

RECIPROCAL EASEMENT AGREEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

First Party: TEXAS LIBERTY HOLDINGS, LLC, a Texas limited liability company (the "First Party")

Mailing Address: P.O. Box 3462, Conroe, Texas 77305

The parties acknowledge that on the date of this Reciprocal Easement Agreement the following tracts are owned as follows:

Owner: TEXAS LIBERTY HOLDINGS, LLC, a Texas limited liability company (the "First Party")

Tract I

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof

Owner: TEXAS LIBERTY HOLDINGS, LLC, a Texas limited liability company (the "Second Party")

Tract II

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by metes and bounds in **Exhibit "B"** attached hereto and made a part hereof

Owner: TEXAS LIBERTY HOLDINGS, LLC, a Texas limited liability company (the "Third Party")

Tract III:

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by metes and bounds in **Exhibit "C"** attached hereto and made a part hereof

Owner: TEXAS LIBERTY HOLDINGS, LLC, a Texas limited liability company (the "Fourth Party")

Tract IV:

BEING a 15.389 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 15.389 acre tract being more particularly described by metes and bounds in **Exhibit "D"** attached hereto and made a part hereof; and

THE PARTIES THEREFORE AGREE, in consideration of the mutual and reciprocal grants and agreements made herein, as follows:

Grant of Easement

1. For the consideration described in Paragraph 2, the Parties, and their successors and assigns, grant and convey a nonexclusive easement for pedestrian and vehicular ingress and egress on and over the following property: Tract I, Tract II, Tract III, and Tract IV.

Consideration

2. This easement is granted in consideration of the agreements set forth herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Location of Easement

3. The access easement and right-of-way is located upon and across a portion of Tract I, Tract II, and Tract IV, and being specifically described as follows:

BEING a 1.348 acre tract, thirty (30) feet wide, for an access easement situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, over and across a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 1.348 acre tract being more particularly described by metes and bounds in **Exhibit "E"** attached hereto and made a part hereof (the "Easement Area")

Purpose of Easement

4. This easement, with its rights and privileges, shall be used for the purpose of providing pedestrian and vehicular ingress and egress between Tract I, Tract II, Tract III, and Tract IV, and the public roadway known as E. Williams Road in Montgomery County, Texas (see **Exhibit "F"**). The parties desire to have the mutual and reciprocal right to use the Easement for pedestrian and vehicular ingress and egress between E. Williams Road and the respective properties of the parties. The easement can also be used for utilities for electric, cable, phone, internet, and water.

Duration of Easement

5. The easement, rights, and privileges herein granted shall be perpetual and shall run with the title to Tract I, Tract II, Tract III, and Tract IV. The Parties hereby bind themselves, their heirs, and legal representatives, to warrant and forever defend the above described easements and rights unto each other, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The easements created herein may only be terminated by a recorded instrument executed by the then owners of the fee simple titles to Tract I, Tract II, Tract III, and Tract IV.

Successors and Assigns

6. The easement granted by this agreement shall bind and inure to the benefit of the respective grantees and their respective heirs, successors, assigns, and successors in title to all or part of Tract I, Tract II, Tract III, and Tract IV, including, but not limited to, tenants, lessees, agents, employees, guests, and invitees of tenants and lessees using the respective properties until terminated or canceled as provided by this agreement.

Maintenance and Use

7. The parties agree to act in good faith and to cooperate with each other to repair and preserve the Easement in a reasonable manner so that all may jointly enjoy the intended uses and benefits of this agreement.

Nonexclusiveness of Easement

8. The easements, rights, and privileges granted herein are nonexclusive, and each party reserves and retains the right to convey similar rights and easements to such other persons as each party may deem proper so long as such conveyances and uses do not unreasonably interfere with the rights of the parties to the easements granted herein.

Warranty of Title

9. The Parties' heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the Easement and rights conveyed in this instrument to the Parties' heirs, personal representatives, successors, and assigns, against every person lawfully claiming or to claim all or any part of the interest in the Property.

Termination

10. The easement, along with its rights and privileges shall terminate as set forth in paragraphs above or when the purpose of the easement, as described in Paragraph 4 of this Agreement, ceases to exist, is abandoned by all Parties, or becomes impossible of performance.

Rights Reserved

11. The Parties retain, reserve, and shall continue to enjoy the use of the surface of the easement area described in Paragraph 3 of this Agreement for any and all purposes that do not unreasonably interfere with and prevent the Parties' use of the easement.

Entire Agreement

12. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. No oral representations concerning this instrument shall be of any force or effect. This agreement may only be modified by a written agreement of the then owners of the real property affected by this agreement.

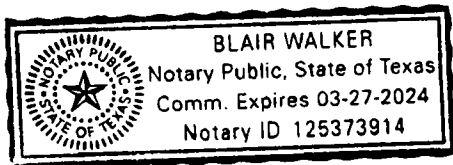
Made effective this 3rd day of March, 2021.

TEXAS LIBERTY HOLDINGS, LLC

By: Melissa Ibarra Orozco
Melissa Ibarra Orozco, Chief Financial Officer

STATE OF TEXAS)
)
COUNTY OF Harris)

This instrument was acknowledged before me on the 3rd day of March, 2021, by Melissa Ibarra Orozco, Chief Financial Officer of TEXAS LIBERTY HOLDINGS, LLC, a Texas limited liability company, on behalf of said company.



