RECORDED IN VOLUME 1307, PAGE 426, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS.(SUBJECT TO)
 - y. ENCROACHMENT AGREEMENT DATED SEPTEMBER 24, 2018 BY AND BETWEEN COPANO PIPELINES/UPPER GULF COAST LLC AND I TEXAS GRAND RANCH LLC RECORDED IN VOLUME 1349, PAGE 3, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - z. SUBJECT TO THAT CERTAIN UTILITY EASEMENT DATED JANUARY 31, 2018 FROM I TEXAS GRAND RANCH, LLC TO THE CITY OF HUNTSVILLE RECORDED IN VOLUME 1310, PAGE 849, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - aa. SUBJECT TO THAT CERTAIN UTILITY EASEMENT DATED SEPTEMBER 20, 2018 FROM I TEXAS GRAND RANCH, LLC TO THE CITY OF HUNTSVILLE RECORDED IN VOLUME 1347, PAGE 303, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)
 - ab. SUBJECT TO THAT CERTAIN UTILITY EASEMENT DATED FEBRUARY 19, 2019 FROM I TEXAS GRAND RANCH, LLC TO THE CITY OF HUNTSVILLE RECORDED UNDER COUNTY CLERK'S FILE NO. 45355, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS. (DOES NOT AFFECT)

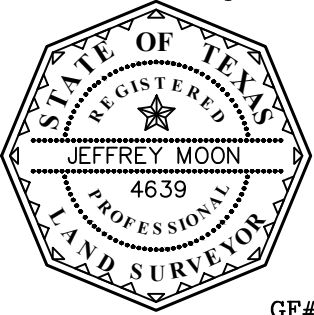
LAND TITLE SURVEY
LOT 44, BLOCK 22
TEXAS GRAND RANCH, SECTION 12, A SUBDIVISION
IN THE W. D. GLASSCOCK SURVEY, A-222

WALKER COUNTY, TEXAS REF: VOL. 7, PG. 1 MAP RECORDS
Scale: 1" = 40' Date: February 15, 2026

Address: 44 Copperleaf Road, Huntsville, Texas 77340

To: Aristides Garcia Homes LLC., Montgomery Mortgage, and Fidelity National Title Insurance Company Exclusively,

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, TSPS Land Title Survey.



Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

GF# 202631159 File # 26-T-039 (EE) Book LL Pg. --
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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