

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT PDFP CONROE LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE PSF CONROE REPLAT NO. 1 SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY OF CONROE, TEXAS, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, PDFP CONROE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY PARAMOUNT SPECIALTY FINANCE LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY JOEL WAXMAN, MANAGER AND ORLAGH SINISGALLI, CHIEF OPERATING OFFICER, THEREUNTO AUTHORIZED, THIS 27th DAY OF OCTOBER, 2025.

PDFP CONROE, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARAMOUNT SPECIALTY FINANCE LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
JOEL WAXMAN, MANAGER

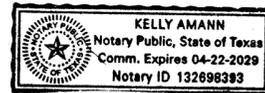
BY: [Signature]
ORLAGH SINISGALLI, CHIEF OPERATING OFFICER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL WAXMAN, MANAGER AND ORLAGH SINISGALLI, CHIEF OPERATING OFFICER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF OCTOBER, 2025.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Kelly Amann
COMMISSION EXPIRES: 04-22-2029



THIS IS TO CERTIFY THAT THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY; AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY ARE PROPERLY MONUMENTED AS REQUIRED BY THE APPLICABLE REGULATIONS OF THE CITY OF CONROE, TEXAS AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

[Signature]
CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



ON THE 3rd DAY OF November, 2025, THIS PLAT WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF CONROE, TEXAS. THE APPROVAL WILL BE AUTOMATICALLY REVOKED IF THIS PLAT IS NOT FILED IN THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, WITHIN ONE YEAR OF THE DATE OF APPROVAL.

WITNESS THE OFFICIAL SIGNATURES OF THE CITY ENGINEER AND DEVELOPMENT COORDINATOR OF THE CITY OF CONROE, TEXAS, THIS 06 DAY OF November, 2025.

BY: [Signature]
CITY ENGINEER

BY: [Signature]
DEVELOPMENT COORDINATOR

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON November 06, 2025 AT 2:14 O'CLOCK, P.M., AND DULY RECORDED ON November 06, 2025, AT 2:14 O'CLOCK, P.M., IN CABINET DAA, SHEET 2092-2093 OF RECORD OF Map FOR SAID COUNTY.

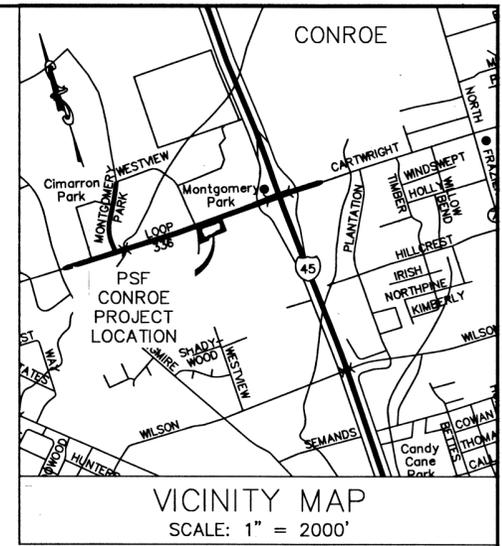
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

[Signature]
L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY: [Signature]
DEPUTY

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE (2002 ADJ.)(FIPS NO. 4203) TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999424735. ALL DISTANCES SHOWN HEREON ARE GROUND.
2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF CONROE, MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480484, DATED AUGUST 18, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48339C0380G.
3. THE PLATTED PROPERTY IS SERVICED BY AN EXISTING 12" STORM DRAIN TO AN OPEN DITCH, AND ACCESS AGREEMENTS WITH ADJOINING PROPERTIES OF RECORD IN M.C.C.F. No.(s) 8944955 AND 9307404.
4. PRIVATE STREETS, STORM WATER DETENTION FACILITIES, COMMON AREAS, STREETLIGHTS AND SCREENING DEVICES, NOT MAINTAINED BY GOVERNMENTAL ENTITY, SHALL BE MAINTAINED BY THE SUBDIVISION PROPERTY OWNER. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY, IF IT DETERMINES THAT THE CONDITION OF THE FACILITY WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE, OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSON OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY THE CITY SHALL BE ASSESSED AGAINST THE SUBDIVISION PROPERTY OWNER. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN, IN FAVOR OF THE CITY, THAT IS HEREBY ESTABLISHED UPON THE PROPERTY AND THE RESERVES THEREIN. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING ON SUBSEQUENT PROPERTY OWNERS.
5. THIS PLAT IS SUBJECT TO THE CITY OF CONROE VEGETATION ORDINANCE (CHAPTER 102)
6. THE SURVEYED PROPERTY IS SUBJECT TO A NON-PLOTTABLE ENCROACHMENT AGREEMENT OF RECORD IN M.C.C.F. NO. 2013079199.