Blair Walker
Notary Public in and for the
State of Texas

Scale: 1" = 200'

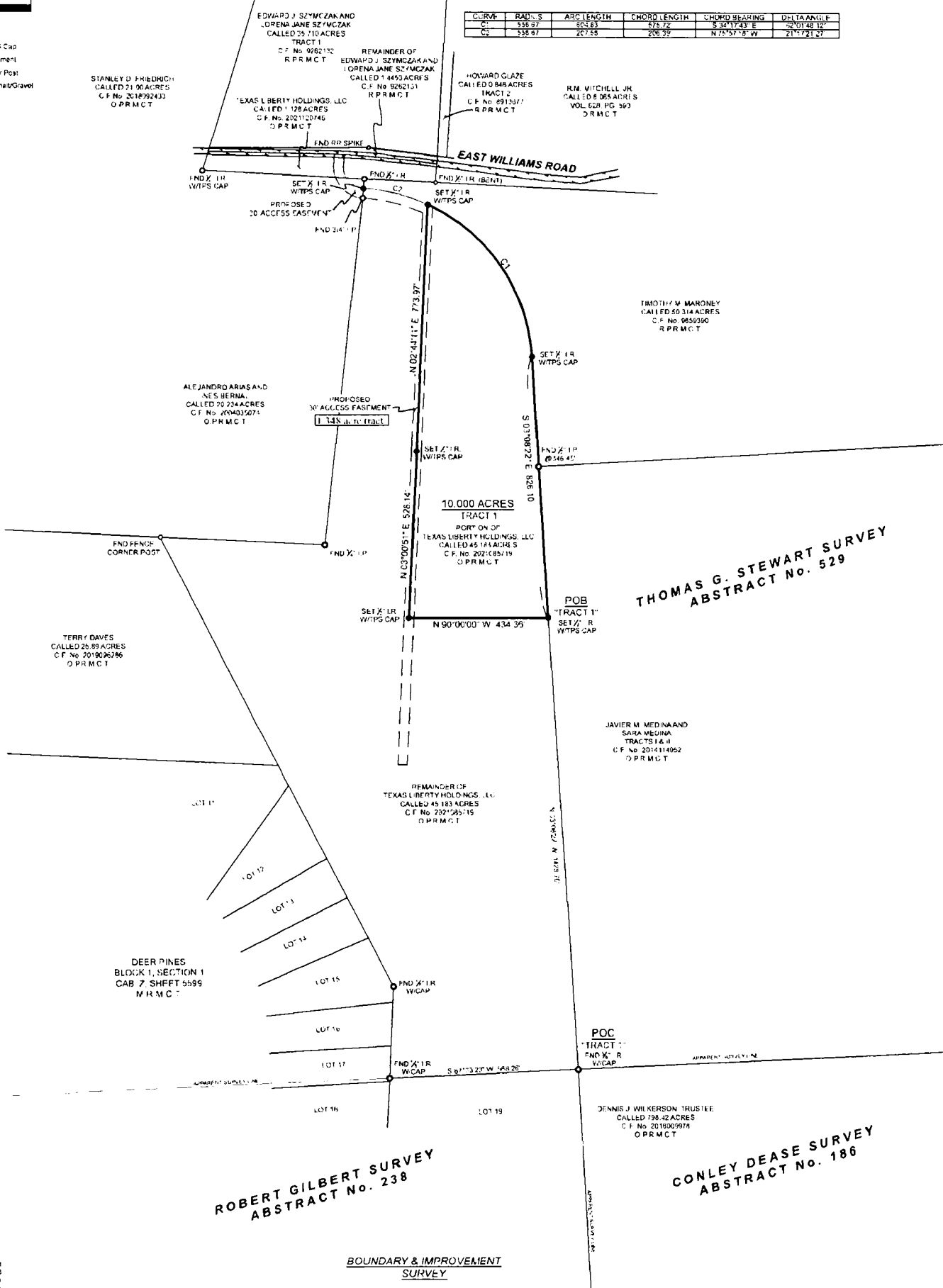
MAP LEGEND

- Set Iron Rod w/TPS Cap
- Found Survey Monument
- Found Fence Corner Post
- Edge of Road Asphalt/Gravel

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	536.97	302.83	675.72	S 32°17'43" E	92°01'48" W
C2	536.97	207.55	206.39	N 75°57'18" W	21°17'21" E



Exhibit "A"
Page 1 of 3



THOMAS G. STEWART SURVEY
ABSTRACT No. 529

ROBERT GILBERT SURVEY
ABSTRACT No. 238

CONLEY DEASE SURVEY
ABSTRACT No. 186

BOUNDARY & IMPROVEMENT SURVEY

Client: Texas Liberty Holdings, LLC
Address: East Williams Road, Conroe, TX 77383
Survey: Thomas G. Stewart Survey, A 529
Area: 10,000.00 Acres
County: Montgomery County, Texas

Job No: B455 06 TR
Scale: 1" = 200'
Date: 9/30/14
Drawn By: MN
Field Crev: MP
Checked By: AJD
Revised: 7

General Notes
1. This survey was performed without benefit of a curve table. If a curve table was used, the surveyor did not abstract it and does not certify to its accuracy. No restrictions are shown. There is no warranty, express or implied, by the surveyor for any additional easements, building lines or other restrictions not reflected on survey.

BEING a 10,000-acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 49,123-acre tract described in an instrument to Texas Liberty Holdings, LLC, recorded under Clerk's # & Number: 2021085719 of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.) said 10,000-acre tract being more particularly described by attached metes and bounds description.

No portion of this property appears to be within the 100-Year Floodplain as per graphic mapping of Community Panel No. 46336C0275G having an effective date of 06/19/2014.

Base of Bearings
Bearings shown herein are based on GPS observations and are referenced to the NAD83 Texas State Plane Coordinate System Central Zone 14Z03.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plan or drawing reflects the findings on the ground of the property at the time and place a survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Darryl A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC
502 N. CRAZER STREET, SUITE 100
HOUSTON, TEXAS 77009
www.surveyingtexas.com
832.466.0000



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

10.000 ACRES

TRACT 1

IN THE THOMAS G. STEWART SURVEY, ABSTRACT NUMBER 529 MONTGOMERY COUNTY, TEXAS

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the apparent southerly line of said Stewart Survey, for the apparent northerly corner of the Conley Dease Survey, Abstract Number 186 and the Robert Gilbert Survey, Abstract Number 238, for the common corner of said 45.183 acre tract, Lot 19, Block 1, Deer Pines Section 1, as shown on the map or plat thereof, recorded in cabinet Z, on Sheet, 5599, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), that certain called 98.42 acre tract described in instrument to Dennis J. Wilkerson, Trustee, recorded under Clerk's File Number 2016009978, O.P.R.M.C.T., and those certain tracts described in instrument to Javier M. Medina and Sara Medina, recorded under Clerk's File Number 2014114952, O.P.R.M.C.T., from which a 5/8 inch iron rod with cap found for the southwesterly corner of said 45.183 acre tract, bears South 87°33'23" West, 588.26 feet;

