

SCHEDULE B NOTES

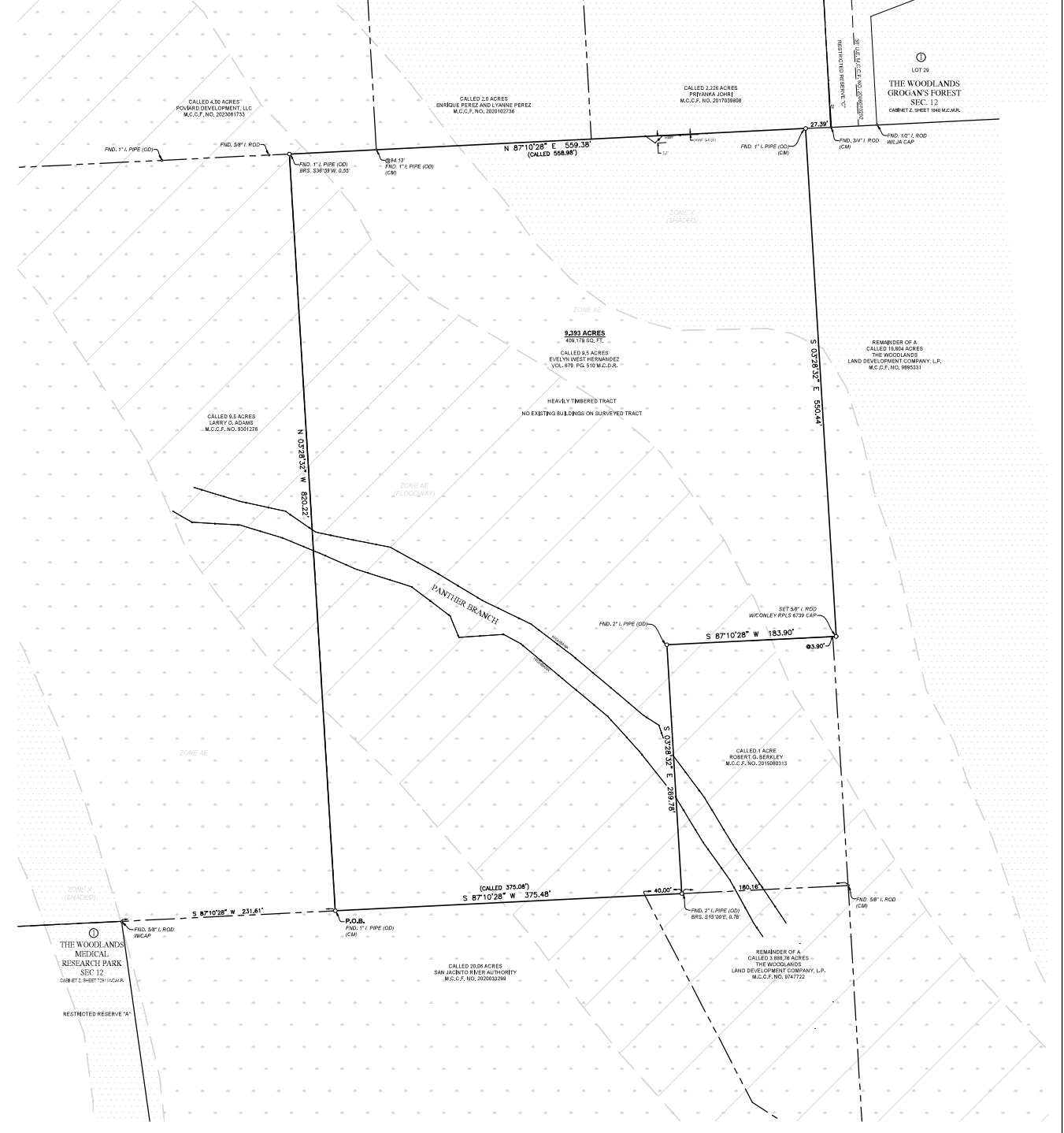
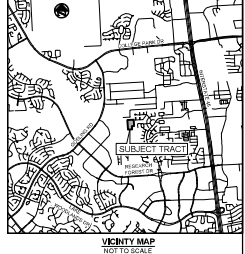
- 1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
- 2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
- 3. SURVEYED PROPERTY LIES IN SHADED ZONE X AND ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY UNINCORPORATED AREAS, MAP NUMBER 4833003000 AND MODIFICATIONS, BOTH DATED EFFECTIVE 09/09/24. FLOOD HAZARD DELINEATION AS SHOWN HEREON IS BASED ON FEMA GIS DATA AND HAS NOT BEEN FIELD VERIFIED.
- 4. THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TRULY TITLE, INC. OF NO. 200840-08 DATED EFFECTIVE NOVEMBER 19, 2023 AND ISSUED NOVEMBER 20, 2023, SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS OF RECORD OR NOT, THAT AFFECT THE SURVEYED PROPERTY.
- 5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON, SURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
- 6. METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY AS SHOWN HEREON IS BEING ISSUED UNDER SEPARATE INSTRUMENT OF EVEN DATE.
- 7. EXISTING FENCES SHOWN HEREON ARE DIMENSIONED AT PHYSICALLY MEASURED LOCATIONS AND MAY VARY FROM SHOWN DIMENSIONS.
- 8. SURVEYED PROPERTY DOES NOT INCLUDE ANY PORTION OF A ROAD OR ROADWAY NOR DOES THE SURVEYED PROPERTY HAVE DIRECT ACCESS TO A PRIVATE OR PUBLIC HIGHWAY/AVENUE.

