

4065 S. Loop 336 E.

Being a tract of land situated in the Robert Kuykendall Survey, Abstract No. 301, Montgomery County, Texas, same being a tract of land conveyed to Sanberg Investments, Ltd., by deed recorded in Instrument Number 2019049437, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the South corner of a tract of land conveyed to Bright Morning Star Place, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 2023021032, Official Public Records of Montgomery County, Texas, and lying on the Northeast line of Farm to market Road 3083 (100 foot right-of-way);

THENCE North 71 degrees 23 minutes 46 seconds East, along the Southeast line of said Bright Morning Star Place, LLC tract, a distance of 1406.90 feet to a 5/8 inch iron rod found for corner, said corner being the East corner of said Bright Morning Star Place, LLC tract, same lying on the West line of S. Loop 336 E. (165 foot right-of-way), and being the beginning of a non-tangent curve turning to the right, with a radius of 2789.93 feet, a delta angle of 04 degrees 26 minutes 43 seconds, a chord bearing of South 04 degrees 13 minutes 41 seconds East, and a chord length of 216.39 feet;

THENCE along said curve to the right, along the said West line of S. Loop 336 E., an arc length of 216.45 feet to a point for corner, said corner being the North corner of a tract of land conveyed to The Padilla Family Ltd., by deed recorded in Instrument Number 2015065545, Official Public Records of Montgomery County, Texas, from which a 1/2 inch iron rod found bears North 79 degrees 17 minutes 56 seconds East a distance of 1.53 feet for witness;

THENCE South 71 degrees 22 minutes 16 seconds West, along the Northwest line of said Padilla family Ltd. tract, a distance of 1219.24 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Areli Meza, a single person, by deed recorded in Instrument Number 2006-150124, Official Public Records of Montgomery County, Texas, and lying on the aforementioned Northeast line of Farm to Market Road 3083;

THENCE North 51 degrees 06 minutes 52 seconds West, along the said Northeast line of said Farm to Market Road 3083, a distance of 249.20 feet to the POINT OF BEGINNING and containing 275,904 square feet or 6.33 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Texas Title in connection with the transaction described in GF# 2314075-505. The undersigned Registered Professional Land Surveyor hereby certifies to ESP Enterprises, Inc., WFG National Title Insurance Company, and Texas Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 4065 S. Loop 336 E. described in Instrument Number 2019049437, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48339C0395G, with a date of 08/18/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 31st day of May 2023

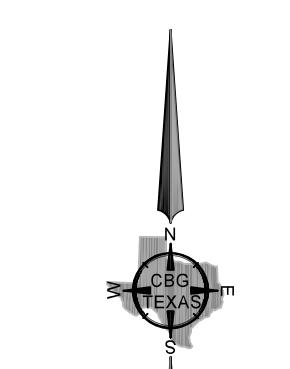
Jeff Almonte

Registered Professional Land Surveyor



NOTES

1. BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NUMBER 2019049437.
2. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN:
CC# 2021154265; VOL. 514, PG. 701; CC# 8817450;
CC# 9414740; VOL. 129, PG. 505; VOL. 224, PG. 485;
CC# 2021154264
3. EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
CC# 8728266



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