

SUBJECT TRACT DESCRIPTION (AS SURVEYED):

Being a 8.784 acres (382,634 square feet) of land situated in the Francis J. Cook Survey, A-118 of Montgomery County, Texas being out of a called 7.000 acre tract of land conveyed to Conroe Sterling Properties, LLC by Warranty Deed recorded under Clerk's File No. 2016079772 of the Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.), and out of the called 1.844 acre tract conveyed to Conroe Sterling Properties, LLC by Warranty Deed recorded under Clerk's File No. 2020001814 O.P.R.M.C.T. said 8.784 acre tract of land being more particularly described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), Central Zone (4203):

BEGINNING at a 1/2 inch iron rod found in the east right of way (R.O.W.) line of the I-45 Feeder Road (R.O.W. varies), for the northwest corner of Unrestricted Reserve "A" of League Line Business Park, according to the plat of same, Recorded under Cabinet Q, Sheet 133 of the Montgomery County Map Records (M.C.M.R.), and the southwest corner of said 7.000 acre tract and the herein described tract;

THENCE North 05°35'55" West, with said east right of way line, a distance of 53.98 feet to a 5/8 inch iron rod found for the south corner of the remainder of the called 8.043 acre tract conveyed to ATKO Partnership, Ltd., by Warranty Deed recorded under Clerk's File No. 2003049588 O.P.R.M.C.T., and an angle point in the herein described tract;

THENCE North 13°01'00" East, with the common line between said 8.043 acre tract and said 7.000 acre tract, at 239.69 feet passing a found 5/8 inch iron rod, and continuing for a total distance of 240.96 feet to a point in the south line of the called 9.677 acre tract conveyed to Singh Family Partnership, Ganesh Partners, Ltd., and Bayou Grove L.P., by Warranty Deed recorded under Clerk's File No. 2014024042 for the northwest corner of the herein described tract;

THENCE South 77°21'14" East, with the common line between said 7.000 acre tract, said 9.677 acre tract, and the called 22.468 acre tract conveyed to RBM Capital Partners, LLC by Warranty Deed recorded under Clerk's File No. 2014056034 O.P.R.M.C.T., a distance of 879.34 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set on the east side of a creek for the northwest corner of the called 7.7445 acre tract conveyed to & Acre Wood, LLC by Warranty Deed recorded under Clerk's File No. 2012084836 O.P.R.M.C.T.;

THENCE South 19°29'23" West, with the west line of said called 7.7445 acre tract and generally along said creek, a distance of 63.20 feet to an angle point;

THENCE South 57°15'01" East, continuing with said west line, a distance of 67.48 feet to an angle point;

THENCE South 19°40'43" East, continuing with said west line, a distance of 117.79 feet to an angle point;

THENCE South 21°08'45" East, continuing with said west line, a distance of 71.13 feet to an angle point;

THENCE South 51°32'01" East, continuing with said west line, a distance of 55.64 feet to an angle point;

THENCE South 05°51'03" West, continuing with said west line, a distance of 40.23 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for the easterly southeast corner of the herein described tract;

THENCE North 78°03'47" West, traversing over and across the Remainder of Unrestricted Reserve "A" of Borough Park-Click Subdivision, according to the plat of same, recorded under Cabinet W, Sheet 191, M.C.M.R., a distance of 175.23 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set in the east line of said 1.844 acre tract for an interior corner of the herein described tract;

THENCE South 03°36'19" West, with the east line of said 1.844 acre tract, a distance of 261.88 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for the Southeast corner of the herein described tract;

THENCE North 81°01'44" West, with the south line of said 1.844 acre tract, a distance of 257.07 feet to a 5/8 inch iron rod found for an angle point;

THENCE South 55°53'59" West, with the south line of said 1.844 acre tract, a distance of 73.05 feet to a point in the east right of way line of Sprayberry Lane (60 foot R.O.W.) for the southerly southwest corner of the herein described tract;

THENCE North 12°52'19" East, with said east right of way line, at 49.93 feet passing a 5/8 inch iron rod, and continuing for a total distance of 251.55 feet to a 5/8" iron rod with cap marked "Core Land Surveying" set for an angle point in the east line of said Unrestricted Reserve "A" of League Line Business Park, and the herein described tract;

THENCE North 12°47'22" East, continuing with said east line, a distance of 73.45 feet to a 5/8 inch iron rod found for the northeast corner of said Unrestricted Reserve "A" of League Line Business Park, and an interior corner of the herein described tract;

THENCE North 76°16'26" West, with the north line of said Unrestricted Reserve "A" of League Line Business Park, a distance of 679.00 feet to the POINT OF BEGINNING and containing a computed 8.784 acres (382,634 square feet) of land.

