

11400 Thousand Trails Road

BEING a tract of land situated in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas, same being a tract of land conveyed to CAMP EZ LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 2022132444, Official Public Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North Right-of-Way line of Thousand Trails Road (a public Right-of-Way), and the Southeast corner of that tract of land conveyed to Thousand Trails Inc., by deed recorded in Instrument Number 8206198, Official Public Records, Montgomery County, Texas;

THENCE North 09 degrees 44 minutes 52 seconds West, along the East line of said Thousand Trails Inc. tract, a distance of 754.44 feet to a point for corner, said corner being in the creek, from which a metal fence post bears South 10 degrees 07 minutes 47 seconds East, a distance of 69.59 feet;

THENCE along the creek the following bearings and distances:

- North 17 degrees 51 minutes 59 seconds East, a distance of 61.42 feet to a point for corner;
- North 02 degrees 52 minutes 31 seconds West, a distance of 34.46 feet to a point for corner;
- North 82 degrees 15 minutes 52 seconds West, a distance of 47.40 feet to a point for corner;
- North 08 degrees 45 minutes 54 seconds West, a distance of 36.72 feet to a point for corner;
- North 71 degrees 19 minutes 40 seconds East, a distance of 58.63 feet to a point for corner;
- North 51 degrees 45 minutes 30 seconds East, a distance of 33.96 feet to a point for corner;
- North 29 degrees 46 minutes 13 seconds East, a distance of 41.00 feet to a point for corner;
- North 07 degrees 30 minutes 19 seconds East, a distance of 65.03 feet to a point for corner;
- North 56 degrees 38 minutes 53 seconds East, a distance of 43.06 feet to a point for corner;
- North 17 degrees 56 minutes 58 seconds East, a distance of 59.83 feet to a point for corner;
- North 59 degrees 19 minutes 31 seconds East, a distance of 32.71 feet to a point for corner;
- North 16 degrees 38 minutes 06 seconds East, a distance of 33.82 feet to a point for corner;
- North 36 degrees 34 minutes 57 seconds East, a distance of 40.83 feet to a point for corner;
- North 10 degrees 27 minutes 33 seconds East, a distance of 51.55 feet to a point for corner;

THENCE North 84 degrees 04 minutes 22 seconds East, a distance of 78.71 feet to a point for corner, said corner being in the West line of a tract (referred to as Tract 2) of land conveyed to Newton B. Derby Marital Trust for Violet W. Derby, by deed recorded in Instrument Number 2021027783, Official Public Records, Montgomery County, Texas, from which a 1/2 inch iron rod found bears South 02 degrees 48 minutes 36 seconds East, a distance of 11.24 feet for witness;

THENCE South 09 degrees 44 minutes 52 seconds East, along the West line of said Derby tract, passing a 1/2 iron rod found with yellow cap stamped "CBG Surveying" for witness, at a distance of 60.18 feet, and continuing a total distance of 787.73' to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Mitchell Matthews and wife Nancy Matthews, by deed recorded in Instrument Number 776-01-1908, Official Public Records, Montgomery County, Texas and being along the West line of that tract of land conveyed to Newton B. Derby Trustee of the N and V Derby Trust, by deed recorded in Instrument Number 2019027469, Official Public Records, Montgomery County, Texas;

THENCE South 82 degrees 11 minutes 14 seconds West, along a North line of said Matthews tract, a distance of 105.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 09 degrees 44 minutes 43 seconds East, along the Northwest line of said Matthews tract, a distance of 210.31 feet to a point for corner;

THENCE South 82 degrees 02 minutes 22 seconds West, along a North line of said Matthews tract, a distance of 65.08 feet to a point for corner, said corner being a Northwest corner of said Matthews tract;

THENCE South 09 degrees 44 minutes 52 seconds East, along the West line of said Matthews tract, a distance of 210.05 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being in the North Right-of-Way line of said Thousand Trails Road;

THENCE South 82 degrees 02 minutes 32 seconds West, along the North Right-of-Way line of said Thousand Trails Road, passing a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for witness, at a distance of 40.02 feet, and continuing a total distance of 189.97 feet to the POINT OF BEGINNING and containing 323,068 square feet or 7.42 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Best Home Deals LLC 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 11400 Thousand Trails Road described in instrument Number 2022132444, 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 the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, 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 (Federal Emergency Rate Map Community Panel No. 48339c0225g 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 (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey Survey.

