

NOTED:
1. SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY REVEAL EASEMENTS OF RECORD THE SURETYOR IS UNAWARE OF. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURETYOR AND/OR SURVEY COMPANY.

THE RANCHES AT LONE STAR RIDGE, PHASE ONE,
ACCORDING TO THE AMENDING PARTITION PLAT RECORDED IN
INSTRUMENT #20231910, PLAT MAP VOLUME 1, PAGE 243 OF THE
PLAT AND MAP RECORDS OF HOUSTON COUNTY, TEXAS.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48087.2-0725-05, EFFECTIVE DATE APRIL 4, 2011, A SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT APPEARS TO BE LOCATED IN FLOOD ZONE "A". PERCENT FLOOD HAZARD ELEVATIONS DETERMINED TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

TRACT 1,

.....	PROPERTY LINE
.....	EASEMENT LINE
.....	ASPHALT
.....	FENCE LINE
.....	OVERHEAD ELECTRIC
.....	TELEPHONE PEDESTAL
.....	CONTROL MONUMENT

 $F: 1'' = 200'$

MEASURED AS 100' WIDE RIGHT-OF-WAY

120
REMAINDER TRACT
CALLED 3.054.36 ACRES
LSTXLP, LLC
INST. # 20231413
OFFICIAL RECORDS
HOUSTON COUNTY, TEXAS

(PLAT) N28°42'58"E 539.12'
N28°42'58"E 539.12'

10.01 Acres

DIRECTIONAL CONTROL LINE
(DEED) S80°59'55"E
(PLAT) S80°59'55"E 140.0

60' PRIVATE ROAD
EASEMENT PER PLAT
30' UTILITY EASEMENT

10' RIGHT-OF-WAY EASEMENT FOR TELEPHONE
EXHIBIT A-1
CONTINENTAL TELEPHONE OF TEXAS
VOLUME 681, PAGE 85

40' WIDE NON-EXCLUSIVE ROAD EASEMENT
JOY MCGILL
INST# 010000004999
OFFICIAL RECORDS
HOUSTON COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
DONNY PELDE
5137

SURVIVOR'S DECLARATION

This plot represents an actual survey made on the ground under my supervision in March 2023, and is correct to the best of my knowledge and belief.

Donny Peade, APPLS No. 5137
BEARINGS BASED PER SPCS TxCZ. DISTANCES PER U.S. SURVEY FOOT.

**PEEDE & ASSOCIATES
LAND SURVEYORS, LTD**

**125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800**

Job No. 021323P.1 CDH

INST. # 20231633, VOL. 1, PG. 242
AMENDED UNDER
INST. # 20231910, VOL. 1, PG. 243
PLAY & MAP RECORDS
HOUSTON COUNTY, TEXAS

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533

HILLSBORO, TEXAS 76645

PHONE: (254) 582-3231

Company Registration No. 10006800

LEGAL DESCRIPTION:

All that certain tract or parcel of land lying and situated on the waters of Lost Creek in the HW Borzeman Survey, Abstract No. 150, Houston County, Texas, being a portion of that certain tract of land described as 3054.36 acres in the General Warranty Deed from Kenneth W. Cory, Ltd to LSTXLP, LLC, dated April 28, 2023, recorded in Instrument No. 20231413 of the Official Records of Houston County, Texas, being Tract 1, The Ranches at Lone Star Ridge, Phase One, according to the amending partition plat recorded under Instrument No. 20231910, Plat Map Volume 1, Page 243 of the Plat and Map Records of Houston, County, Texas, and being more particularly described as follows:

COMMENCING at a 3" PVC pipe found filled with concrete lying on the easterly side of a gravel driveway and on the southerly right-of-way of F.M. Highway No. 1280, a measured 100-foot-wide right-of-way, at its intersection with an approximate southeasterly line of said Borzeman Survey, being the approximate northwesterly line of the Nicholas Lynch Survey, Abstract No. 690, lying on the northwesterly line of that certain tract of land described as 16.124 acres in the General Warranty Deed from John L. Vayo and wife, Renda Vayo to Bruce W. Carter and Patricia A. Fesler, dated October 19, 2017, recorded in Instrument No. 1703467 of the Official Records of Houston County, Texas, being the easternmost southeast corner of said 3054.36 acre tract, being the northerly corner of that certain 30-foot-wide easement described as Tract Two under Instrument No. 1600644 of the Official Records of Houston County, Texas;

THENCE North 81 degrees 10 minutes 50 seconds West 3948.89 feet to an unmarked point lying in the southerly right-of-way line of said Highway at its intersection with the center of Trinity Trail, a 60-foot-wide private road easement per said plat, being the northeast corner of said Tract 1 for the POINT OF BEGINNING of the herein described tract;

THENCE over and across said 3054.36 acre tract, the following four (4) courses and distances:
 1). South 15 degrees 02 minutes 26 seconds West along the center of said Trinity Trail, 189.64 feet to an unmarked point;
 2). South 83 degrees 22 minutes 44 seconds West at 32.28 feet passing a 1/2" steel rebar set for reference, continuing in all 1298.82 feet to a 1/2" steel rebar set;
 3). North 48 degrees 59 minutes 08 seconds West 58.17 feet to a 1/2" steel rebar set;
 4). North 28 degrees 42 minutes 58 seconds East 539.12 feet to a 1/2" steel rebar set lying in the southerly right-of-way line of said Highway;

THENCE South 80 degrees 59 minutes 55 seconds East along the southerly right-of-way line of said Highway, at 1108.08 feet passing a 1/2" steel rebar set for reference continuing in all 1138.24 feet to the point of beginning and containing 10.01 acres of land as surveyed on the ground in March 2023, as Job Number 021323P by Peede & Associates Land Surveyors, Ltd.

Donny Peede, RPLS No. 5137
 Job No. 021323P CDH