SUBJECT TRACT DESCRIPTION (AS PROVIDED):

TRACT 1

7,000 acres of land situated in the Francis J. Cook Survey, Abstract Number 118, City of Conroe, Montgomery County, Texas, being all of that certain called 7,000 acres of land described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 99013747, said 7,000 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in Easterly right-of-way line of Interstate Highway 45 (variable width right-of-way) for the Northwesterly corner of that certain called Unrestricted Reserve "A" of League Line Business Park, a subdivision as shown on map or plat recorded under Cabinet Q, Sheets 133-134 of the map records of Montgomery County, Texas;

Thence, N 05°23'39" W, along the Easterly right-of-way line of said Interstate Highway 45, a distance of 53.51 feet to a 5/8 inch iron rod found for corner;

Thence, N 13°02'10" E, a distance of 241.37 feet to a point in the Southerly line of that certain called 9.677 acres of land described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 2014024042, from which a found 1/2 inch iron rod with cap bears S 13°02'10" W, 1.16 feet;

Thence, S 77°20'05" E, partially along the Southerly line of said 9.677 acre tract and partially along the Southerly line of that certain called 22.468 acres of land described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 2014056034, at a distance of 235.41 feet, pass a 5/8 inch iron rod with cap found for the Southeasterly corner of said 9.677 acre tract and the Southwesterly corner of said 22.468 acre tract, in all a total distance of 879.14 feet to a 5/8 inch iron rod with cap set for the most Northwesterly corner of that certain called 7.7445 acres of land described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 2012084836;

Thence, along the centerline meanders of a creek as described in deed for said 7.000 acre tract, the following courses and distances;

S 19°28'12" E, a distance of 63.20 feet to a point for corner;

S 57°13'50" E, a distance of 67.48 feet to a point for corner;

S 19°39'32" E, a distance of 117.79 feet to a point for corner;

S 21°07'34" E, a distance of 71.13 feet to a point for corner,

S 51°30'50" E, a distance of 55.64 feet to a point for corner;

Thence, S 05°52'14" W, at a distance of 34.79 feet, pass the Point of Terminus of that certain called Boundary Line Agreement as described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 2002-130092, in all a total distance of 40.25 feet to a point for corner.

Thence, N 78°02'30" W, along a Southerly line of said 7.000 acre tract, a distance of 435.07 feet to a point for corner;

Thence, N 76°16'16" W, along the southerly line of said 7.000 acre tract, at a distance of 4.11 feet, pass a 3/8 inch iron rod with cap found for the Northeasterly corner of said Unrestricted Reserve "A" of League Line Business Park, in all a total distance of 683.57 feet to the POINT OF BEGINNING and containing 7.000 acres of land.

TRACT 2

BEING 1.844 ACRES OF LAND IN THE F. J. COOK SURVEY, A-118, MONTGOMERY COUNTY, TEXAS, SAID 1.844 ACRES BEING OUT OF UNRESTRICTED RESERVE "A", BOROUGH PARK - CLICK SUBDIVISION, A SUBDIVISION MAP OF WHICH IS RECORDED IN CABINET W, SHEET 191, MONTGOMERY COUNTY MAP RECORDS, SAID 1.844 ACRES BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 3/4" IRON BOLT FOUND FOR THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S. 74° 49' 19" E., ALONG THE NORTH LINE OF UNRESTRICTED RESERVE "A" FOR A DISTANCE OF 262.88 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S. 05° 49' 15" W., LEAVING THE ABOVE MENTIONED LINE, ACROSS SAID UNRESTRICTED RESERVE "A", PASSING AT 8.00 FEET THE SOUTH LINE OF THE BOBBY C. WONG AND WIFE JUDITH A. WONG, THE DEBORAH M. GLENN AND HUSBAND MICHAEL D. GLENN 7.000 ACRE TRACT OF LAND DEED OF WHICH IS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 99113747, MONTGOMERY COUNTY REAL PROPERTY RECORDS AND CONTINUING IN ALL FOR A DISTANCE OF 269.94 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF THE PUSPABEN KUMAR 1.471 ACRE TRACT OF LAND DEED OFWHICH IS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2005-070910, MONTGOMERY COUNTY REAL PROPERTY RECORDS;

THENCE N. 78° 48' 48" W., ALONG KUMAR'S NORTH LINE FOR A DISTANCE OF 257.07 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S. 58° 04' 50" W., CONTINUING ALONG KUMAR'S NORTH LINE FOR A DISTANCE OF 73.01 FEET TO A 1/2" IRON ROD FOUND FOR HIS NORTHWEST CORNER, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF SAID UNRESTRICTED RESERVE "A", THE EAST LINE OF SPRAYBERRY LANE, (60' CAB. (2, SHT. 133, M.C.M.R.);

