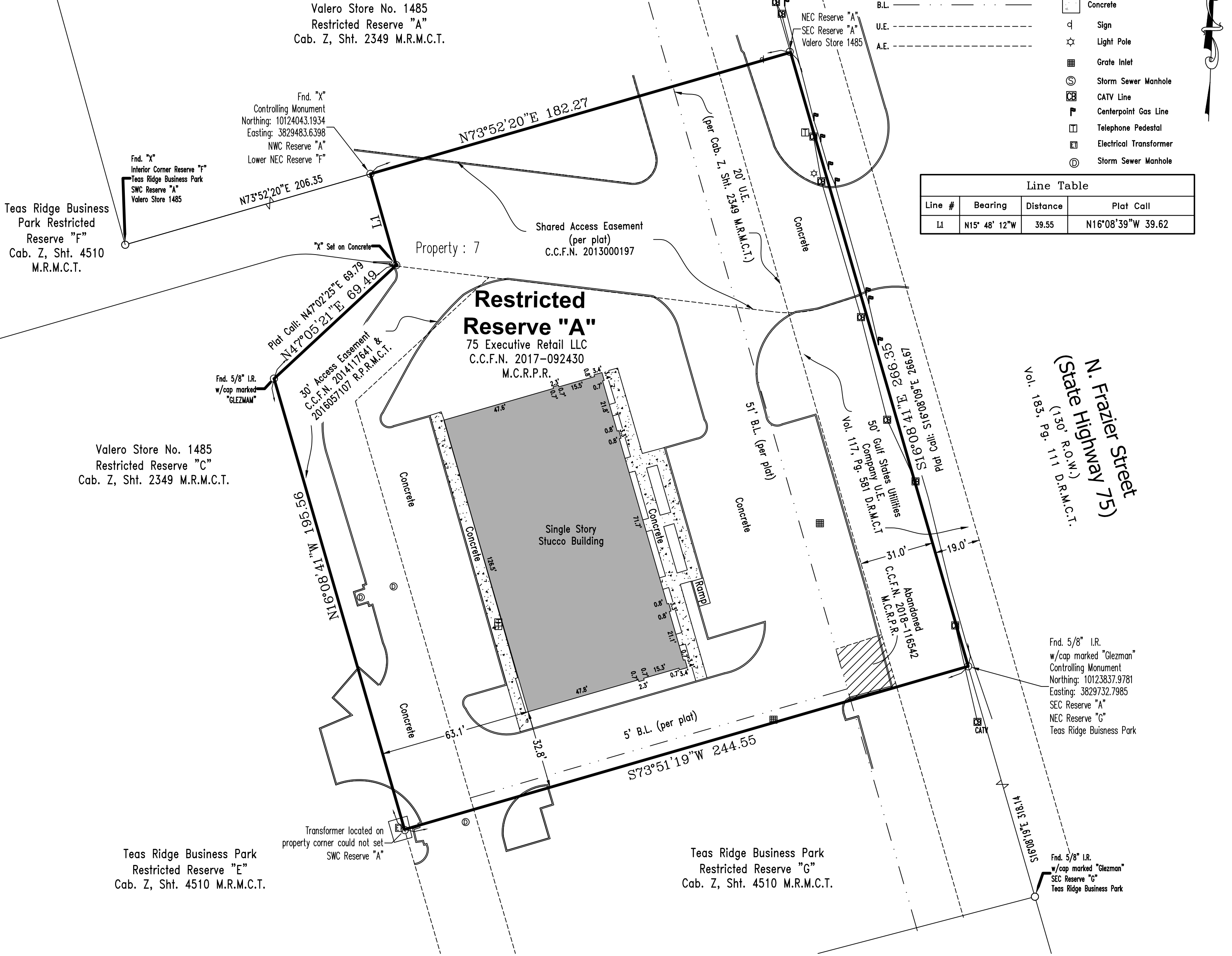


LEGEND & SYMBOLS

B.L.	Concrete
U.E.	Sign
A.E.	Light Pole
	Grate Inlet
	Storm Sewer Manhole
	CATV Line
	Centerpoint Gas Line
	Telephone Pedestal
	Electrical Transformer
	Storm Sewer Manhole

Line Table			
Line #	Bearing	Distance	Plat Call
L1	N15° 48' 12"W	39.55	N16°08'39"W 39.62



Notes:

- Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- All 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
- This plat of survey has been preformed with reliance upon title examination and abstracting performed by Stuart Title Guaranty Company under G.F. number 2234378 with an effective date of January 2, 2023. This surveyor has not abstracted the subject tract.
- Revised December 3, 2024 to add improvements.

