

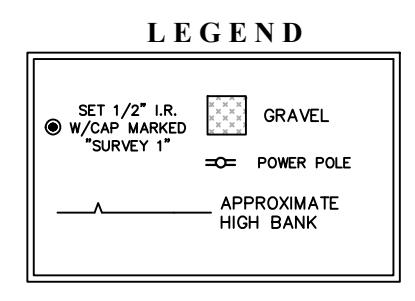
TOTAL ACRES:

173.7098 ACRES = (7,566,802 SQ.FT.)  
 \*\*CALLED 174.2353 ACRES\*\*  
 LESS PORTION OF LOT 9, BLOCK 1: 0.425 ACRES = (18,513 SQ.FT.)  
 \*\*CALLED 0.459 ACRES\*\*  
 LESS LOTS 1-5, BLOCK 2: 2.328 ACRES = (101,413 SQ.FT.)  
 LESS STREETS: 15.9436 ACRES = (694,503 SQ.FT.)  
 \*\*CALLED 15.9854 ACRES\*\*  
 NET ACREAGE: 155.0132 ACRES = (6,752,373 SQ. FT.)

155.0132 ACRES  
(6,752,373 SQ.FT.)  
(VACANT)

MALLADI S. REDDY  
 C.F. NO. 2005131792  
 O.P.R.M.C.

- NOTES:**
- ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO DAVID P. LLAGUNA, DAVY L. LLAGUNA, AND DAVID L. LLAGUNA UNDER COUNTY CLERK'S FILE NO. 200049142 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY INSTRUCTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 8, 2024, UNDER O.F. NO. 24-1021.
  - A 20' WIDE RIGHT-OF-WAY GRANTED TO ENTERY GULF STATES, INC. ALONG THE CENTER LINE OF SAID ELECTRIC POWER LINES AS CONSTRUCTED THEREON AS RECORDED UNDER C.F. NO. 2006053667, O.P.R.M.C.
  - ALL IMPROVEMENTS NOT SHOWN.



CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	250.00	419.22	1624.92	107.97°	407.96
C2	480.00	185.20	1102.45	78.18°	184.41
C3	480.00	292.47	1736.98	69.70°	272.01
C4	210.00	98.31	572.31	111.18°	98.45
C5	150.00	171.69	377.87	120.55°	171.69
C6	330.00	268.04	1224.22	107.97°	258.80
C7	210.00	171.69	924.29	107.97°	171.69
C8	145.00	139.72	580.47	107.97°	134.36
C9	250.00	197.28	861.77	107.97°	188.95
C10	150.00	171.69	574.82	107.97°	171.69
C11	95.00	107.31	374.01	107.97°	107.31
C12	350.00	248.63	1119.05	107.97°	248.63
C13	250.00	197.28	861.77	107.97°	188.95
C14	350.00	248.63	1119.05	107.97°	248.63
C15	350.00	248.63	1119.05	107.97°	248.63
C16	100.00	158.40	348.13	107.97°	158.40
C17	40.00	63.36	148.13	107.97°	63.36

**PEACH CREEK MEANDERS:**

LINE	BEARING	DISTANCE
L1	N 04°38'54" E	129.39
L2	N 17°14'08" E	207.22
L3	N 32°42'54" E	176.08
L4	N 53°01'02" E	105.99
L5	N 21°45'42" E	126.81
L6	N 32°33'53" E	133.43
L7	N 24°13'18" E	156.66
L8	N 50°19'00" E	110.37
L9	N 23°54'38" E	124.34
L10	N 13°17'10" E	246.85
L11	N 14°24'27" W	30.61
L12	N 40°57'08" W	204.07
L13	N 16°46'14" W	186.61
L14	N 14°31'24" W	156.70
L15	N 09°39'43" W	153.84

**MILLENNIAL TITLE**  
 346-701-7236  
 24-1021  
 MAY 8, 2024

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 173.7098 ACRES (CALLED 174.2353 ACRES) (7,566,802 SQUARE FEET) SITUATED IN THE PRYOR BRYAN SURVEY, ABSTRACT 76, MONTGOMERY COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED, SAVE AND EXCEPT ALL LOTS AND PARCELS HERETOFORE HAVING BEEN CONVEYED OUT OF WOODWAY FOREST, SECTION 3, AS PER THE PLAT RECORDED IN CABINET C, SHEET 199-B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND SAID LOTS BEING AS FOLLOWS:  
 A PORTION OF LOT 9, IN BLOCK 1; MEASURED AS 0.425 ACRES (CALLED 0.459 ACRES)  
 LOTS 1-5, INCLUSIVE, IN BLOCK 2; 2.328 ACRES  
 AND 15.9436 ACRES OF PLATTED STREETS (CALLED 15.9854 ACRES) IN SAID SECTION 3, FOR A NET ACREAGE OF 155.0132 ACRES MORE OR LESS.

DATE: JUNE 18, 2024  
 FIRM: Survey 1, Inc.  
 P.O. Box 2343 | Atn, TX 77912 | (281)353-1382