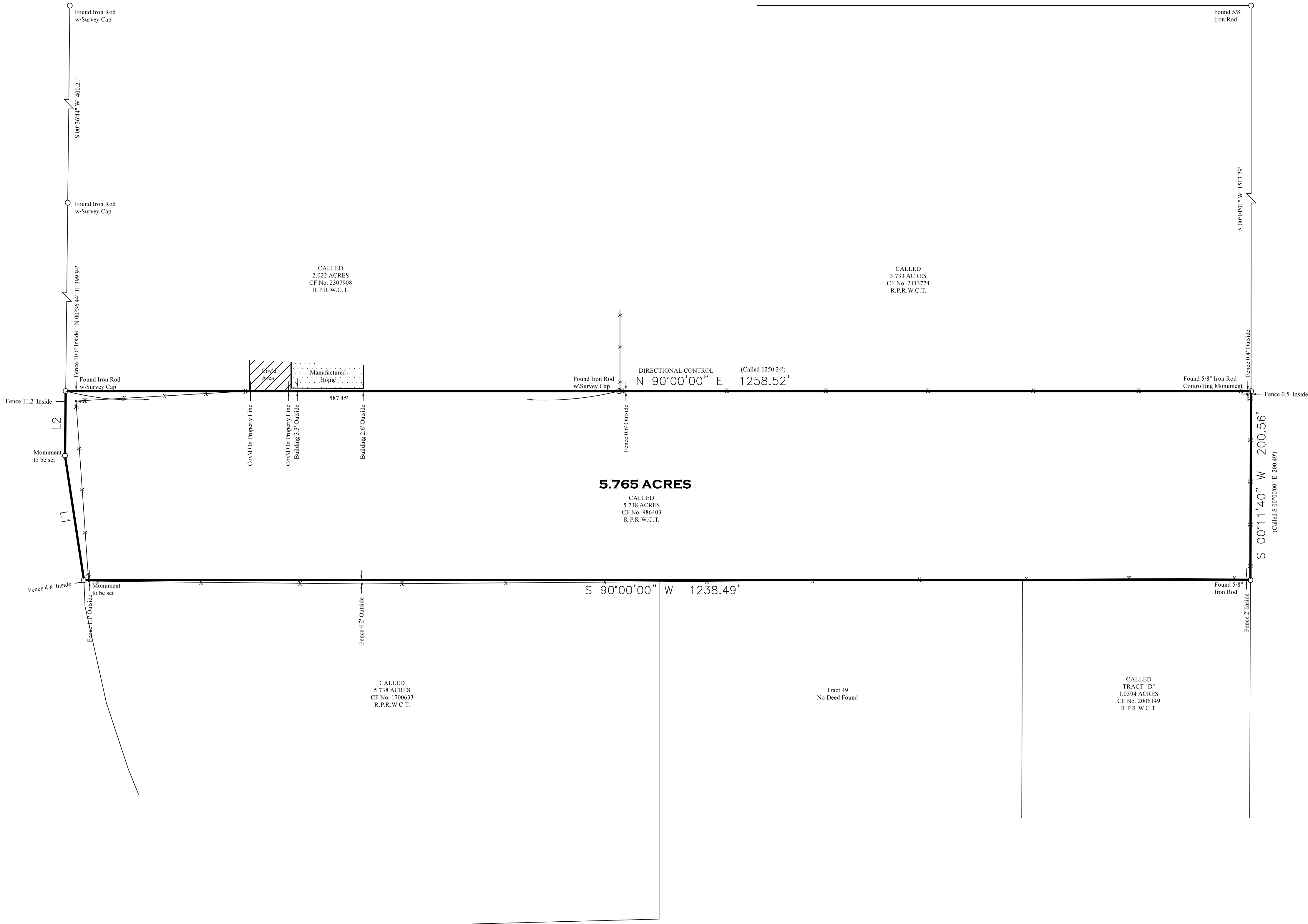


Notes:
1. Basis of Bearings: North line of subject property per the recorded deed.
2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.

-X-X- = WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 08°38'35" W	133.62'
Called	N 05°00'00" W	132.54'
L2	N 00°36'44" E	68.46'
Called	N 00°10'00" W	68.45'

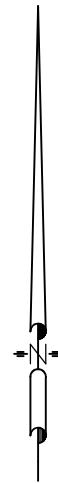
60' R.O.W.
FM 1887



This property lies within ZONE 'X' & 'A' as SCALED from FEMA Map Panel Number 48473C0250E, dated February 18, 2009.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



Being a 5.765 acre tract of land situated in the John Irons Survey, Abstract Number 39, Waller County, Texas, and being that same tract of land called 5.738 acres as described in deed recorded in Clerk's File Number 986403 of the Real Property Records of Waller County, Texas;

Date: September 25, 2026	CF No. n/a
Job No. 26-0282	Scale: 1" = 60' (24x36)
Address: FM 1887	Drawn By: EDC
City, State: Hempstead, Texas	Zip: 77445
Rev: 0	
Firm Number 10009400	
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354	
Office: 281-356-5172	
survey@ccsurveying.com/www.ccsurveying.com	



Certified To: Papermoon Capital
Client: Papermoon Capital
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY, AND THAT THERE ARE NO DISCREPANCIES EXCEPT AS SHOWN.
Steven L. Crews R.P.L.S. # 4141