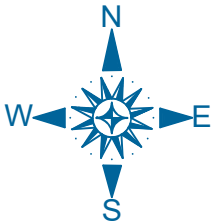
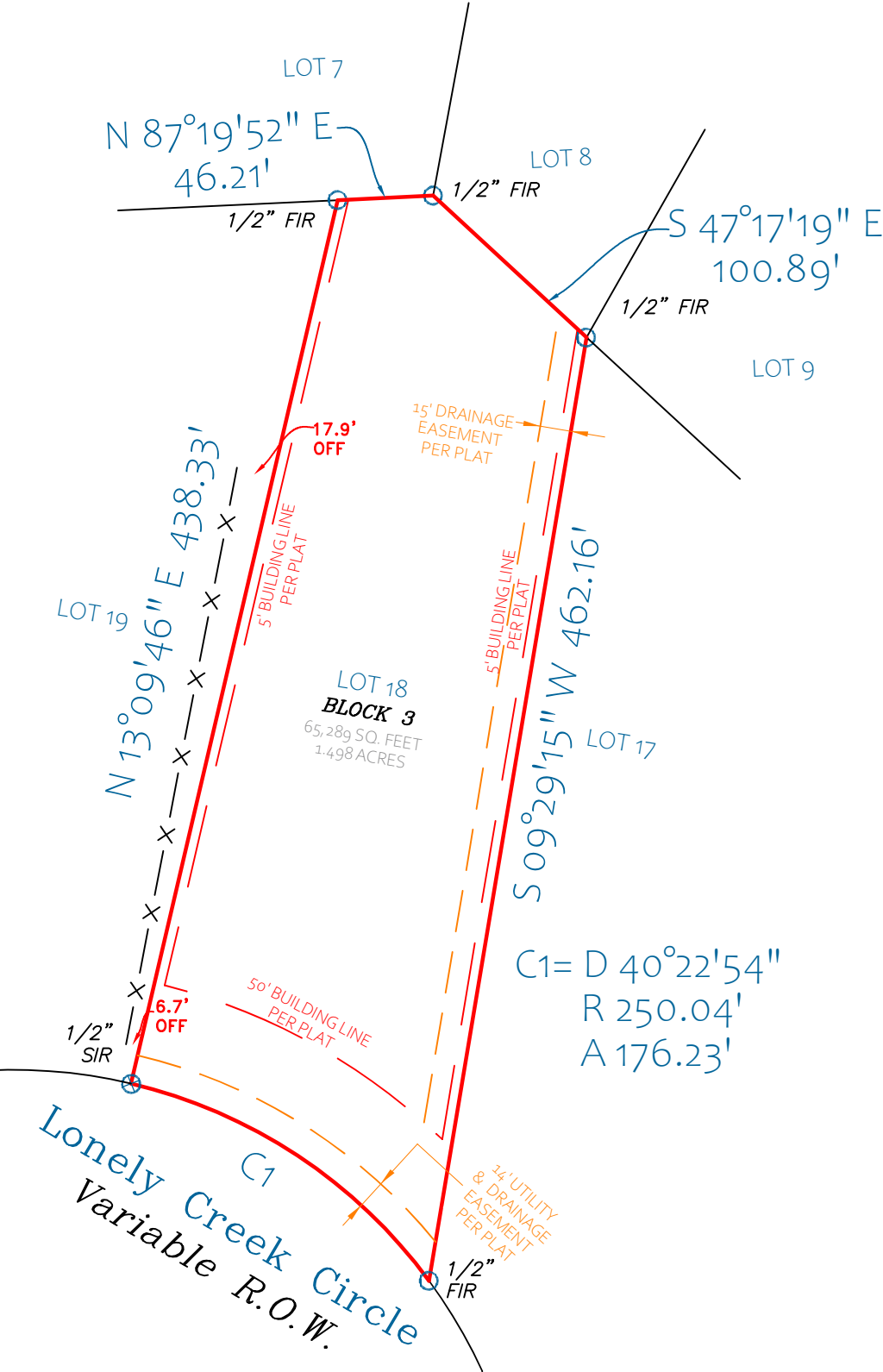


2425 Lonely Creek Circle

Legal Description: Lot 18, Block 3, of LAKE CREEK RANCH ESTATES, SECTION 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet AA, Sheet 297, of the Map Records of Montgomery County, Texas.



