



SYMBOL LEGEND

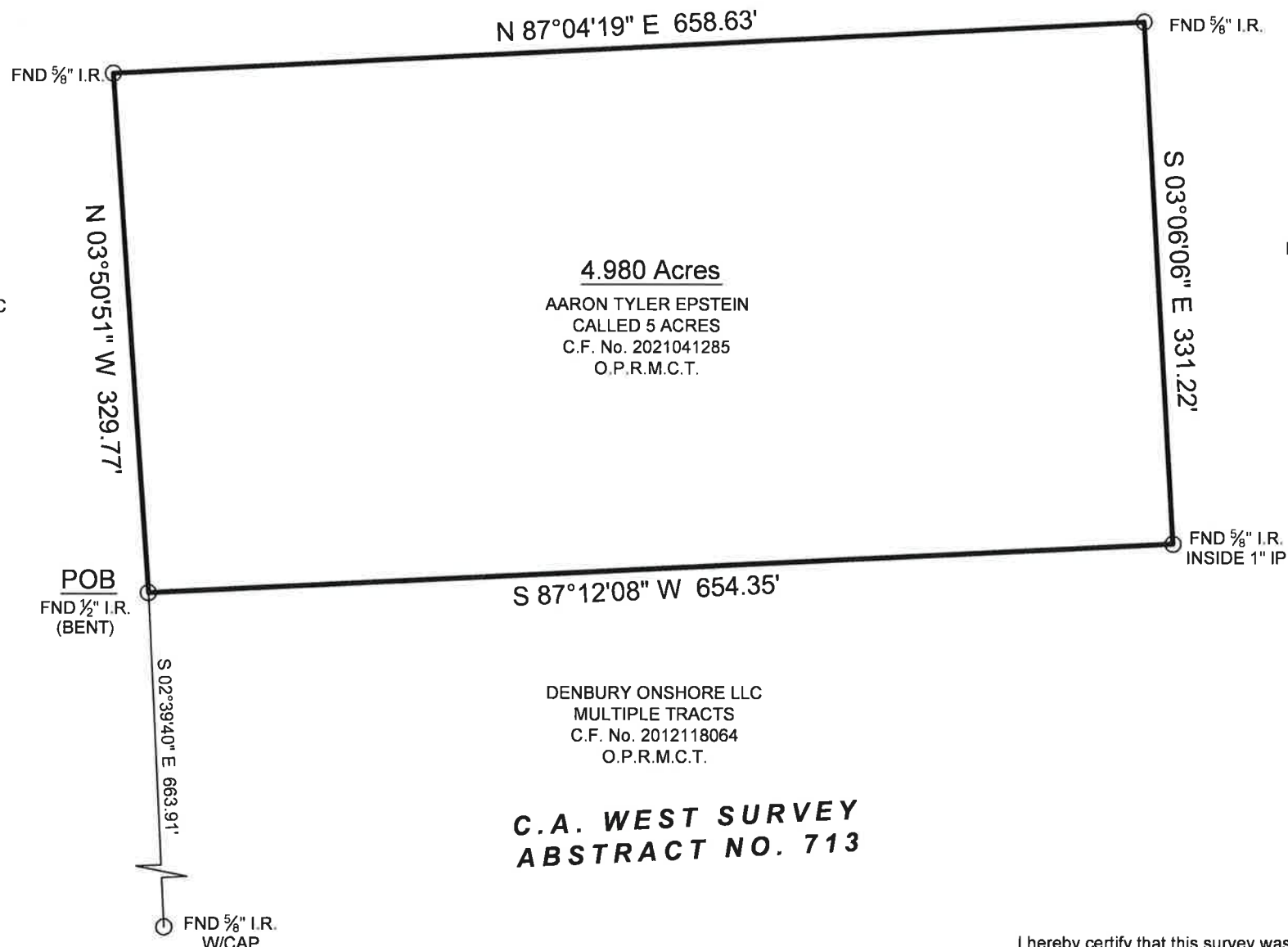
- P - Overhead Power Line
- C - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- [Symbol] - Fire Hydrant
- [Symbol] - Power Pole
- [Symbol] - Telephone Pedestal
- [Symbol] - Water Valve
- [Symbol] - Water Meter
- [Symbol] - Set Iron Rod w/TPS Cap
- [Symbol] - Fnd Iron Rod

DENBURY ONSHORE LLC
 MULTIPLE TRACTS
 C.F. No. 2012118064
 O.P.R.M.C.T.

DENBURY ONSHORE LLC
 MULTIPLE TRACTS
 C.F. No. 2012118064
 O.P.R.M.C.T.

4.980 Acres
 AARON TYLER EPSTEIN
 CALLED 5 ACRES
 C.F. No. 2021041285
 O.P.R.M.C.T.

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 C.F. No. 2012118064
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**C.A. WEST SURVEY
 ABSTRACT NO. 713**

BOUNDARY SURVEY

BEING a 4.980 acre tract of land situated in the C.A. West Survey, Abstract Number 713, Montgomery County, Texas, being that same called 5 acre tract described in instrument to Aaron Tyler Epstein, recorded under Clerk's File Number 2021041285 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 4.980 acre tract being more particularly described by attached metes and bounds description.

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.

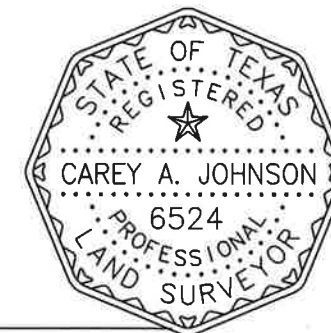
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0425G having an effective date of 8/18/2014.

Job No.: E135-06
 Scale: 1"=100'
 Date: 6/22/2021
 Drawn By: AF
 Field Crew: JM
 Revised:

Purchaser: Tyler Epstein
 Address: Conroe Tx, 77306
 Lot: _____, Block: _____, Section: _____
 Survey: C.A. WEST, A 713
 Area: 4.980 Acres
 Subdivision: _____
 Cabinet: _____, Sheet: _____, Records: _____
 Montgomery County, Texas

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

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.



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00



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
4.980 ACRES
IN THE C.A. WEST SURVEY, ABSTRACT NUMBER 713
MONTGOMERY COUNTY, TEXAS

BEING a 4.980 acre tract of land situated in the C.A. West Survey, Abstract Number 713, Montgomery County, Texas, being that same called 5 acre tract described in instrument to Aaron Tyler Epstein, recorded under Clerk's File Number 2021041285 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 4.980 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod (bent) found for the common westerly south corner of said 5 acre tract and those certain tracts described in instrument to Denbury Onshore, LLC., recorded under Clerk's File Number 2012118064, O.P.R.M.C.T., from which a 5/8 inch iron rod with cap found for the northeasterly corner of that certain tract described in instrument Aron Tyler Epstein, recorded under Clerk's File Number 2021036313, O.P.R.M.C.T., bears South 02°39'40" East, 663.91 feet;

THENCE with the common line between said 5 acre tract and said Denbury tracts, the following four (4) courses and distances:

1. North 03°50'51" West, 329.77 feet, to a 5/8 inch iron rod found for corner;
2. North 87°04'19" East, 658.63 feet, to a 5/8 inch iron rod found for corner;
3. South 03°06'06" East, 331.22 feet, to a 5/8 inch iron rod inside a 1 inch iron pipe found for corner;
4. South 87°12'08" West, 654.35 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 4.980 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 22, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number E135-06.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

July 13, 2021
Date



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