

GF NO. 211903-CBM FIRST PRIORITY TITLE
 ADDRESS: FM 1314
 PORTER, TEXAS 77365
 BORROWER: COASTAL ACRE PROPERTIES, LLC,
 TROIS INTERESTS, LLC

1.3486 ACRES
A PORTION OF LOT 21
INDIAN TRAIL ESTATES
 AN UNRECORDED SUBDIVISION SITUATED IN THE
 WYATT ANDERSON SURVEY, A-53,
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0575 G
 MAP REVISION: 08/18/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

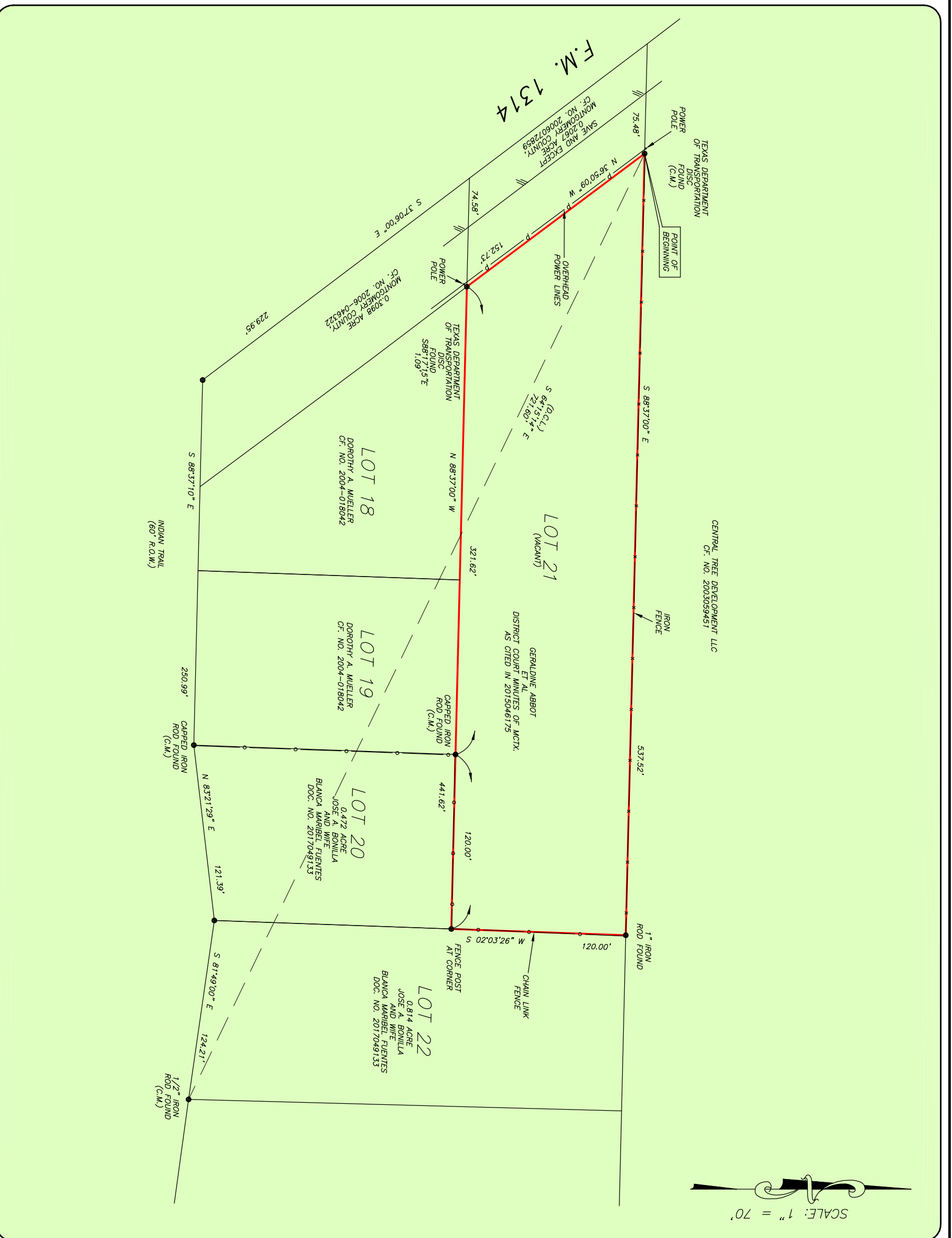
D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: DOC. NO. 2017049133

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAN CORRECTLY
 REPRESENTS THE METES FOUND AT THE
 LOCATIONS SHOWN HEREON AND THAT NO
 ENCROACHMENTS APPEAR ON THE GROUND
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING TITLE PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 22-00300
 JANUARY 26, 2022



DRAWN BY: RE



FIRST PRIORITY TITLE
SANDY MILLER
of Texas
 832-204-4884



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