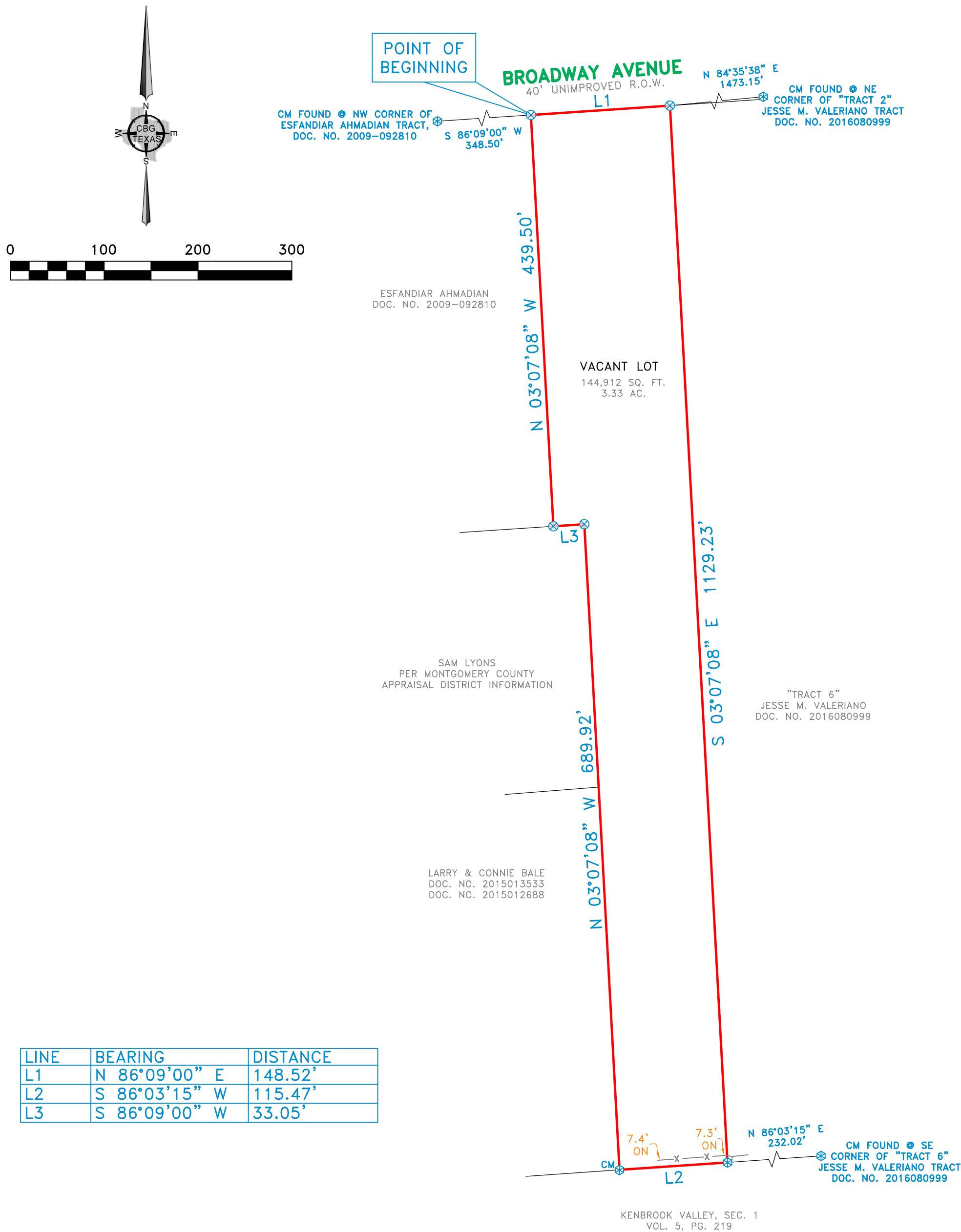




0 Broadway Avenue

Being a tract of land situated in the Montgomery County School Land Survey, Abstract No. 350 in Montgomery County, Texas, being the same tract of land described as a part or portion of Outlot No. 31 and Outlot No. 34 in the Tamina Outlot Subdivision, thereof recorded in Volume 2, Page 17A, Map Records of Montgomery County, Texas, and partially known as "Tract 6" and conveyed to Maynard Interests, L.P., by deed recorded in Document No. 9638589 of Official Public Records of Montgomery County, Texas, same being further described in that prior deed conveyed to Carla A. Russell, by deed recorded in Volume 537, Page 60, Deed Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northeast corner of that tract of land conveyed to Esfandiar Ahmadian, by deed recorded in Document No. 2009-092810, Deed Records of Montgomery County, Texas, same said corner being along the South line of Broadway Avenue (40 foot Unimproved R.O.W.), from which a 5/8 inch iron rod found for witness at the Northwest corner of said Ahmadian Tract, bears South 86 degrees 09 minutes 00 seconds West, a distance of 348.50 feet;