THENCE North 03°08'22" West, 1,428.70 feet, with the common line between said 45.183 acre tract and said Medina tracts, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 10.000 acre tract;

THENCE North 90°00'00" West, 434.36 feet, severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 10.000 acre tract;

THENCE North 03°00'51" East, 528.14 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an angle point in the westerly line of the herein described 10.000 acre tract;

THENCE North 02°44'11" East, 773.97 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 45.183 acre tract and that certain called 50.314 acre tract described in instrument to Timothy M. Maroney, recorded under Clerk's File Number 9859390 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), in the arc of a curve to the right, being the northwesterly corner of the herein described 10.000 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of said 45.183 acre tract, bears North 75°57'18" West, 206.39 feet (chord);

THENCE southeasterly, with the common line between said 45.183 acre tract and said 50.314 acre tract, 604.83 feet with the arc of said curve to the right, having a radius of 558.67 feet, through a central angle of 62°01'48", having a chord that bears South 34°17'43" East, 575.72 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, for the end of said curve to right, being a northeasterly corner of said 45.183 acre tract and the herein described 10.000 acre tract;

THENCE South 03°08'22" East, 826.10 feet, with a westerly line of said 50.314 acre tract and said Medina tracts, common to the easterly line of said 45.183 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.000 acres of land within this Field Note Description.

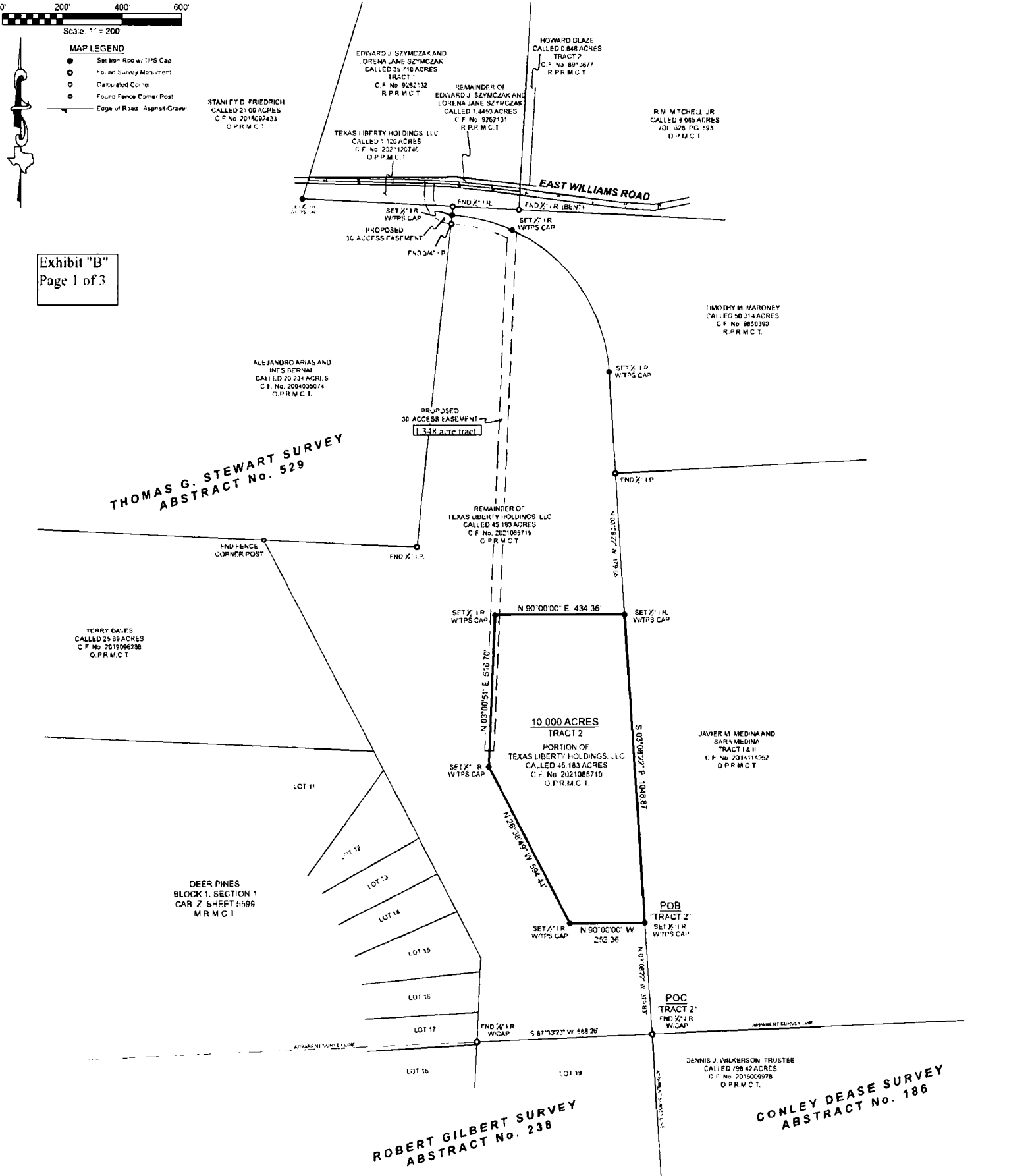
This Field Note Description was prepared from a survey performed on the ground on September 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B455-06 TR1.

