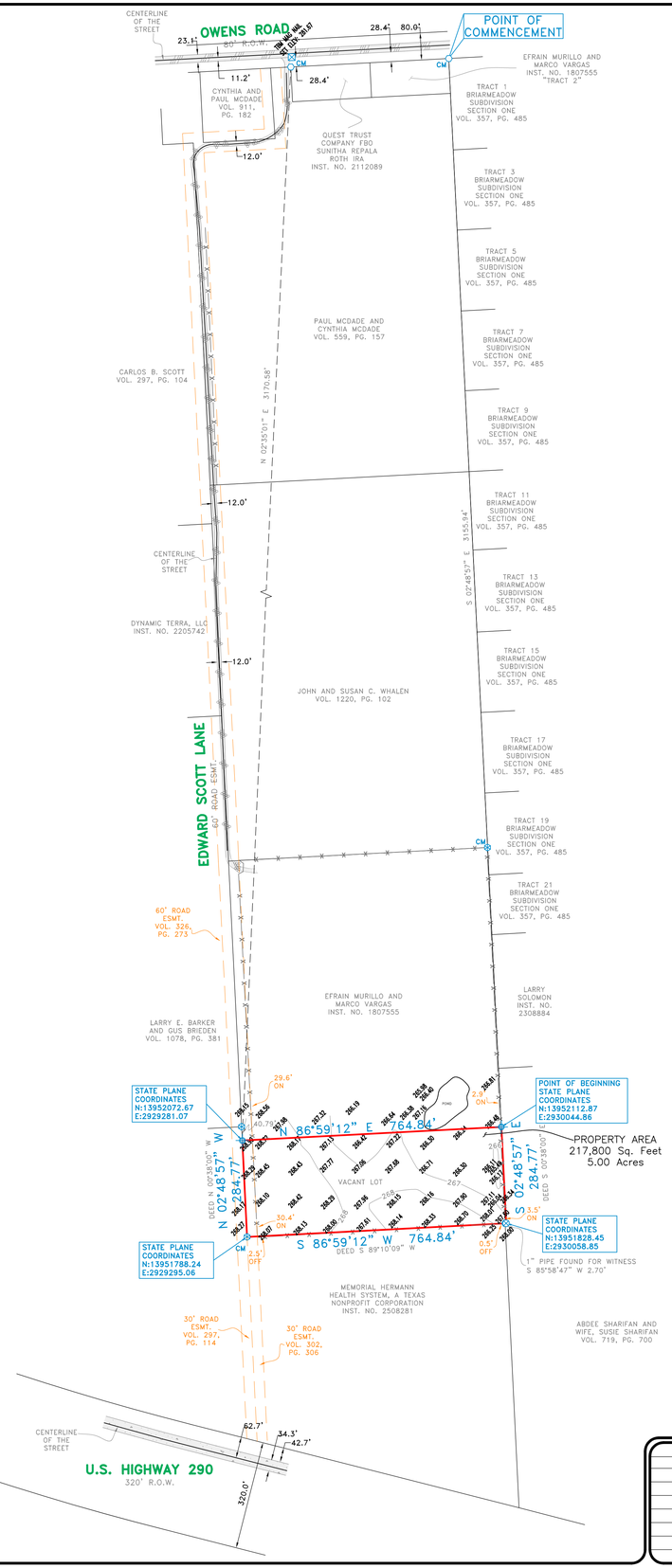

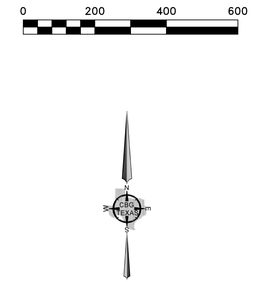

34667 Edward Scott Lane

Being a portion of Lot "J", a 151.4 acre tract part of the Estate of G. A. Manke, et al, according to the map or plat thereof recorded in Volume 79, Page 161, Deed Records of Waller County, Texas, same being a tract of land situated in the George A. Dennett Survey, Abstract No. 124, Waller County, Texas, same being a tract of land conveyed to Efrain Murillo and Marco Vargas "Tract One", by deed recorded in Instrument Number 1807555, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for corner, said corner being along the South Right-of-Way line of Owen Road (80-foot Right-of-Way), same said corner being the Northeast corner of said Murillo and Vargas tract "Tract Two", same said corner being the Northwest corner of Tract 1, of Briarmeadow Subdivision, a subdivision of Waller County, Texas, according to the plat thereof recorded in Volume 357, Page 485, Plat Records of Waller County, Texas;

