LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- POINT FOR CORNER
- ⊛ 5/8" ROD FOUND
- □ FENCE POST FOR WITNESS
- CM CONTROLLING MONUMENT
- T TRANSFORMER PAD
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- ■ COLUMN
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- ● POWER POLE
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

SURVEYOR'S CERTIFICATE

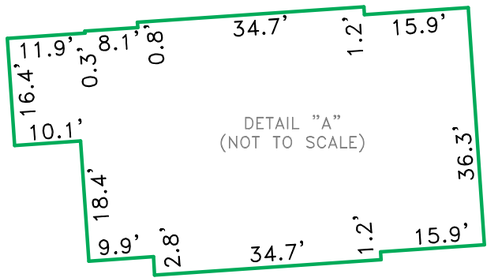
The undersigned Registered Professional Land Surveyor hereby certifies to Acre Vault, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon 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 2nd day of April, 2026

_____
Registered Professional Land Surveyor

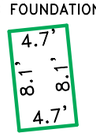
STATE OF TEXAS
REGISTERED
NATHAN ALAN PARE
6845
PROFESSIONAL
LAND SURVEYOR

N
W CBG TEXAS E
S



DETAIL "A"
(NOT TO SCALE)

FRAME SHED
NO FOUNDATION



DEATIL "B"
(NOT TO SCALE)

1096 Hope Road

Being a 0.80 acre (34,767 square feet) tract of land, being the same tract of land conveyed to Steven A. Norris, by deed recorded in Document No. 2005-045504 of Official Public Records of Montgomery County, Texas, situated in the W. M. McDermott Survey, Abstract No. 389 in 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 along the North line of Hope Road (Public R.O.W.), same being the Southeast corner of that tract of land conveyed to Timothy Fox, by deed recorded in Document No. 2021094370, Deed Records of Montgomery County, Texas, from which a 1/2 inch iron rod found for witness at the Northwest corner of said Fox Tract, bears South 83 degrees 41 minutes 10 seconds West, a distance of 93.00 feet;

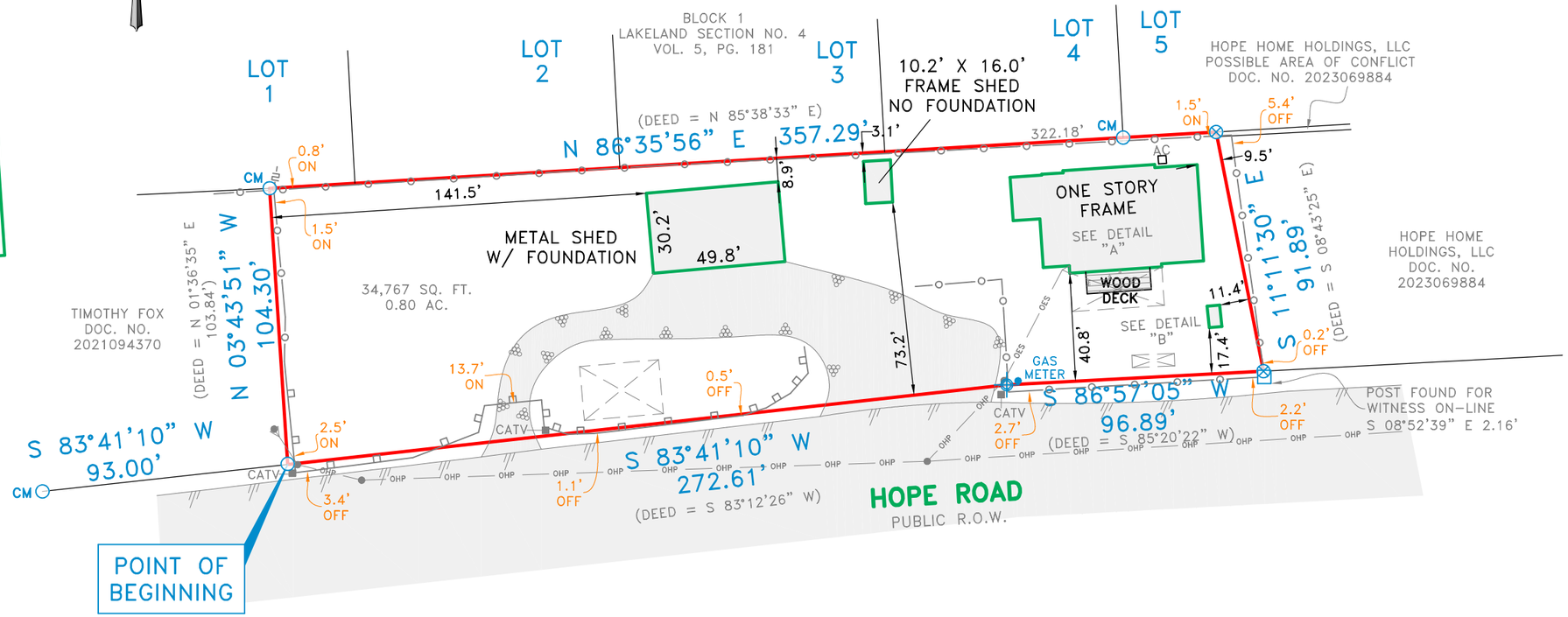
THENCE North 03 degrees 43 minutes 51 seconds West, along the East line of said Fox Tract, a distance of 104.30 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Fox Tract, and being along the South line of that tract of land called Lot 1 in Block 1 of Lakeland Section, No. 4 Subdivision, by plat recorded in Volume 5, Page 181, Map Records of Montgomery County, Texas;