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP: 157 T & U

PSF CONROE REPLAT NO. 1

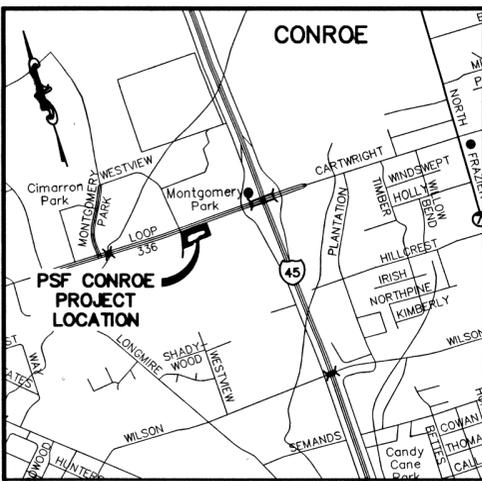
BEING A COMMERCIAL SUBDIVISION OF 1.304 ACRES OF LAND SITUATED IN THE W.S. ALLEN SURVEY, A-2 MONTGOMERY COUNTY, TEXAS
BEING A REPLAT OF RESTRICTED RESERVES "A" AND "B", BLOCK I, OF PSF CONROE, AS RECORDED IN CABINET Z, SHEET 9071, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE
REASON FOR REPLAT:
TO CREATE ONE RESTRICTED RESERVE

DATE: OCTOBER 23, 2025 JOB NO. 21094

OWNER:
PDFP CONROE, LLC, A
DELAWARE LIMITED LIABILITY COMPANY
1204 S. CONGRESS AVE.
STE. 201
AUSTIN, TX 78701

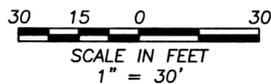




VICINITY MAP

SCALE: 1" = 2000'

