

**NOTES:**

- This survey was prepared with the benefit of a Commitment for Title Insurance, GF No. 1002-385968-R11, issued by First American Title Insurance Company on July 27, 2023 (effective July 10, 2023).
  - According to FEMA Flood Insurance Rate Map (FIRM) No. 48339C0350G, map revised 8/18/2014, the surveyed tract lies in Zone X (unshaded), defined by FEMA as minimal flood hazard areas outside the 0.2% annual chance floodplain.
  - Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999959631005.
- SCHEDULE B EXCEPTIONS:**
- R.O.W. easement recorded in Volume 528, Page 53 of the M.C.D.R. (Not shown; located outside surveyed boundaries)
  - R.O.W. easement recorded in Volume 530, Page 627 of the M.C.D.R. (Not shown; located outside surveyed boundaries)
  - H.L.&P. Co. easement and R.O.W. for distribution lines recorded in Volume 614, Page 125 of the M.C.D.R. (Shown)
  - H.L.&P. Co. easement recorded in Volume 629, Page 415. (Not shown; Located outside surveyed boundaries)
  - Centerpoint Energy Houston Electric, LLC easement recorded under M.C.C.F. No. 2013132484. (Blanket in nature as to surveyed tract)
  - Affidavit regarding on-site sewage facility recorded under M.C.C.F. No. 201313203. (Blanket in nature as to surveyed tract)

**FIELD NOTES FOR 14.994 ACRES**

Being a tract containing 14.994 acres of land located in the Thomas J. Nichols Survey, A-397, in Montgomery County, Texas. Said 14.994 acres being a call 14.992 acre tract of land recorded in the name of Roe Marie Gill Tucker under Montgomery County Clerk's File (M.C.C.F.) No. 2013078020. Said 14.994 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, Central Zone, based on GPS observations):

BEGINNING at an 8 inch fence corner post found at the northeast corner of said 14.992 acres, the northwest corner of a call 4.00 acre tract of land recorded in the name of Gabriel Joseph Mata, et al, under M.C.C.F. No. 2023009071, and being on the occupied south line of Corolla Road (call 60 feet wide; width varies as occupied);

THENCE, with the east line of said 14.992 acres and west line of said 4.00 acres and a call 16.00 acre tract of land recorded in the name of Elizabeth Ann Wandell under M.C.C.F. No. 2011083828, South 02 degrees 19 minutes 58 seconds East (call South 00 degrees 13 minutes 00 seconds West), a distance of 687.90 feet to the southeast corner of said 14.992 acres and northeast corner of a call 7.496 acre tract of land recorded in the name of Richard L. Simmons and Gail Simmons under M.C.C.F. No. 2013116774, from which a 1/2 inch iron rod (disturbed; approximately 1 foot exposed above grade) found for reference bears South 16 degrees 36 minutes West, 0.93 feet, and a 5/8 inch iron rod in concrete found at the southeast corner of said 7.496 acres bears South 02 degrees 19 minutes 58 seconds East, 686.93 feet;

THENCE, with the south line of said 14.992 acres, said north line, the north line of a call 3.570 acre tract of land recorded in the name of Amanda Alexander Spence and Don R. Spence under M.C.C.F. No. 2021170229, and the north line of the remainder of a call 14.992 acre tract of land recorded in the name of Troy A. Clay and Marilyn J. Clay under M.C.C.F. No. 2013093589, South 86 degrees 53 minutes 58 seconds West, a distance of 948.96 feet (call South 89 degrees 26 minutes 56 seconds West, 948.97 feet) to a 1/2 inch iron rod found at the southwest corner of said 14.992 acres, the northwest corner of said Clay 14.992 acres, being on the east line of a call 5.000 acre tract of land recorded in the name of Brad Bowles and Brenda Bowles under M.C.C.F. No. 9100626, and from which a 5/8 inch iron rod found at the southwest corner of said Clay 14.992 acres bears South 02 degrees 25 minutes 34 seconds East, 690.31 feet;

THENCE, with the west line of said 14.992 acres, the east line of said 5.000 acres, and the lower east line of a call 22.76 acre tract of land recorded in the name of Brett J. Dupre and Susan Bales Dupre under M.C.C.F. No. 2014053365, North 02 degrees 25 minutes 34 seconds East, 524.73 feet (call North 00 degrees 07 minutes 24 seconds East, 524.73 feet) pass a concrete monument found at the northeast corner of said 5.000 acres and lower southeast corner of said 22.76 acres, and continuing for a total distance of 678.89 feet (call North 00 degrees 20 minutes 04 seconds East, 163.16 feet) to a 5/8 inch capped iron rod stamped "GBI Partners" set at the northwest corner of said 14.992 acres, on an ell corner on the east line of said 22.76 acres, being on the occupied south line of aforesaid Corolla Road, and from which a 5/8 inch iron rod found at a re-entrant corner on said east line bears South 86 degrees 53 minutes 58 seconds West, 101.39 feet (call 101.0 feet);