THENCE North 86 degrees 09 minutes 00 seconds East, along the South line of said Broadway Avenue, a distance of 148.52 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the South line of aforesaid Broadway Avenue, and being the Northwest corner of that tract of land called "Tract 6" and conveyed to Jesse M. Valeriano, by deed recorded in Document No. 2016080999, Deed Records of Montgomery County, Texas, from which a 5/8 inch iron rod found for witness at the Northeast corner of said "Tract 6" in said Valeriano Tract, bears North 84 degrees 35 minutes 38 seconds East, a distance of 1473.15 feet;

THENCE South 03 degrees 07 minutes 08 seconds East, along the West line of said "Tract 6" in said Valeriano Tract, a distance of 1129.23 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of aforesaid "Tract 6" in said Valeriano Tract, and being along the North line of Kenbrook Valley, Section 1, an addition to the City of Conroe, Montgomery County, Texas, according to the map or plat thereof recorded in Volume 5, Page 219, Plat Records of Montgomery County, Texas, from which a 5/8 inch iron rod found for witness at the Southeast corner of said "Tract 6" in said Valeriano Tract, bears North 86 degrees 03 minutes 15 seconds East, a distance of 232.02 feet;

THENCE South 86 degrees 03 minutes 15 seconds West, along the North line of said Kenbrook Valley, Section 1, a distance of 115.47 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Larry and Connie Bale, by deeds recorded in Document No. 2015013533 and 2015012688, Deed Records of Montgomery County, Texas;

THENCE North 03 degrees 07 minutes 08 seconds West, along the East line of said Bale Tract (2015013533 and 2015012688), continuing along and with that tract of land conveyed to Sam Lyons, per Montgomery County Appraisal District Information, a distance of 689.92 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northeast corner of said Lyons Tract;

THENCE South 86 degrees 09 minutes 00 seconds West, along the North line of said Lyons Tract, a distance of 33.05 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the North line of aforesaid Lyons Tract, and being the Southeast corner of said Ahmadian Tract;

THENCE North 03 degrees 07 minutes 08 seconds West, along the East line of said Ahmadian Tract, a distance of 439.50 feet to the POINT OF BEGINNING and containing 144,912 square feet or 3.33 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to OHM Springs Inc. (DBA Acre Vault), a Florida corporation, Maynard Interests, LP., a Texas limited partnership, American Vault and AMT Title Services, in connection with the transaction described in G.F. NTX-1435069 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (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; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 28th day of September, 2026

Nathan Alan Pare
Registered Professional Land Surveyor



NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY COUNTY CLERK'S FILE NO(S). 1994040339

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

NOTE: According to the F.I.R.M. in Map No. 48339C0545G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT		LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	—○— ASPHALT PAVING	—○— CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	■ COLUMN	—x—x— WOOD FENCE	—x—x— 0.5" WIDE TYPICAL BARBED WIRE
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING	— — IRON FENCE	— — PIPE FENCE
□ FENCE POST CORNER	⊙ FIRE HYDRANT	— — COVERED PORCH, DECK OR CARPORT	— — OVERHEAD ELECTRIC SERVICE
⊗ "X" FOUND / SET	—x—x— OHP - OHP	— — OVERHEAD POWER LINE	— — CONCRETE PAVING
⊗ 5/8" ROD FOUND	—x—x—	— —	— — DOUBLE SIDED WOOD FENCE
▲ UNDERGROUND ELECTRIC	—x—x—	— —	— —
△ OVERHEAD ELECTRIC	—x—x—	— —	— —
● POWER POLE	—x—x—	— —	— —
⊕ POINT FOR CORNER	—x—x—	— —	— —
⊕ GRAVEL/ROCK ROAD OR DRIVE	—x—x—	— —	— —

CBG
SURVEYING TEXAS LLC

419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	09/28/2026	31974	SEE CERT.	KAD

METES & BOUNDS SURVEY
MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABS. NO. 350
CONROE, MONTGOMERY COUNTY, TEXAS
0 BROADWAY AVENUE