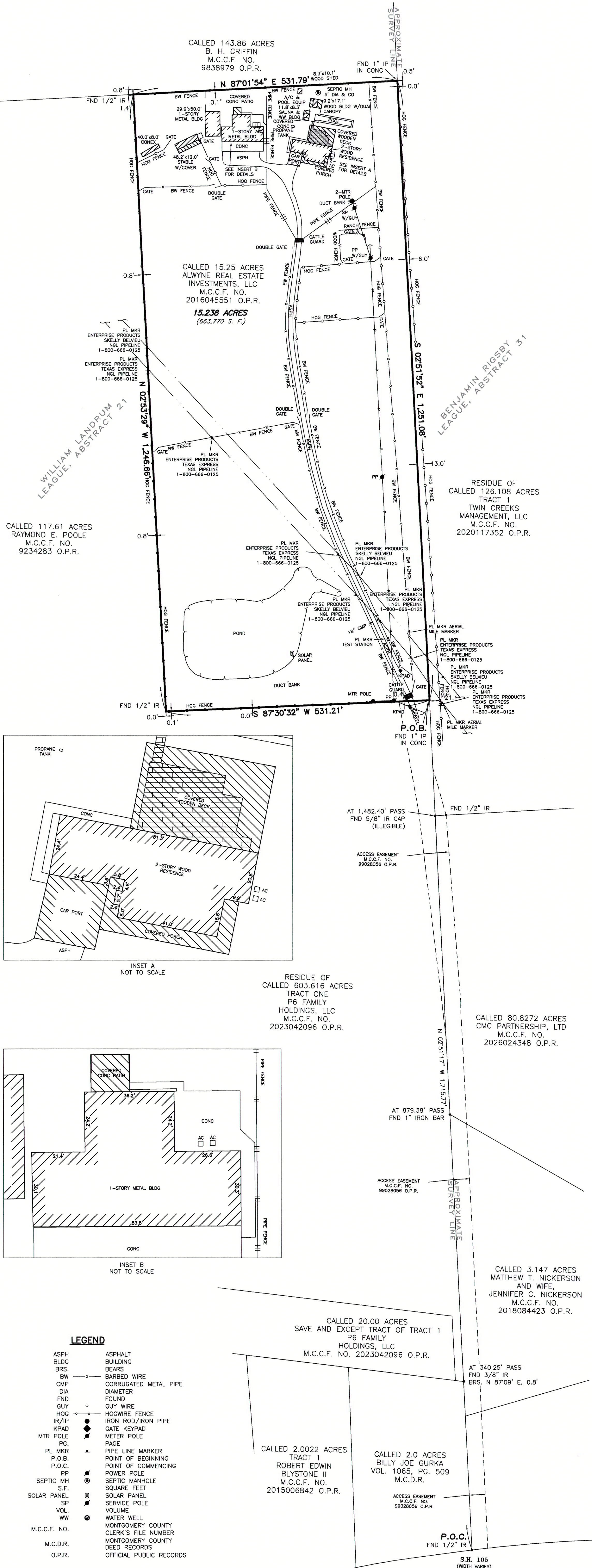


C:\STUDIOS\K.M. SURVEYING\1851-2623\1851-2623.dwg (JUN2024) (1851-2623) PR. SLOTTI 9/25/24



METES AND BOUNDS DESCRIPTION
15.238 ACRES IN THE
WILLIAM LANDRUM SURVEY, ABSTRACT 21
MONTGOMERY COUNTY, TEXAS

A 15.238-ACRE TRACT OF LAND SITUATED IN THE WILLIAM LANDRUM SURVEY, ABSTRACT 21, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CALLED 15.25-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALWYNE REAL ESTATE INVESTMENTS, LLC RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER 2016045551 OF THE OFFICIAL PUBLIC RECORDS, SAID 15.238-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a found 1/2-inch iron rod in the north right-of-way line of State Highway 105 (width varies) marking the common corner of a called 2.0-acre tract of land described in a deed to Billy Joe Gurka recorded in Volume 1065, Page 509 of the Montgomery County Deed Records and a called 80.8272-acre tract of land described in a deed to CMC Partnership, Ltd recorded under Montgomery County Clerk's File Number 2026024348, same being the southwest corner of an Access Easement recorded under Montgomery County Clerk's File Number 99028056 of the Official Public Records;