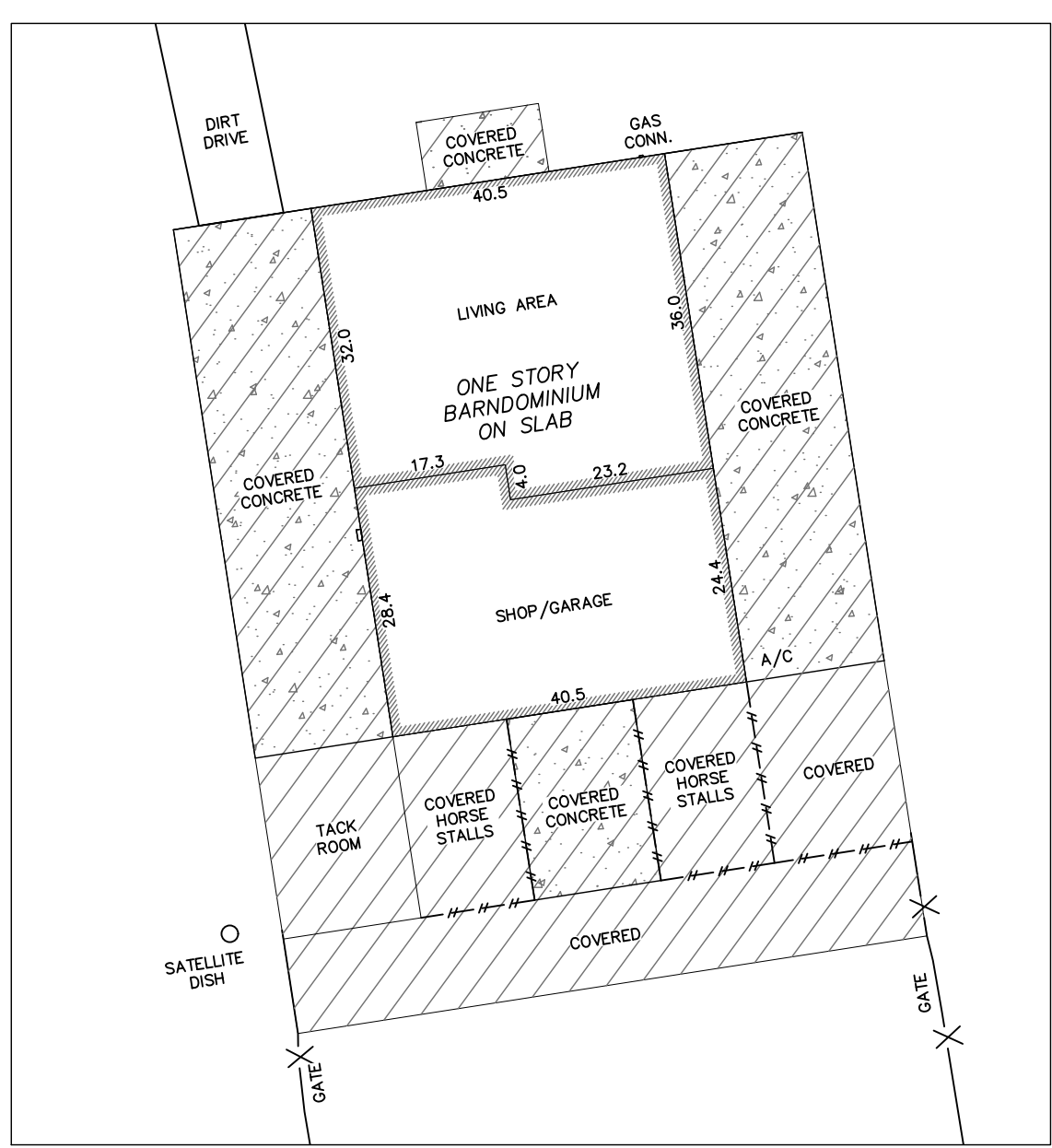
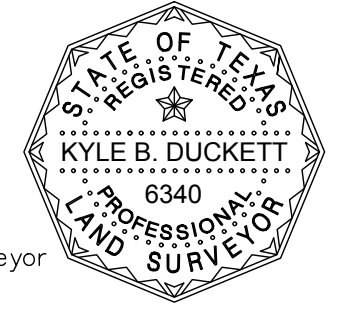
THENCE, with the north line of said 14.992 acres and said occupied south line of Corolla Road, North 86 degrees 53 minutes 58 seconds East, a distance of 950.09 feet (call North 89 degrees 26 minutes 56 seconds East, 949.48 feet) to the POINT OF BEGINNING and containing 14.994 acres of land.

To: Jen Texas 35, LLC; Roe Marie Gill Tucker; Republic Title of Texas, Inc.; and First American Title Insurance Company.

This is to certify that this plat and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III survey. Field Work was completed on August 02, 2023.

GBI Partners

*[Signature]*  
 Kyle B. Duckett  
 Registered Professional Land Surveyor  
 Texas Registration No. 6340



**TYPICAL SYMBOLS**  
(UNLESS OTHERWISE NOTED)

∅	= CLEANOUT
→	= GUY ANCHOR
Ⓜ	= MAILBOX
⊙	= POWER POLE
*	= LIGHT POLE
△	= TELEPHONE PEDESTAL

**ABBREVIATIONS**

C.I.R.	= CAPPED IRON ROD
FND.	= FOUND
I.P.	= IRON PIPE
I.R.	= IRON ROD
M.C.D.R.	= MONTGOMERY COUNTY DEED RECORDS
O.P.R.M.C.	= OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY
P.O.B.	= POINT OF BEGINNING
R.O.W.	= RIGHT-OF-WAY
TYP.	= TYPICAL

ADDRESS:  
 3125 COROLLA ROAD  
 MAGNOLIA, TEXAS 77354

**LAND TITLE SURVEY**  
**14.994 ACRES**

BEING A CALL 14.992 ACRE TRACT OF LAND  
 RECORDED IN THE NAME OF  
 RAE MARIE GILL TUCKER  
 UNDER M.C.C.F. NO. 2013078020  
 LOCATED IN THE  
 T. NICHOLS SURVEY, A-397  
 MONTGOMERY COUNTY, TEXAS