MAP LEGEND

- Station Rbd w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- Found Fence Corner Post
- Edge of Road Asphalt/Gravel



Exhibit "B"
Page 1 of 3



**THOMAS G. STEWART SURVEY
ABSTRACT No. 529**

**ROBERT GILBERT SURVEY
ABSTRACT No. 238**

**CONLEY DEASE SURVEY
ABSTRACT No. 186**

**BOUNDARY & IMPROVEMENT
SURVEY**

Owner: Texas Liberty Holdings, LLC
Address: East Williams Road, Centree, TX 77303
Survey: Thomas G. Stewart Survey A-529
Area: 10.000 Acres
County: Montgomery County, Texas

Job No: B455 06 TR2
Scale: 1" = 200'
Date: 9/25/21
Drawn By: MB
Field Note: MP
Checked By: AJC
Revised: /

General Notes:

1. This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called "10.000 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded hereinafter as Clark's File Number 2021085715 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by attached metes and bounds description.

No portion of this property appears to be within the 100 Year Floodplain per graphic scaling of Community Plate No. 48330C02755G having an effective date of 06/18/2014.

Notes of Bearings:

Bearings shown herein are based on GPS observations and are referenced to the NAD83 Texas State Plane Coordinate System (Fused Zone 48701).

I hereby certify that this survey was this day made under my supervision on the grounds of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC
1037 N. BRAZOS RIVER STREET, COLUMBIA, TX 77050
PH: (409) 246-2247 FAX: (409) 246-7418
www.surveyingtexas.com



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 2

10.000 ACRES

IN THE THOMAS G. STEWART SURVEY, ABSTRACT NUMBER 529 MONTGOMERY COUNTY, TEXAS

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the apparent southerly line of said Stewart Survey, for the apparent northerly corner of the Conley Dease Survey, Abstract Number 186 and the Robert Gilbert Survey, Abstract Number 238, for the common corner of said 45.183 acre tract, Lot 19, Block 1, Deer Pines Section 1, as shown on the map or plat thereof, recorded in cabinet Z, on Sheet, 5599, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), that certain called 98.42 acre tract described in instrument to Dennis J. Wilkerson, Trustee, recorded under Clerk's File Number 2016009978, O.P.R.M.C.T., and those certain tracts described in instrument to Javier M. Medina and Sara Medina, recorded under Clerk's File Number 2014114952, O.P.R.M.C.T., from which a 5/8 inch iron rod with cap found for the southwesterly corner of said 45.183 acre tract, bears South 87°33'23" West, 588.26 feet;

THENCE North 03°08'22" West, 379.83 feet, with the common line between said 45.183 acre tract and said Medina tracts, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 10.000 acre tract;

THENCE North 90°00'00" West, 252.36 feet, severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly southwest corner of the herein described 10.000 acre tract;

THENCE North 26°38'49" West, 594.44 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly southwest corner of the herein described

THENCE North 03°00'51" East, 316.70 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for northwesterly corner of the herein described 10.000 acre tract;

THENCE North 00°00'00" East, 434.36 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 45.183 acre tract and said Medina tracts, being the northeasterly corner of the herein described 10.000 acre tract, from which a 1/2 inch iron pipe found in the easterly line of said 45.183 acre tract, for the common westerly corner of said Medina tracts and that certain called 50.314 acre tract described in instrument to Timothy M. Maroney, recorded under Clerk's File Number 9859390 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), bears North 03°08'22" West, 479.66 feet;

THENCE South 03°08'22" East, 1,048.87 feet, with the common line between said 45.183 acre tract and said Medina tracts, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B455-06_TR2.

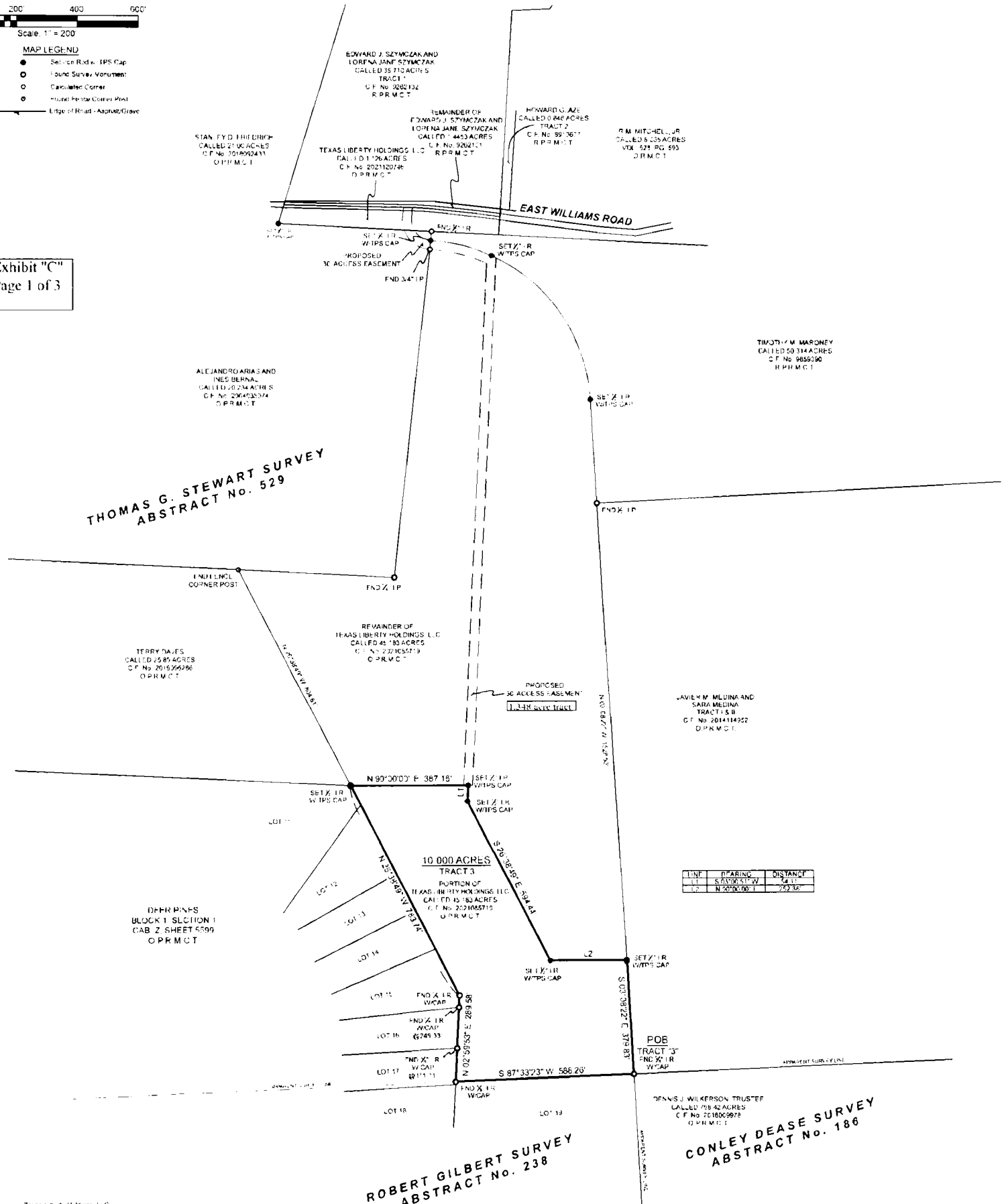
Scale: 1" = 200'

