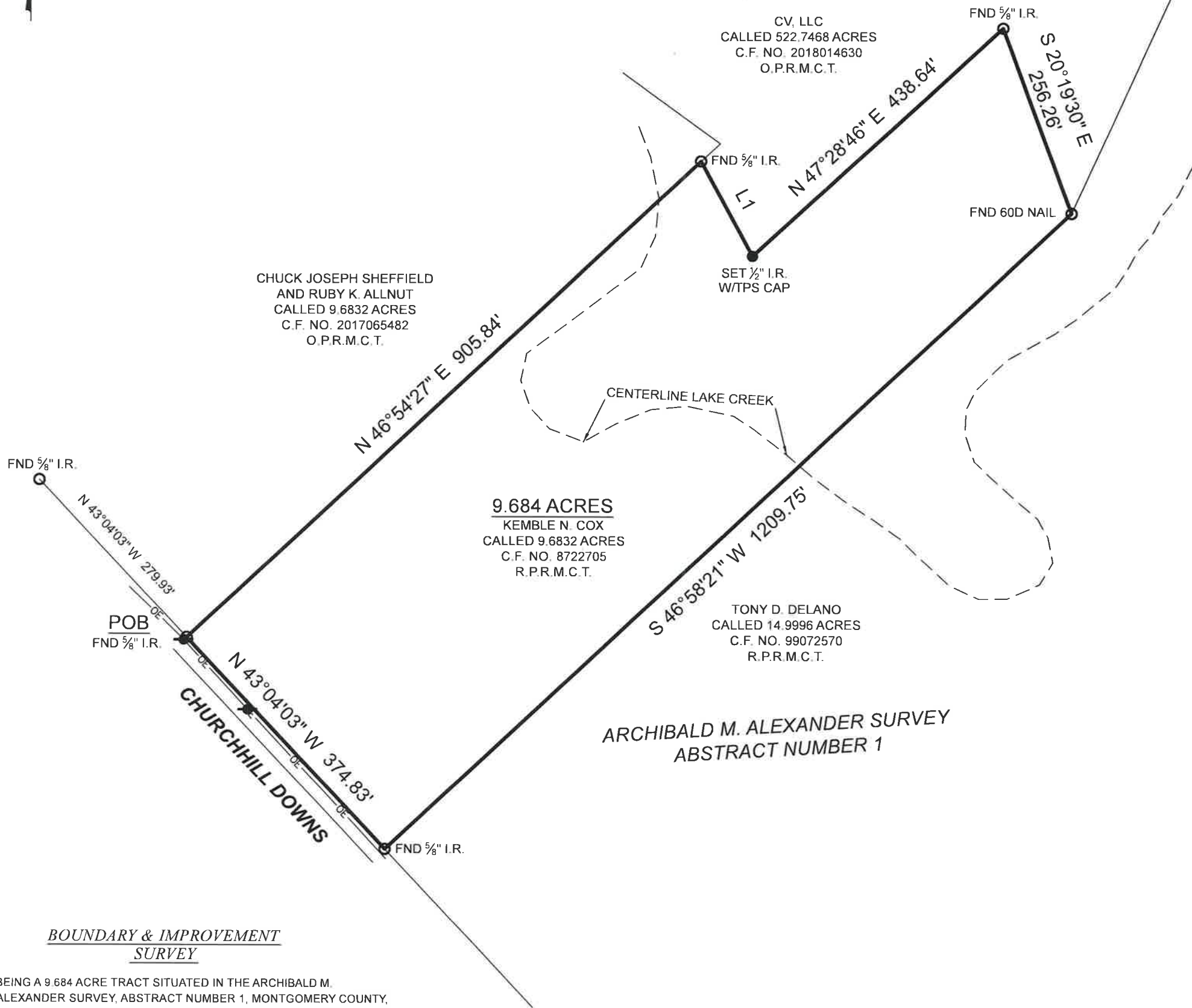


LINE	BEARING	DISTANCE
L1	S 28°19'58" E	140.16'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊙ POWER POLE



BOUNDARY & IMPROVEMENT SURVEY

BEING A 9.684 ACRE TRACT SITUATED IN THE ARCHIBALD M. ALEXANDER SURVEY, ABSTRACT NUMBER 1, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 9.6832 ACRE TRACT DESCRIBED IN INSTRUMENT TO KEMBLE N. COX (COX TRACT), RECORDED UNDER CLERK'S FILE NUMBER 8722705 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 9.6832 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY: FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2747032-HO43
EFFECTIVE DATE: MAY 24, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN AND THE REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0350G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

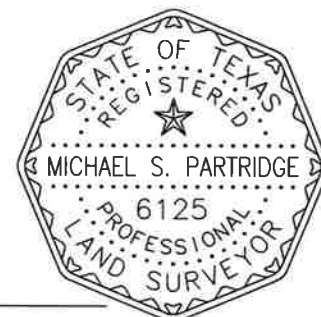
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	25655
DATE	06-16-2022
DRAWN BY	MGG
CHECKED BY	-
FIELD CREW	EL
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

TPS TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PURCHASER: TEXAS LIBERTY HOLDINGS, LLC
ADDRESS: CHURCHHILL DOWNS, MONTGOMERY, TX, 77316
SURVEY: ARCHIBALD M. ALEXANDER, A - 1
SUBJECT: 9.684 ACRES
COUNTY: MONTGOMERY COUNTY

Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125





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
9.684 ACRES
IN THE ARCHIBALD M. ALEXANDER SURVEY, ABSTRACT NUMBER 1
MONTGOMERY COUNTY, TEXAS

BEING a 9.684 acre tract situated in the Archibald M. Alexander Survey, Abstract Number 1, Montgomery County, Texas, being all of that certain called 9.6832 acre tract described in instrument to Kemble N. Cox (Cox tract), recorded under Clerk's File Number 8722705 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 9.6832 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the northeasterly margin of Churchhill Downs for the common westerly corner of said Cox tract and that certain called 9.6832 acre tract described in instrument to Chuck Joseph Sheffield and Ruby K. Allnut (Sheffield tract), recorded under Clerk's File Number 2017065482 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T), being the southwesterly corner of the herein described 9.684 acre tract, from which a 5/8 inch iron rod found for reference, bears North 43°04'03" West, 279.93 feet;

THENCE North 46°54'27" East, 905.84 feet, with the common line between said Cox tract and said Sheffield tract, to a 5/8 inch iron rod found for a common corner of said Cox tract and that certain called 522.7468 acre tract described in instrument to CV, LLC, recorded under Clerk's File Number 2018014630, O.P.R.M.C.T., being a northerly corner of the herein described 9.684 acre tract;

THENCE with the common line between said Cox tract and said 522.7468 acre tract, the following three (3) courses and distances:

1. South 28°19'58" East, 140.16 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 9.684 acre tract;
2. North 47°28'46" East, 438.64 feet, to a 5/8 inch iron rod found for a common corner of the same, being the most northerly corner of the herein described 9.684 acre tract;
3. South 20°19'30" East, 256.26 feet, to a 60d Nail found for the common corner of said Cox tract and said 522.7468 acre tract, and that certain called 14.9996 acre tract described in instrument to Tony D. Delano, recorded under Clerk's File Number 99072570, R.P.R.M.C.T., being the most easterly corner of the herein described 9.684 acre tract;

THENCE South 46°58'21" West, 1,209.75 feet, with the common line between said Cox tract and said 14.9996 acre tract, to a 5/8 inch iron rod found in the northeasterly margin of said Churchhill Downs for the common southerly corner of said Cox tract and said 14.9996 acre tract, being the most southerly corner of the herein described 9.684 acre tract;

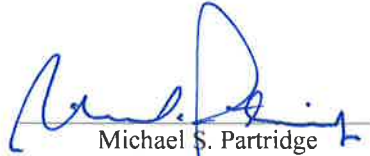
THENCE North 43°04'03" West, 374.83 feet, along the northeasterly margin of said Churchill Downs, with the southwesterly line of said Cox tract, to the **PLACE OF BEGINNING**, and containing a computed area of 9.684 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 16, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25655.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

June 21, 2022
Date




Michael S. Partridge
R.P.L.S. No. 6125