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LEGEND

- BF BOARD FENCE
- CM CONTROLLING MONUMENT
- FND FOUND
- HWF HOOD/WIRE FENCE
- IRON IRON
- M.C.C.F. NO. MONTGOMERY COUNTY CLERK'S FILE NUMBER
- M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
- M.C.P. MONTGOMERY COUNTY MAP RECORDS
- P.O.B. POINT OF BEGINNING
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT
- VOLUME VOLUME



DESCRIPTION OF A 9.393 ACRE TRACT OF LAND SITUATED IN THE JAMES STEPHENS SURVEY, ABSTRACT NO. 536 MONTGOMERY COUNTY TEXAS

BEING A 9.393-ACRE (409,179 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES STEPHENS SURVEY, ABSTRACT NO. 536, MONTGOMERY COUNTY, TEXAS, AND BEING ALL OF A CALLED 9.5 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO EVELYN WEST HERNANDEZ, RECORDED UNDER VOLUME 879, PAGE 510 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), SAID 9.5 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE:

BEING AT A POINT (OUTSIDE DIAMETER) IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 9.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.5 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO LARRY O. ADAMS, RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER (M.C.C.F. NO.) 100120726 AND HEREINAFTER REFERENCED AS ADAMS TRACT, LYING ON THE NORTH LINE OF A CALLED 20.6 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO SAN JACINTO RIVER AUTHORITY RECORDED UNDER M.C.C.F. NO. 202003236.

THENCE N 87°10'28" W, A DISTANCE OF 820.22 FEET WITH THE EAST LINE OF SAID ADAMS TRACT TO A POINT FOR THE NORTHWEST CORNER OF SAID 9.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID ADAMS TRACT, LYING ON THE SOUTH LINE OF A CALLED 4.0 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO SAN JACINTO RIVER AUTHORITY RECORDED UNDER M.C.C.F. NO. 202003236, FROM SAID POINT A 1/4-INCH (OUTSIDE DIAMETER) IRON PIPE FOUND FOR REFERENCE BEARS S 90°56' W, 0.55 OF ONE FOOT.

THENCE N 87°10'28" W, WITH THE SOUTH LINE OF SAID 4.0 ACRE TRACT, AT A DISTANCE OF 94.33 FEET PASSING A 1/4-INCH (OUTSIDE DIAMETER) IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 4.0 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ENRIQUE PEREZ AND YANKE PEREZ, RECORDED UNDER M.C.C.F. NO. 202010276, CONTINUING WITH THE SOUTH LINE OF SAID 2.0 ACRE TRACT AND A CALLED 2.226 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO PHENIKA JOHNSON FOR A TOTAL DISTANCE OF 554.38 FEET CALLED 554.38 FEET TO A 1/4-INCH (OUTSIDE DIAMETER) IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 9.5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 19.864 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., RECORDED UNDER M.C.C.F. NO. 989531.

THENCE S 03°28'32" E, A DISTANCE OF 550.44 FEET WITH THE WEST LINE OF SAID 19.864 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED: 'CONLEY RPL'S 8739' SET FOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 87°10'28" W, AT A DISTANCE OF 3.76 FEET PASSING THE NORTHEAST CORNER OF A CALLED 1 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ROBERT G. BERSLEY RECORDED UNDER M.C.C.F. NO. 201958313, CONTINUING WITH THE NORTH LINE OF SAID 1 ACRE TRACT FOR A TOTAL DISTANCE OF 183.90 FEET TO A 3/4-INCH (OUTSIDE DIAMETER) IRON PIPE FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 1 ACRE TRACT.

THENCE S 87°10'28" E, A DISTANCE OF 362.75 FEET WITH THE WEST LINE OF SAID 1 ACRE TRACT TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT, FROM SAID POINT A 3/4-INCH (OUTSIDE DIAMETER) IRON PIPE BEARS S 15°00' E, 0.76 OF ONE FOOT.

THENCE S 87°10'28" W, AT A DISTANCE OF 450.20 FEET PASSING THE NORTHEAST CORNER OF SAID 20.6 ACRE TRACT, CONTINUING WITH THE NORTH LINE OF SAID 20.6 ACRE TRACT FOR A TOTAL DISTANCE OF 375.48 FEET CALLED 375.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.393 ACRES OR 409,179 SQUARE FEET OF LAND.

FOR THE BENEFIT OF PAUL ROSE AND TRULY TITLE, INC. I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1E, CONDITION B SURVEY. FIELDWORK WAS COMPLETED ON DECEMBER 26, 2025.

DATE OF SURVEY: JANUARY 01, 2024.

SEAN CONLEY RPL'S NO. 8739
SEANCONLEYLLP.COM

NO PROPERTY ADDRESS AVAILABLE
ACAD PAKETTE ID: R130363

LAND TITLE SURVEY OF
9.393 ACRES OF LAND
SITUATED IN THE
JAMES STEPHENS SURVEY, ABSTRACT 536
MONTGOMERY COUNTY, TEXAS

MONTGOMERY LAND SURVEYORS, LLC
11000 WESTWOOD DR., SUITE 200
THE WOODLANDS, TEXAS 77380
TEL: 281-724-0174
WWW.MLSURV.COM

SCALE: 1"=200'

DATE: JANUARY 01, 2024