MAP LEGEND

- Section Rod - IPS Cap
- Found Survey Monument
- Calculated Corner
- Found Metal Corner Post
- Edge of Road - Asphalt/Gravel



Exhibit "C"
Page 1 of 3



LINE	BEARING	DISTANCE
1-1	S 81°06'57" W	54.11
1-2	N 20°00'00" E	252.36

Client: Texas Liberty Holdings LLC
 Address: East Williams Road
 Gonzales, TX 77123
 Survey: Thomas G. Stewart Survey A-529
 Area: 10,000 Acres
 Montgomery County, Texas

General Notes

1) This survey was prepared without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions, if shown. Check with your local governing agencies for any additional easements, zoning restrictions or other restrictions not reflected on maps.

10,000-acre tract situated in the Thomas G. Stewart Survey Abstract Number 529, Montgomery County, Texas, being a portion of tract certain called 45,783 acres, had been previously surveyed by Texas Liberty Holdings, LLC, recorded under Clerk of the County Number 221,060,715 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10,000-acre tract being more particularly described by attached metes and bounds description.

TEXAS
 PROFESSIONAL SURVEYING, LLC
 10000 STEWART SURVEY, GONZALES, TEXAS 77123
 WWW.SURVEYINGINTEXAS.COM

Beatings shown herein are based on GPS observations and are referenced to the NAD 83 Texas State Plane North Zone datum System. (Datum: 2011, 4879)

CONLEY DEASE SURVEY
 ABSTRACT No. 186



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

10.000 ACRES

TRACT 3

IN THE THOMAS G. STEWART SURVEY, ABSTRACT NUMBER 529
MONTGOMERY COUNTY, TEXAS

BEING a 10.000 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 10.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found in the apparent southerly line of said Stewart Survey, for the apparent northerly corner of the Conley Dease Survey, Abstract Number 186 and the Robert Gilbert Survey, Abstract Number 238, for the common corner of said 45.183 acre tract, Lot 19, Block 1, Deer Pines Section 1, as shown on the map or plat thereof, recorded in cabinet Z, on Sheet, 5599, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), that certain called 98.42 acre tract described in instrument to Dennis J. Wilkerson, Trustee, recorded under Clerk's File Number 2016009978, O.P.R.M.C.T., and those certain tracts described in instrument to Javier M. Medina and Sara Medina, recorded under Clerk's File Number 2014114952, O.P.R.M.C.T., being the southeasterly corner of the herein described 10.000 acre tract;

THENCE South 87°33'23" West, 588.26 feet, with the apparent common line between said Stewart and Gilbert Surveys, the common line between said 45.183 acre tract and said Section 1, to a 5/8 inch iron rod with cap found for an interior corner of said Section 1, for the southwesterly corner of said 45.183 acre tract and the herein described 10.000 acre tract;

THENCE North 02°59'53" East, with the common line between said 45.183 acre tract and said Section 1, at a distance of 111.11 feet, pass a 5/8 inch iron rod with cap found for reference, at a distance of 249.33 feet, pass a 5/8 inch iron rod with cap found for reference, in all, a total distance of 289.58 feet, to a 5/8 inch iron rod with cap found for a common corner of said 45.183 acre tract and said Section 1, being an interior corner of the herein described 10.000 acre tract;

THENCE North 26°38'49" West, 783.74 feet, continuing with the common line between said 45.183 acre tract and said Section 1, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly line of said 45.183 acre tract, for the common easterly corner of said Section 1 and that certain called 25.89 acre tract described in instrument to Terry Daves, recorded under Clerk's File Number 2019096286, O.P.R.M.C.T., being the northwesterly corner of the herein described 10.000 acre tract, from which a fence corner post found in the southerly line of that certain called 20.234 acre tract described in instrument to Alejandro Arias and Ines Bernal, recorded under Clerk's File Number 2004035074, O.P.R.M.C.T., for the common northerly corner of said 45.183 acre tract and said 25.89 acre tract, bears North 26°38'49" West, 804.61 feet;

THENCE North 90°00'00" East, 387.16 feet, severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.000 acre tract;

THENCE South 03°00'51" West, 54.11 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an angle point in the northeasterly line of the herein described 10.000 acre tract;

THENCE South 26°38'49" East, 594.44 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 10.000 acre tract;

THENCE North 90°00'00" East, 252.36 feet, continue severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 45.183 acre tract and said Medina tracts, being the easterly southeast corner of the herein described 10.000 acre tract, from which a 1/2 inch iron pipe found in the easterly line of said 45.183 acre tract, for the common westerly corner of said Medina tracts and that certain called 50.314 acre tract described in instrument to Timothy M. Maroney, recorded under Clerk's File Number 9859390 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), bears North 03°08'22" West, 1,528.53 feet;

THENCE South 03°08'22" East, 379.83 feet, with the common line between said 45.183 acre tract and said Medina tracts, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B455-06_TR3.