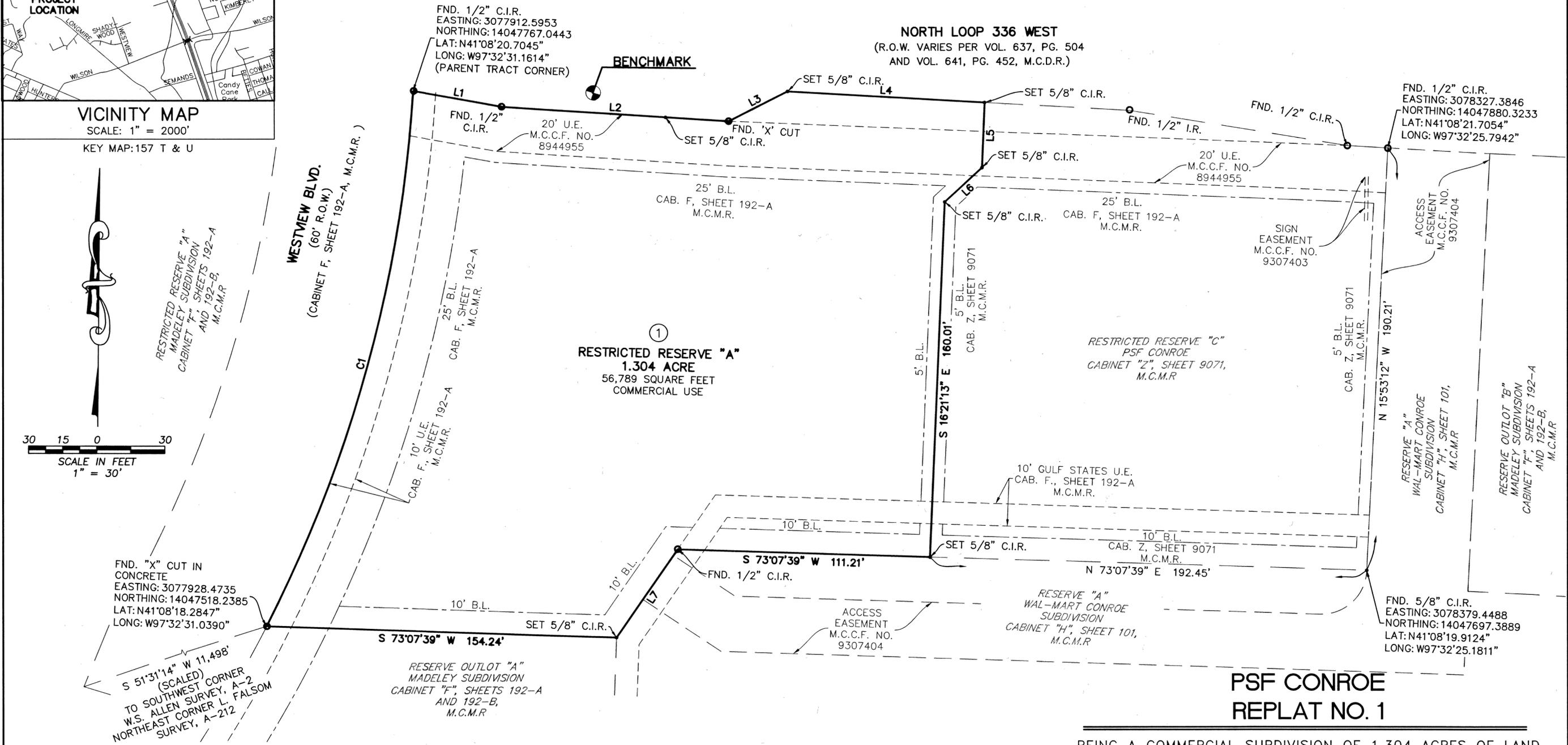
KEY MAP: 157 T & U



| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------|-----------------|--------------|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 625.00' | 23°00'39" | 251.01' | N 03°39'06" W | 249.33' |

BENCHMARK ELEV. 247.68'

3" BRASS DISC STAMPED "ELEV.=247.68' NAVD88" IN 6" CONCRETE POST IN THE NORTHERLY RIGHT-OF WAY LINE OF NORTH LOOP 336 WEST AND APPROXIMATELY 79' EAST OF THE NORTHWEST CORNER OF THE SURVEYED PROPERTY. (NAVD 88 GEOID 09) REFERENCED TO CITY OF CONROE MONUMENT CI-1 AZ, (ELEV.=141.2, NAVD88 191 ADJ.) STAMPED CONROE 99 CC-1 AND CC-7 (ELEV.=157.09, NAVD88, 1991 ADJ.) STAMPED CONROE 99 CC-7



FND. "X" CUT IN CONCRETE
EASTING: 3077928.4735
NORTHING: 14047518.2385
LAT: N41°08'18.2847"
LONG: W97°32'31.0390"

S 51°31'14" W 11.498'
(SCALED)
TO SOUTHWEST CORNER
W.S. ALLEN SURVEY, A-2
NORTHEAST CORNER L. FALSOM
SURVEY, A-212

RESERVE OUTLOT "A"
MADELEY SUBDIVISION
CABINET "F", SHEETS 192-A
AND 192-B,
M.C.M.R.

RESERVE "A"
WAL-MART CONROE
SUBDIVISION
CABINET "H", SHEET 101,
M.C.M.R.

FND. 5/8" C.I.R.
EASTING: 3078379.4488
NORTHING: 14047697.3889
LAT: N41°08'19.9124"
LONG: W97°32'25.1811"

LEGEND

| | |
|--------------|---------------------------------------|
| ESMT. | EASEMENT |
| M.C.C.F. No. | MONTGOMERY COUNTY CLERK'S FILE NUMBER |
| R.O.W. | RIGHT OF WAY |
| SAN. SWR. | SANITARY SEWER |
| GAS-PS | GAS LINE PAINT STRIPE |
| FND. | FOUND |
| I.R. | IRON ROD |
| C.I.R. | CAPPED IRON ROD |
| I.P. | IRON PIPE |
| TxDOT. | TEXAS DEPARTMENT OF TRANSPORTATION |
| MON. | MONUMENT |
| P.O.B. | POINT OF BEGINNING |
| | BENCHMARK |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | N 81°29'37" E | 39.62' |
| L2 | N 75°00'17" E | 100.18' |
| L3 | N 44°02'27" E | 29.15' |
| L4 | N 74°37'11" E | 86.97' |
| L5 | S 16°21'13" E | 29.10' |
| L6 | S 28°07'39" W | 22.51' |
| L7 | S 15°28'53" W | 48.00' |

DOC # 2025114831
Cabinet 0AA Sheet 2093



10590 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying, LLC

FIRM No. 10143800 OFFICE: (713) 839-9181
Email: michael@civil-surv.net

**PSF CONROE
REPLAT NO. 1**

BEING A COMMERCIAL SUBDIVISION OF 1.304 ACRES OF LAND SITUATED IN THE W.S. ALLEN SURVEY, A-2 MONTGOMERY COUNTY, TEXAS

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