○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER	TE TRANSFORMER PAD	LEGEND	SANITARY SEWER EASEMENT	—OHP— OVERHEAD ELECTRIC POWER	○ PIPE FENCE	CONCRETE
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	LP LIGHT POLE	SSE	—OES— OVERHEAD ELECTRIC SERVICE	WOOD DECK	COVERED AREA
⊗ 1" PIPE FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	BL BUILDING LINE	UE UTILITY EASEMENT	WOOD FENCE 0.5" WIDE TYPICAL	EDGE OF ASPHALT	BRICK
⊗ 5/8" ROD FOUND	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	AE AERIAL EASEMENT	IRON FENCE		EDGE OF GRAVEL	STONE
⊕ POINT FOR CORNER			WIRE FENCE				
■ COLUMN							



SUBJECT TO FOLLOWING EXCEPTIONS:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Restrictive Covenants recorded in/under Cabinet AA, Sheet 297, of the Map Records of Montgomery County, Texas; Instrument No(s). 2023029627, 2024021255, 2024119885, and 2025036897, of the Real Property Records of Montgomery County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.
- The following, all according to plat recorded in Cabinet AA, Sheet 297, of the Map Records of Montgomery County, Texas:

50 foot building line along the southerly property line(s).(AS SHOWN)

5 foot building line along the easterly and westerly property line(s).(AS SHOWN)

An easement 15 feet in width along the easterly property line(s).(AS SHOWN)

An easement 14 feet in width along the southerly property line(s).(AS SHOWN)
- Easement executed by Matthew C. Burton to Kandi R. McMenamy and B. Michael McMenamy, Trustees (and their successors) of the Kandi R. McMenamy Living Trust u/t/a dated February 25, 2000, and Larry K. Burton, Jr., dated May 22, 2000, filed May 22, 2000, recorded in/under Instrument No. 2000-042351, of the Real Property Records of Montgomery County, Texas.(BLANKET)
- Easement executed by Larry K. Burton and Kay E. Burton to Mid-South Electric Cooperative Association, dated May 28, 1981, filed July 5, 2011, recorded in/under Instrument No. 2011057468, of the Real Property Records of Montgomery County, Texas.(BLANKET)
- Easement executed by Lake Creek Ranch, Ltd., to Mid-South Electric Cooperative Association, dated August 4, 2025, filed November 10, 2025, recorded in/under Instrument No. 2025115562, of the Real Property Records of Montgomery County,Texas. (BLANKET)
- Terms, conditions, stipulations, and easements contained in Warranty Deed executed by and between Larry K. Burton Marital Trust, Kay E. Burton, Trustee, and The Burton Family Living Trust dated November 18, 1998, Kay E. Burton, Trustee, dated May 3, 1999, filed June 9, 1999, recorded in/under Instrument No. 99046550, of the Real Property Records of Montgomery County, Texas.(BLANKET)
- Terms, conditions, stipulations, and easements contained in General Warranty Deed executed by and between Kandi R. Burton McMenamy, individually and as Trustee of the Matthew C. Burton Trust, and Larry K. Burton, Jr., and Matthew C. Burton, a single person, dated September 7, 1999, filed September 16, 1999, recorded in/under Instrument No. 99077783, of the Real Property Records of Montgomery County, Texas.(BLANKET)

This survey is made in conjunction with the information provided by Old Republic National Title Insurance Company use of this survey by anyone other than Premier Capital Investment LLC 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat heron is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of building are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

NOTES:

All bearings shown hereon are based on the Texas Central State Plane coordinate grid system of 1983.
FLOOD NOTE: According to the F.I.R.M. NO. 48339C0350G, this property does lie in Zone X and does not lie in a area of high risk.

SURVEYOR'S CERTIFICATION
I HERMAN W. CRICHTON, DO HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FIELDWORK PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION, COMPLETED ON FEBRUARY 17, 2026. I CERTIFY THAT THIS EXHIBIT ACCURATELY REPRESENTS THE CONDITION OF THE SITE AT THE TIME OF SURVEY TO THE BEST OF MY KNOWLEDGE.



PO BOX 249
CONROE, TX 77305
www.magsurveys.com

HERMAN W. CRICHTON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.4046
TBPELS # 10194824

Herman W. Crichton
2/18/2026

Drawn By: S.B. Job No. H2600064
Scale: 1" = 80' Date: 02/18/2026

GF No.: 2600202