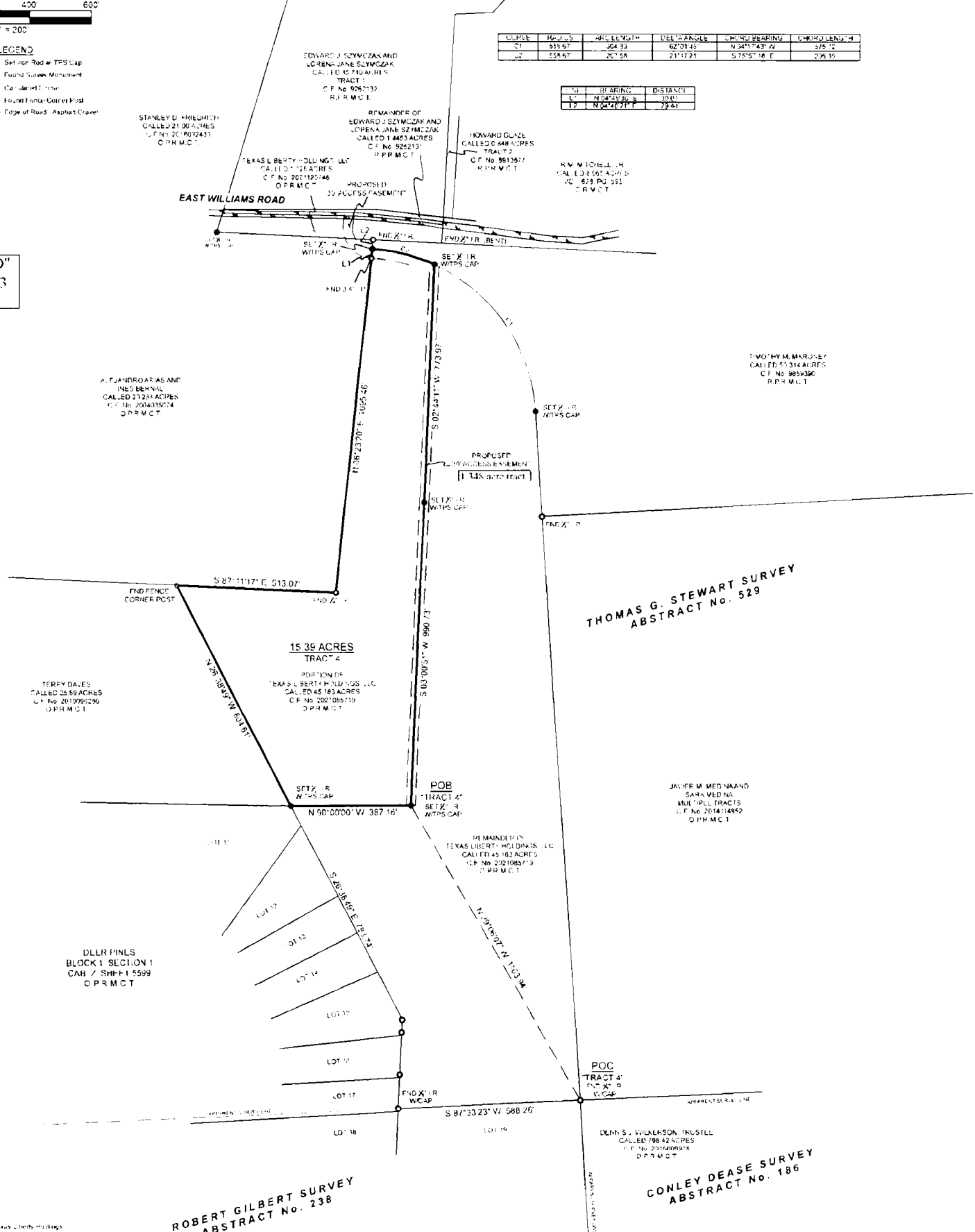
MAP LEGEND

- Setback Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- Found Fenced Corner Post
- Edge of Road - Asphalt Curb

COURSE	BEARING	ARC LENGTH	DELTA X	DELTA Y	CHORD BEARING	CHORD LENGTH
C1	S55°47'	364.33	62.0145	N 34°17'43" W	375.12	
C2	S54°47'	267.58	21.1721	S 75°57'18" E	295.35	

LINE	BEARING	DISTANCE
E1	S 87°33'23" W	300.1
E2	N 62°42'21" E	29.91

Exhibit "D"
Page 1 of 3



ROBERT GILBERT SURVEY
ABSTRACT No. 238

CONLEY DEASE SURVEY
ABSTRACT No. 186

BOUNDARY & IMPROVEMENT SURVEY

Purchaser: Texas Liberty Holdings
Address: East Williams Road, Conroe, TX 77330
Survey Area: 10.000 Acres, Montgomery County, Texas
Job No: B450-06-TPA
Date: 9/20/14
Scale: AS SHOWN
Drawn By: MJD
Checked By: MJD
Reviewed By: MJD

TEXAS PROFESSIONAL SURVEYING, LLC
1101 N. DALLAS STREET, SUITE 100, DALLAS, TX 75201
PHONE: 214.744.1101 FAX: 214.744.1102
WWW.TXPSURVEYING.COM
E: MJD@TXPSURVEYING.COM

1) This survey was performed without benefit of a current title report. Surveyor did not analyze title and does not identify encumbrances or restrictions not shown. Check with local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

2) 15.39 ACRES TRACT 4 situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain 45.183 acres tract described in Instrument to Texas Liberty Holdings, L.P., recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C. 1), said 15.39 acres tract being more particularly described by attached metes and bounds on this page.