THENCE North 86 degrees 35 minutes 56 seconds East, along the South line of said Lakeland Section No. 4 Subdivision, continuing along and with those tracts of land called Lot 2, Lot 3, Lot 4, and Lot 5 by said Plat(5/181), passing at a distance of 322.18 feet, and continuing a total distance of 357.29 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, sane being along the South line of said Lot 5, and being the Northwest corner of that tract of land conveyed to Hope Home Holdings, LLC and called a possible area of conflict, by deed recorded in Document No. 2023069884, Deed Records of Montgomery County, Texas;

THENCE South 11 degrees 11 minutes 30 seconds East, along the West line of said possible area of conflict, continuing along and with that tract of land conveyed to Hope Home Holdings, LLC by said deed (2023069884), a distance of 91.89 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, same being the Southwest corner of said Hope Home Holdings, LLC Tract, and being along the North line of said Hope Road, from which a post found for witness bears South 08 degrees 52 minutes 39 seconds East, a distance of 2.16 feet;

THENCE South 86 degrees 57 minutes 05 seconds West, along the North line of said Hope Road, a distance of 96.89 feet to a point for corner, same being along the North line of said Hope Road;

THENCE South 83 degrees 41 minutes 10 seconds West, along the North line of said Hope Road, a distance of 272.61 feet to the POINT OF BEGINNING and containing 34,767 square feet or 0.80 acres of land.



EXCEPTIONS:
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.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0530G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

Accepted by: _____
Purchaser

_____
Purchaser

Date: _____

Drawn By: KAD
Scale: 1" = 50'
Date: 04/01/2026
GF NO.: N/A
Job No. 16335

CBG
SURVEYING TEXAS LLC
419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxllc.com

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 7/17/2026 Name GF No. 16335

Name of Affiant(s): Cheryl Cheasty as Authorized Agent of Ohm Springs Inc, a Florida corporation

Address of Affiant: 1317 Edgewater Drive, Suite 5125, Orlando, FL

Description of Property: 1096 Hope Road, Conroe, TX 77384

County Montgomery, Texas

Date of Survey: 4/1/2026

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Florida, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
    a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
    b. changes in the location of boundary fences or boundary walls;
    c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
    d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

    EXCEPT for the following (If None, Insert "None" Below):

    None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that theforegoing is true and correct. Signed: 07/17/2026 Cheryl Cheasty Affiant Cheryl Cheasty	I declare under penalty of perjury that theforegoing is true and correct. Signed: Affiant

SWORN AND SUBSCRIBED this 17th day of July, 20 2026.

PIPER E GOTSCH
Notary Public - State of Florida
Commission # HH678277
Expires on May 21, 2029

Notary Public Piper E Gotsch

State of Florida

County of Hillsborough

This foregoing instrument was acknowledged before me by means of online notarization,

this 07/17/2026 by Cheryl Cheasty.

Piper E Gotsch

X Personally Known OR ___ Produced Identification

Type of Identification Produced Driver's License