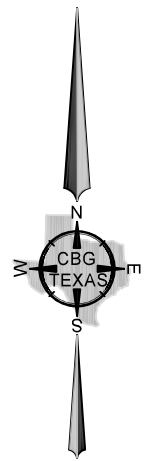


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the client, that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (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; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 18th day of September, 2025

Bryan Connally
Registered Professional Land Surveyor



3005 Windmill Lane

Being a tract of land situated in the Archibald Hodge Survey, Abstract No. 18, Montgomery County, Texas, said tract being a portion of that tract of land conveyed to David Lee Davidson Jr. and Tyrisha Everlyn Davidson, by deed recorded in Document No. 2017094320, Deed Records of Montgomery County, Texas, and being more particularly described by Metes and Bounds as follows:

COMMENCING at a "MAG" nail found for corner, said corner being the Northeast corner of that tract of land conveyed to David E. Beasley, by deed recorded in Document No. 2025037561, Deed Records of Montgomery County, Texas, same said corner being along the centerline of Windmill Lane (a public Right-of-Way);

THENCE North 01 degree 17 minutes 39 seconds West, along the centerline of said Windmill Lane, a distance of 10.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the POINT OF BEGINNING of subject tract herein described;

THENCE over and across said Davidson tract the following courses and distances:

North 46 degrees 00 minutes 30 seconds West, a distance of 43.84 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 79 degrees 42 minutes 45 seconds West, a distance of 148.49 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

South 70 degrees 48 minutes 32 seconds West, a distance of 16.99 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

South 67 degrees 23 minutes 16 seconds West, a distance of 47.34 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

South 64 degrees 12 minutes 40 seconds West, a distance of 31.63 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

South 31 degrees 31 minutes 12 seconds West, a distance of 55.84 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being along the North line of said Beasley tract;

THENCE South 86 degrees 28 minutes 36 seconds West, along the North line of said Beasley tract, a distance of 704.71 feet to a point for corner, said corner being the Northeast "ELL" corner of that tract of land conveyed to Weaver Investments TX LLC, by deed recorded in Document No. 2022015326, Deed Records of Montgomery County, Texas, from which a 2 inch iron pipe found bears North 38 degrees 05 minutes 34 seconds East a distance of 4.49 feet for witness;

THENCE North 01 degree 17 minutes 39 seconds West, along a East line of said Weaver Investments TX LLC, a distance of 257.75 feet to a 2 inch iron pipe found for corner, said corner being the Southwest corner of that tract of land conveyed to Dominick Peluso and Mary Peluso, by deed recorded in Instrument No. 9341107, Deed Records of Montgomery County, Texas;

THENCE North 88 degrees 42 minutes 21 seconds East, along the South line of said Peluso tract, a distance of 999.80 feet to a point for corner, said corner being the Southeast corner of said Peluso tract, same said corner being the Southwest corner of that tract of land conveyed to Millennium Interests LTD, by deed recorded in Instrument No. 2005-125065, Deed Records of Montgomery County, Texas, same said corner being along the centerline of said Windmill Lane, from which a "MAG" nail found bears South 04 degrees 34 minutes 02 seconds West a distance of 3.59 feet for witness;

THENCE South 01 degree 17 minutes 39 seconds East, along the centerline of said Windmill Lane, a distance of 208.84 feet to the POINT OF BEGINNING and containing 222,411 square feet or 5.11 acres of land.

WEAVER INVESTMENTS TX LLC
DOC. NO. 2022015326