THENCE North 02°51'17" West, along the west line of said Access Easement and the east lines of said called 2.0-acre tract of land, a residue of a called 603.616-acre tract of land (Tract One) described in a deed to P6 Family Holdings, LLC recorded under Montgomery County Clerk's File Number 2023042096 of the Official Public Records and the west lines of said called 80.8272-acre tract of land, a called 3.147-acre tract of land described in a deed to Matthew T. Nickerson and wife, Jennifer C. Nickerson recorded under Montgomery County Clerk's File Number 2018084423 of the Official Public Records, and the residue of a called 126.108-acre tract of land (Tract 1) described in a deed to Twin Creeks Management, LLC recorded under Montgomery County Clerk's File Number 2020117352 of the Official Public Records, at 340.25 feet pass the southeast corner of the residue of said called 603.616-acre tract of land, from which a found 3/8-inch iron rod bears North 87°09' East, 0.8 feet, at 879.38 feet pass a found 1-inch iron bar marking the northwest corner of said called 3.147-acre tract of land and a northerly ell corner of said called 80.8272-acre tract of land, at 1,482.40 feet pass a found 5/8-inch iron rod with cap (illegible) marking the common corner of said called 80.8272-acre tract of land and the residue of said called 126.108-acre tract of land, continuing in all a total distance of 1,715.77 feet to a found 1-inch iron pipe in concrete marking a northeasterly ell corner of the residue of said called 603.616-acre tract of land and the southeast corner of said called 15.25-acre tract of land and POINT OF BEGINNING of the herein described tract of land;

- THENCE South 87°30'32" West, 531.21 feet along the common line of the residue of said called 603.616-acre tract of land and said called 15.25-acre tract of land to a found 1/2-inch iron rod marking the southeast corner of a called 117.61-acre tract of land described in a deed to Raymond E. Poole recorded under Montgomery County Clerk's File Number 9234283 of the Official Public Records and the southwest corner of said called 15.25-acre tract of land and of the herein described tract of land;
- THENCE North 02°53'29" West, 1,246.66 feet along the common line of said called 117.61-acre tract of land and said called 15.25-acre tract of land to a found 1/2-inch iron rod in the south line of a called 143.86-acre tract of land described in a deed to B. H. Griffin recorded under Montgomery County Clerk's File Number 9838979 of the Official Public Records marking the northeast corner of said called 117.61-acre tract of land and the northwest corner of said called 15.25-acre tract of land and of the herein described tract of land;
- THENCE North 87°01'54" East, 531.79 feet along the common line of said called 143.86-acre tract of land and said called 15.25-acre tract of land to a found 1-inch iron pipe in the west line of the residue of said called 126.108-acre tract of land marking the southeast corner of said called 143.86-acre tract of land and the northeast corner of said called 15.25-acre tract of land and of the herein described tract of land;
- THENCE South 02°51'52" East, 1,251.08 feet along the common line of the residue of said called 126.108-acre tract of land and said called 15.25-acre tract of land to the POINT OF BEGINNING and containing 15.238 acres (663,770 square feet) of land.

GENERAL NOTES

- The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, Central Zone (TXSC 4203) based on National Geodetic Survey Monumentation; based on GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Montgomery County, Texas, Map No. 48339C020G dated (month, day, year) the subject tract appears to be within: Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
- This survey has been prepared without the benefit of a Commitment for Title Insurance or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Montgomery County regarding these easements or encumbrances was performed by KM Surveying, LLC.
- Research for adjoining tracts was performed by KM Surveying, LLC.
- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by KM Surveying, LLC.

To: Alwyne Real Estate Investments, LLC and MaryScott Hagle

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

Surveyed on this the 26th day of June, 2026.

Kevin Drew McRae 6/30/26
Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485



KM Surveying, LLC

3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627

TBPELS FIRM #10178700

www.kmsurveying.com

STANDARD LAND SURVEY
15.238 ACRES
ALL OF CALLED 15.25 ACRES
M.C.C.F. NO. 2016045551 O.P.R.
WILLIAM LANDRUM SURVEY
ABSTRACT 21
MONTGOMERY COUNTY, TEXAS

DATE: AUG. 12, 2026

SCALE: 1"= 100'

JOB NO.: 1851-2623

DWG. NAME: 1851-2623 pb sld01.dwg