No portion of this property appears to be within the 100-year flood plain as depicted on the Flood Community Panel No. 46338-102753 having an effective date of 8/18/2014.
Board of Directors
Bearings shown on this plan are based on GPS observations and are referred to the NAD83 Texas State Plane Coordinate System Central Zone (4203).

I hereby certify that the survey was in fact made under my supervision and that the above plan or drawing reflects the findings on the ground of the property at the time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 8524





TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

15.389 ACRES

TRACT 4

**IN THE THOMAS G. STEWART SURVEY, ABSTRACT NUMBER 529
MONTGOMERY COUNTY, TEXAS**

BEING a 15.389 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 15.389 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the apparent southerly line of said Stewart Survey, for the apparent northerly corner of the Conley Dease Survey, Abstract Number 186 and the Robert Gilbert Survey, Abstract Number 238, for the common corner of said 45.183 acre tract, Lot 19, Block 1, Deer Pines Section 1, as shown on the map or plat thereof, recorded in cabinet Z, on Sheet, 5599, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), that certain called 98.42 acre tract described in instrument to Dennis J. Wilkerson, Trustee, recorded under Clerk's File Number 2016009978, O.P.R.M.C.T., and those certain tracts described in instrument to Javier M. Medina and Sara Medina, recorded under Clerk's File Number 2014114952, O.P.R.M.C.T., from which a 5/8 inch iron rod with cap found for the southwesterly corner of said 45.183 acre tract, bears South 87°33'23" West, 588.26 feet;

THENCE North 29°06'07" West, 1,103.94 feet, over and across said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 15.389 acre tract;

THENCE North 90°00'00" West, 387.16 feet, severing said 45.183 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly line of said 45.183 acre tract, for the common easterly corner of said Section 1 and that certain called 25.89 acre tract described in instrument to Terry Daves, recorded under Clerk's File Number 2019096286, O.P.R.M.C.T., being the southwesterly corner of the herein described 15.389 acre tract;

THENCE North 26°38'49" West, 804.61 feet, with the common line between said 45.183 acre tract and said 25.89 acre tract, to a 6 inch wood fence corner post found in the southerly line of that certain called 20.234 acre tract described in instrument to Alejandro Arias and Ines Bernal, recorded under Clerk's File Number 2004035074, O.P.R.M.C.T., for the common northerly corner of said 45.183 acre tract and said 20.234 acre tract, being the westerly northwest corner of the herein described 15.389 acre tract;

THENCE South 87°11'17" East, 513.07 feet, with the common line between said 45.183 acre tract and said 20.234 acre tract, to a 3/4 inch iron pipe found for the southwesterly corner of said 20.234 acre tract, being an interior corner of said 45.183 acre tract and the herein described 15.389 acre tract;

THENCE North 06°23'20" East, 1,095.46 feet, with the common line between said 45.183 acre tract and said 20.234 acre tract, to a 3/4 inch iron pipe found for an angle point in said common line and the herein described 15.389 acre tract;

THENCE North 04°45'36" East, 30.01 feet, continuing with said common line, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of said 20.234 acre tract, for the common westerly corner of said 45.183 acre tract and that certain called 50.314 acre tract described in instrument to Timothy M. Maroney, recorded under Clerk's File Number 9859390, R.P.R.M.C.T., being the northwesterly corner of the herein described 15.389 acre tract;

THENCE in a southeasterly direction, with the common line between said 45.183 acre tract and said 50.314 acre tract, 207.58 feet, with the arc of said curve to the right, having a radius of 558.67 feet, through a central angle of 21°17'21", having a chord that bears South 75°57'18" East, 206.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the northeasterly corner of the herein described 15.389 acre tract;

THENCE in a southerly direction, severing said 45.183 acre tract, the following two (2) courses and distances:

1. South 02°44'11" West, 773.97 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an angle point in the easterly line of the herein described 15.389 acre tract;
2. South 03°00'51" West, 990.73 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 15.389 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B455-06_TR4.

**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION**1.348 ACRES****30 FOOT WIDE ACCESS EASEMENT****IN THE THOMAS G. STEWART SURVEY, ABSTRACT NUMBER 529
MONTGOMERY COUNTY, TEXAS**

BEING a 1.348 acre tract, thirty (30) feet wide, for an access easement situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, over and across a portion of that certain called 45.183 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021085719 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 1.348 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the apparent southerly line of said Stewart Survey, for the apparent northerly corner of the Conley Dease Survey, Abstract Number 186 and the Robert Gilbert Survey, Abstract Number 238, for the common corner of said 45.183 acre tract, Lot 19, Block 1, Deer Pines Section 1, as shown on the map or plat thereof, recorded in cabinet Z, on Sheet, 5599, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), that certain called 98.42 acre tract described in instrument to Dennis J. Wilkerson, Trustee, recorded under Clerk's File Number 2016009978, O.P.R.M.C.T., and those certain tracts described in instrument to Javier M. Medina and Sara Medina, recorded under Clerk's File Number 2014114952, O.P.R.M.C.T., from which a 5/8 inch iron rod with cap found for the southwesterly corner of said 45.183 acre tract, bears South 87°33'23" West, 588.26 feet;

THENCE North 28°24'57" West, 1096.74 feet, over and across said 45.183 acre tract, to a calculated point for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 1.348 acre tract;

THENCE over and across said 45.183 acre tract, the following four (4) courses and distances:

1. North 90°00'00" West, 30.04 feet, to a calculated point for the southerly southwest corner of the herein described 1.348 acre tract;
2. North 03°00'51" East, 991.49 feet, to a calculated point;
3. North 02°44'11" East, 747.62 feet, to a calculated point for the beginning of a non-tangent curve to the left;
4. Westerly, 193.07 feet, with the arc of said curve to the left having a radius of 528.67 feet, through a central angle of 20°55'30", having a chord that bears North 76°12'52" West, 192.00 feet, to a 3/4 inch iron pipe found in the common line between said 45.183 acre tract and that certain called 20.234 acre tract described in instrument to Alejandro Arias and Ines Bernal, recorded under Clerk's File Number 2004035074, O.P.R.M.C.T., being a westerly southwest corner of the herein described 1.348 acre tract;