THENCE N. 15° 04' 44" E., ALONG THE EAST LINE OF SPRAYBERRY LANE; THE WEST LINE OF UNRESTRICTED RESERVE "A", PASSING AT 49.88 FEET THE SOUTHEAST CORNER OF UNRESTRICTED RESERVE "A", LEAGUE LINE BUSINESS PARK, A SUBDIVISION, MAP OF WHICH IS RECORDED IN CABINET (-2, SHEET 133, MONTGOMERY COUNTY MAP RECORDS AND CONTINUING IN ALL ALONG THE WEST LINE OF UNRESTRICTED RESERVE "A", BOROUGH PARK-CLICK SUBDIVISION, THE EAST LINE (-:)F UNRESTRICTED RESERVE "A", LEAGUE LINE BUSINESS PARK FOR A DISTANCE OF 251.46 FEET TO A " " IRON ROD FOUND FOR CORNER;

THENCE N. 15° 03' 37" E., CONTINUING ALONG THE ABOVE MENTIONED LINES, PASSING AT 73.53 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" BOROUGH PARK-CLICK SUBDIVISION, IN WONG'S SOUTH LINE AND CONTINUING IN ALL FOR A DISTANCE OF 86.27 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.844 ACRES OF LAND.

SCHEDULE B ITEMS:

- ① The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Restrictive Covenants recorded in/under Clerk's File No. 2020001815 of the Real Property Records of Montgomery County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin. As to Tract 2
- ⑩g The following, all according to plat recorded in Cabinet W, Sheet 191, of the Plat Records of Montgomery County, Texas:

5 foot building line along the North property line(s).
10 foot building line along the East property line(s).
25 foot building line along the West property line(s).
Utility easement along the West property line(s).
10 foot detention easement along the East property line(s).

THESE ITEMS ARE LOCATED ON THE SURVEYED PROPERTY AND ARE PLOTTED HEREON.

- ⑩h Apparent overlap in deeded boundaries as shown on plat recorded in Cabinet W, Sheet 191, of the Plat Records of Montgomery County, Texas.
THESE ITEMS ARE LOCATED ON THE SURVEYED PROPERTY AND ARE PLOTTED HEREON.

- ⑩i An easement for Utility, to City of Conroe, Texas, as set out in instrument dated May 24, 2001, filed June 6, 2001, recorded in/under Clerk's File No. 2001-47517, of the Real Property Records of Montgomery County, Texas.
THESE ITEMS ARE LOCATED ON THE SURVEYED PROPERTY AND ARE PLOTTED HEREON.

- ⑩j An easement for Storm Water Detention, to H & D L.H. 45 Investments, Ltd. et al, as set out in instrument dated August 20, 2001, filed August 29, 2001, recorded in/under Clerk's File No. 2001-76087, of the Real Property Records of Montgomery County, Texas.
THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON. EAST OF THE EAST LINE TO THE CALLED 1844 ACRE TRACT.

- ⑩k An easement for Storm Water Detention, to City of Conroe, Texas, as set out in instrument dated July 19, 2001, filed July 23, 2001, recorded in/under Clerk's File No. 2001-62674, of the Real Property Records of Montgomery County, Texas.
THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON. EAST OF THE EAST LINE TO THE CALLED 1844 ACRE TRACT.

- ⑩l Terms, conditions and stipulations contained in Boundary Line Agreement executed by and between W.B. Click, Trustee and J. Charles Bradley, et ux, dated December 4, 2002, filed December 11, 2002, recorded in/under Clerk's File No. 2002-130092 of the Real Property Records of Montgomery County, Texas.
THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON. THERE IS AN OVERLAP BETWEEN BOROUGH PARK-CLICK SUBDIVISION AND 7.000 ACRE TRACT AS SHOWN ON SURVEY.



LUXE LOCKER
349 LAKE HAVASU AVE
HAVASU CITY, AZ 86403

ALTANSPS LAND TITLE SURVEY
8.784 ACRES (382,634 SQ. FT.)
IN THE FRANCIS J. COOK SURVEY, A-118
MONTGOMERY COUNTY, TEXAS

FIELD BK	70
FIELD WRK	HF
DATE	07/21/23
DRAFTING	JS
DATE	07/25/23
CHECKED	CT
DATE	07/25/23

TO	DATE
CLIENT	07/25/23

CHECK: CT
DRAWN: JS

JOB: U23-00088
SUR-1
SHEET 2 OF 2

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