THENCE South 02 degrees 48 minutes 57 seconds East, along the West line of said Tract 1 of Brairmeadow Subdivision, passing a 5/8 inch iron rod for reference at a distance of 2330.66 feet, continuing for a total distance of 3155.94 feet to a point for corner in the East line of said Murillo and Vargas tract "Tract One", in the West line of that tract of land conveyed to Abdee Sharifan and wife, Susie Sharifan, by deed recorded in Volume 719, Page 700, Deed records of Waller County, Texas, same said corner being the POINT OF BEGINNING of herein described tract;

THENCE South 02 degrees 48 minutes 57 seconds East, along the West line of said Sharifan tract, a distance of 284.77 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being in the West line of said Sharifan tract, and being at the Southeast corner of said Murillo and Vargas tract "Tract One", and being at the Northeast corner of a tract of land conveyed to Memorial Hermann Health System, a Texas nonprofit corporation, by deed recorded in Instrument Number 2508281, Deed Records of Waller County, Texas, from which a 1 inch iron pipe found bears South 85 degrees 58 minutes 47 seconds West, a distance of 2.70 feet;

THENCE South 86 degrees 59 minutes 12 seconds West, along the North line of said Memorial Hermann Health System tract, a distance of 764.84 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Murillo and Vargas tract "Tract One", and being an "ell" corner of that said Memorial Hermann Health System tract;

THENCE North 02 degrees 48 minutes 57 seconds West, along the West line of said Memorial Hermann Health System tract, a distance of 284.77 feet to a point for corner, said corner being along the East line of that said Memorial Hermann Health System tract, from which a 5/8 inch iron rod found at an exterior corner of said Memorial Hermann Health System tract bears North 02 degrees 48 minutes 57 seconds West, a distance of 40.79 feet;

THENCE North 86 degrees 59 minutes 12 seconds East, across said Murillo and Vargas tract "Tract One", a distance of 764.84 feet to POINT OF BEGINNING and containing 217,800 square feet or 5.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the client, in connection with the transaction described in G.F. N/A 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 are 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 27th day of July, 2026

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 6107 PROFESSIONAL LAND SURVEYOR

BENCHMARK INFO
NAME: BM0154
ELEVATION: 221.20'
DESCRIPTION: 2.45 MILES EAST ALONG U.S. HIGHWAY 290 FROM THE COURTHOUSE AT HEMPSTEAD, THENCE 1.0 MILE SOUTH ALONG FARM ROAD 359, 49 FEET WEST OF THE CENTER LINE OF THE FARM ROAD, 13 FEET NORTHWEST OF A TELEPHONE POLE, 2 FEET EAST OF A FENCE, 2.9 FEET NORTH OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.6 FOOT ABOVE THE GROUND.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 326, PG. 273

NOTE: 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.

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

NOTE: According to the F.I.R.M. in Map No. 48473C0155F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- 5/8" ROD FOUND
- FENCE POST CORNER
- MAG NAIL SET
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC POWER POLE
- PE – POOL EQUIPMENT
- COLUMN
- AC – AIR CONDITIONING
- FIRE HYDRANT
- POINT FOR CORNER
- GRAVEL/ROCK ROAD OR DRIVE
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5' WIDE TYPICAL
- BARBED WIRE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH,DECK OR CARPORT
- OES – OES OVERHEAD ELECTRIC SERVICE
- OHP – OHP OVERHEAD POWER LINE
- CONCRETE PAVING
- DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 200'	07/23/26	27084	N/A	SG

EXISTING CONDITIONS SURVEY

GEORGE A. DENNETT SURVEY, ABSTRACT NO. 124

CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS

34667 EDWARD SCOTT LANE