THENCE North 04°45'36" East, 30.01 feet, with the common line between said 45.183 acre tract and said 20.234 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of said 20.234 acre tract, for the common westerly corner of said 45.183 acre tract and that certain called 50.314 acre tract described in instrument to Timothy M. Maroney, recorded under Clerk's File Number 9859390 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), the beginning of a non-tangent curve to the right, being the northwesterly corner of the herein described 1.348 acre tract, from which a 1/2 inch iron rod found for reference, bears North 04°40'22" East, 29.44 feet;

THENCE Southeasterly, 223.85 feet, with the common line between said 45.183 acre tract and said 50.314 acre tract, with the arc of said curve to the right having a radius of 558.67 feet, through a central angle of 22°57'28", having a chord that bears South 75°07'14" East, 222.36 feet, to a calculated point in said common line, for the end of said curve to the right, being the northeasterly corner of the herein described 1.348 acre tract;

THENCE over and across said 45.183 acre tract, the following two (2) courses and distances:

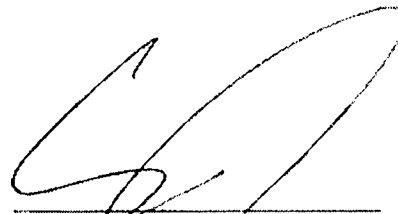
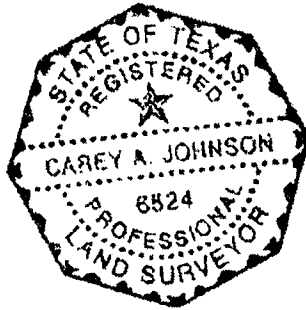
1. South 02°44'11" West, 767.70 feet, to a calculated point;
2. South 03°00'51" West, 989.98 feet, to the POINT OF BEGINNING;

CONTAINING a computed area of 1.348 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B455-06__ACC_ESMT_2.

Bearings recited herein are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

October 18, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524

0' 100' 200' 300'



Scale: 1" = 100'

Exhibit "F"
Page 1 of 1

MAP LEGEND

- Found Survey Monument
- Calculated Corner
- Set Iron Rod w/ TPS Cap
- x— Wire Fence
- Edge of Road - Asphalt



REMAINDER OF
EDWARD J. SZYMCAK AND
LORENA JANE SZYMCAK
CALLED 35.710 ACRES
TRACT 1
C.F. No. 9262132
R.P.R.M.C.T.

LINE	BEARING	DISTANCE
L1	N 04°33'03" E	73.01'
L2	S 84°09'09" E	148.40'
L3	S 82°34'05" E	72.08'
L4	S 03°16'23" W	59.50'

R.M. MITCHELL, JR.
CALLED 8.065 ACRES
VOL. 628, PG. 593
D.R.M.C.T.

HOWARD GLAZE
CALLED 0.848 ACRES
TRACT 2
C.F. No. 8913677
R.P.R.M.C.T.

REMAINDER OF
TEXAS LIBERTY HOLDINGS, LLC
CALLED 1.126 ACRES
C.F. No. 2021120746
O.P.R.M.C.T.

REMAINDER OF
EDWARD J. SZYMCAK AND
LORENA JANE SZYMCAK
CALLED 1.4453 ACRES
C.F. No. 9262131
R.P.R.M.C.T.

0.340 ACRES
PORTION OF
TEXAS LIBERTY HOLDINGS, LLC
CALLED 1.126 ACRES
C.F. No. 2021120746
O.P.R.M.C.T.

Current dirt road

APPROXIMATE
C/O OF EAST WILLIAMS ROAD

FND 1/2" I.R.
WT/PS CAP

N 87°08'21" W 505.08'

POB
FND 1/2" I.R.

N 87°08'21" W 221.1'

FND 1/2" I.R.
WT/PS CAP

EAST WILLIAMS ROAD

PROPOSED
30' ACCESS EASEMENT

0.113 acre tract,
easement granted in
separate document

TIMOTHY M. MARONEY
CALLED 50.314 ACRES
C.F. No. 9859390
R.P.R.M.C.T.

PROPOSED
30' ACCESS EASEMENT
1.348 acre tract

ALEJANDRO ARIAS AND
INES BERNAL
CALLED 70.234 ACRES
C.F. No. 2004035074
O.P.R.M.C.T.

access across
Maroney's Tract is
referenced in Deed
9859390 but does not
have documented
easement

THOMAS G. STEWART SURVEY
ABSTRACT No. 529

TEXAS LIBERTY HOLDINGS, LLC
CALLED 45.183 ACRES
C.F. No. 2021085719
O.P.R.M.C.T.

BOUNDARY SURVEY

BEING a 0.340 acre tract situated in the Thomas G. Stewart Survey, Abstract Number 529, Montgomery County, Texas, being a portion of that certain called 1.126 acre tract described in instrument to Texas Liberty Holdings, LLC, recorded under Clerk's File Number 2021120746 of the Official Public Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.340 acre tract being more particularly described by attached metes and bounds description.

Owner Texas Land Holdings, LLC
Address East Williams Road
Comroe, Tx 77303
Thomas G. Stewart Survey, A-529
Area 0.340 Acres
Montgomery County, Texas

Job No. B455-06_0.340AC
Scale 1" = 100'
Date 9/28/2021
Drawn By MN
Field Crew MP
Checked By AJD
Revised T.P.

General Notes:

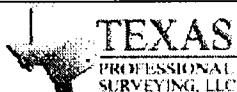
1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

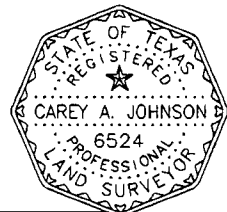
No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 48339C0275G having an effective date of 8/18/2014.

Basis of Bearings

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203)



3932 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

E-FILED FOR RECORD

03/08/2022 02:33PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

03/08/2022



County Clerk
Montgomery County, Texas