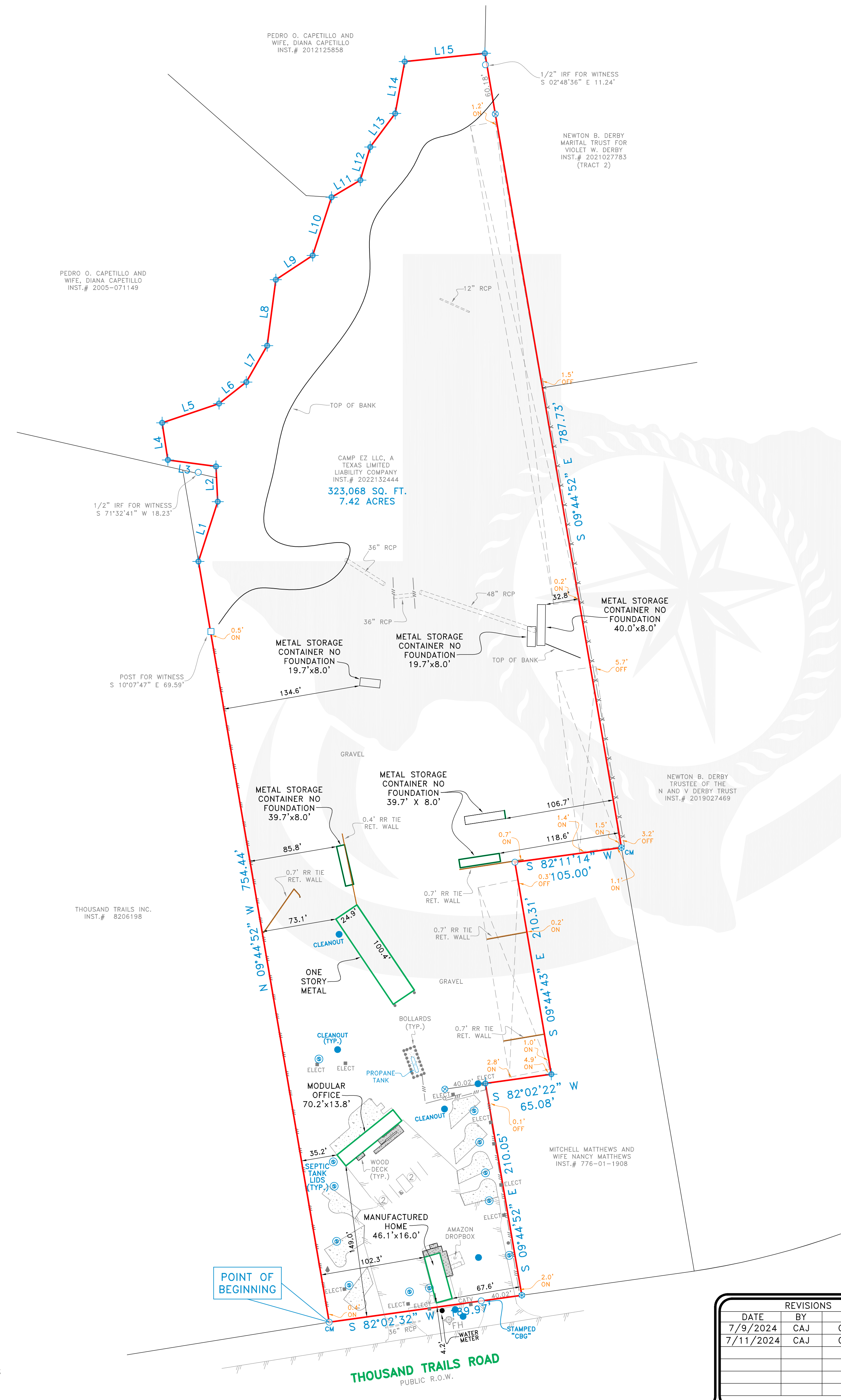
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 2nd day of July, 2024.