Schedule B:

- Building setback line and easements, as imposed by plats recorded in/under Cabinet Z, Sheet 2349 and in Cabinet Z, Sheet 4510 of the Map Records of Montgomery County, Texas. Subject to a Partial Release and Abandonment of Utility Easement recorded under Clerk's File No. 2018116542 of the Real Property Records of Montgomery County, Texas. - Shown
- Portion of a 50' wide easement along the East boundary line, granted to Gulf States Utilities Company, by instrument recorded in/under Vol. 117, Pg. 581 of the Deed Records of Montgomery County, Texas. (as to Tracts I & II) - Shown
- An easement granted to Gulf States Utilities Company, by instrument recorded in/under Clerk's File No. 8218022 of the Real Property Records of Montgomery County, Texas. (as to Tracts III & IV) - Not Applicable/Offsite
- An easement granted to Gulf States Utilities Company, by instrument recorded in/under Clerk's File No. 8358841 of the Real Property Records of Montgomery County, Texas. (as to Tracts III & IV) - Not Applicable/Offsite
- An easement granted to Consolidated Communications, by instrument recorded in/under Clerk's File No. 2005-141674 of the Real Property Records of Montgomery County, Texas.

- (as to Tracts III & IV) - Not Applicable/Offsite
- Building Line and Tree Preservation Zone along the Northwest boundary line, as imposed by plats recorded in/under Cabinet Z, Sheet 2349 and Cabinet Z, Sheet 4510 of the Map Records of Montgomery County, Texas. (as to Tracts III & IV) - Not Applicable
 - All terms, conditions, provisions and easements in that certain Declaration of Easement and Restrictions, recorded in/under Clerk's File Nos. 2013000197 and 2014110110 of the Real Property Records of Montgomery County, Texas. (as to Tracts I, II, and III) - Shown (2013000197); Not Shown (2014110110)
 - All terms, conditions, provisions and easements in that certain Drainage and Detention Easement Agreement, recorded in/under Clerk's File Nos. 2013000269 and 2017093935 of the Real Property Records of Montgomery County, Texas. (as to Tracts I, II, and IV) - Offsite
 - All terms, conditions, provisions and easements in that certain Declaration of Drainage and Detention Use Agreement, recorded in/under Clerk's File Nos. 2013084330 and 2017093936 of the Real Property Records of Montgomery County, Texas. (as to Tracts I, II, and IV) - Offsite/Subject to
 - Easement Agreement for access granted to Hii-Tech, LLC, dba GTech USA, by instrument recorded in/under Clerk's File No. 2014117641 of the Real Property Records of Montgomery County, Texas. (as to Tract I) - Shown
 - All terms, conditions, provisions in that certain Declaration of Utility Easement, recorded in/under Clerk's File Nos. 2013084329 of the Real Property Records of Montgomery County, Texas. Said easement being subject to instruments recorded under Clerk's File Nos. 2021102568 and 2021125422 of the Real Property Records of Montgomery County, Texas.(as to Tracts I, II, and IV)-Offsite/Subject to
 - All terms, conditions, provisions and easements of that certain Declaration of Restrictions, Covenants and Easements Agreement, recorded in/under Clerk's File No 2017093937 of the Real Property Records of Montgomery County, Texas. (as to Tracts I, II, and IV) - Offsite/Subject to

Revised:
January 16, 2023 to update Title Commitment info and show abandonment.

LAND TITLE SURVEY
RESTRICTED RESERVE A, BLOCK 1 OF VALERO STORE NO. 1485 REPLAT NO. 2, A SUBDIVISION IN THE P.J. WILLIS SURVEY, A-610

MONTGOMERY COUNTY, TEXAS REF: Cab Z, Sht. 4948 MAP RECORDS
Scale: 1" = 30' Date: January 5, 2023
Revised: December 3, 2024 (SEE NOTE 4)

Address: 2527 North Frazier Street Conroe, TX 77303

To: Bay Mountain Fund I LLC and Stewart Title Guaranty Company
Exclusively,

I hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors standards and specifications for a Category 1A, Condition II survey.



Jeffrey Moon
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

GF# 2234378 File # 18-T-195 (RM) Book LL Pg.
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
All rights reserved Copyright 2023 Jeffrey Moon & Assoc., Inc. ©