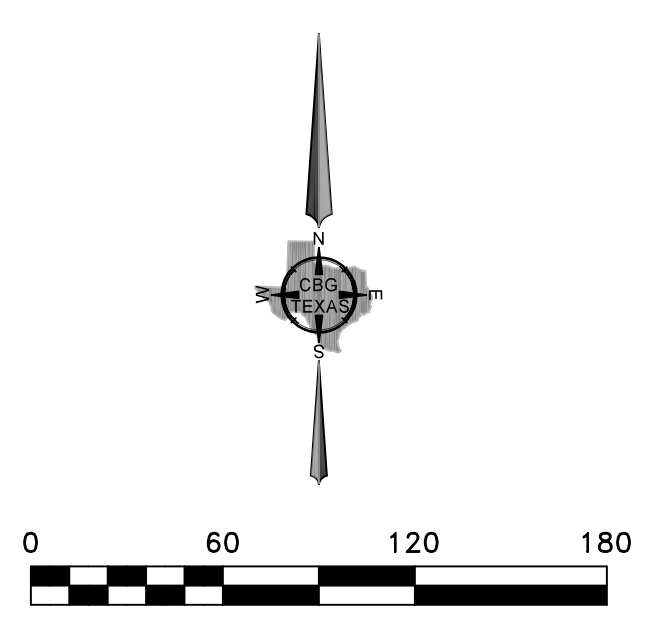
Walter Alan
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



LINE	BEARING	DISTANCE
L1	N 17°51'59" E	61.42'
L2	N 02°52'31" W	34.46'
L3	N 82°15'52" W	47.40'
L4	N 08°45'54" W	36.72'
L5	N 71°19'40" E	58.63'
L6	N 51°45'30" E	33.96'
L7	N 29°46'13" E	41.00'
L8	N 07°30'19" E	65.03'
L9	N 56°38'53" E	43.06'
L10	N 17°56'58" E	59.83'
L11	N 59°19'31" E	32.71'
L12	N 16°38'06" E	33.82'
L13	N 36°34'57" E	40.83'
L14	N 10°27'33" E	51.55'
L15	N 84°04'22" E	78.71'



NOTES:
1. BEARINGS ARE BY DEED RECORDED IN INSTRUMENT NUMBER 2022132444.
2. THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES
7/9/2024	CAJ	COMMENTS
7/11/2024	CAJ	COMMENTS

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
□	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
●	POWER POLE
●	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
—○—○—	ASPHALT PAVING
—○—○—	CHAIN LINK FENCE
—○—○—	WOOD FENCE
—○—○—	0.5' WIDE TYPICAL BARBED WIRE
—○—○—	IRON FENCE
—○—○—	METAL FENCE
—○—○—	COVERED PORCH, DECK OR GARPORT
—○—○—	OVERHEAD ELECTRIC SERVICE
—○—○—	OVERHEAD POWER LINE
—○—○—	CONCRETE PAVING
—○—○—	DOUBLE SIDED WOOD FENCE

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TEXAS LAND TITLE SURVEY
ELIJAH COLLARD SURVEY, ABSTRACT NO. 7
CITY OF WILLIS, MONTGOMERY COUNTY, TEXAS
11400 THOUSAND TRAILS ROAD

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	7/2/2024	2213324-02	SEE CERT.	CAJ