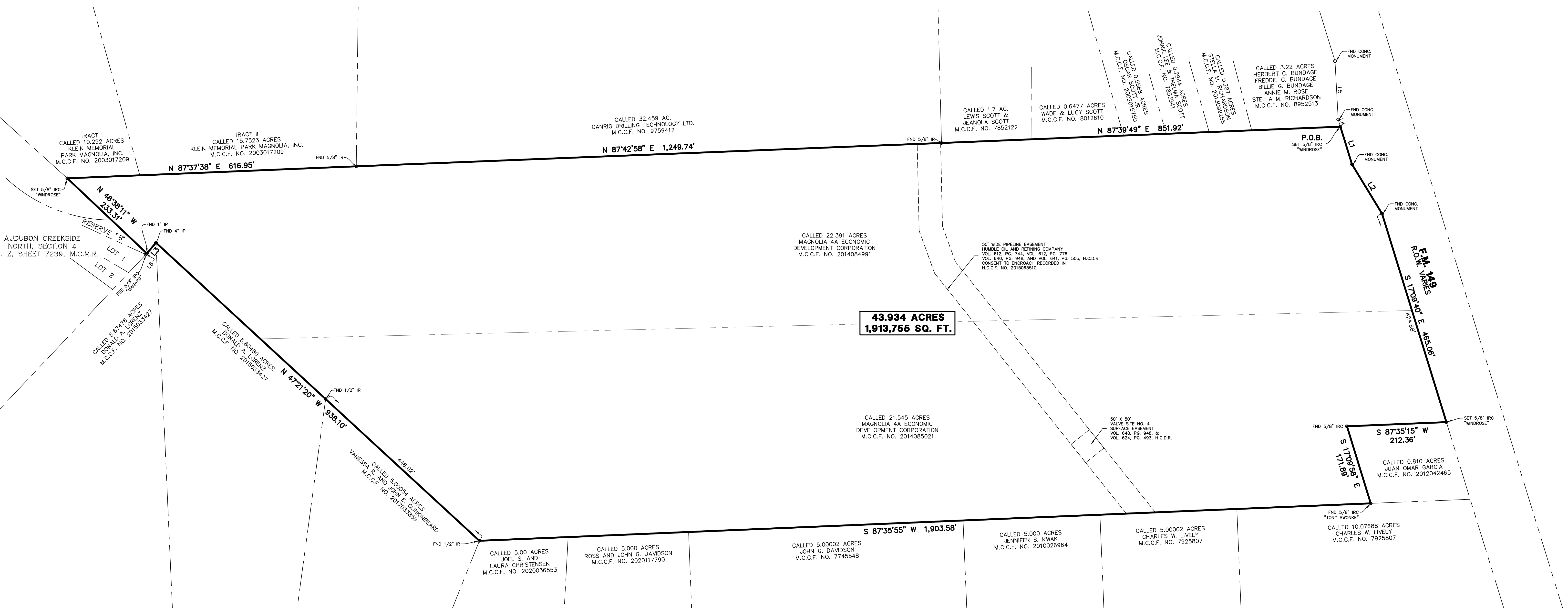


DESCRIPTION

A TRACT OR PARCEL CONTAINING 43.934 ACRES OR 1,913,755 SQUARE FEET OF LAND BEING ALL OF A CALLED 22.391 ACRES TRACT AND THE REMAINDER OF A CALLED 21.545 ACRES TRACT... (Detailed description of the tract boundaries and survey details follows.)

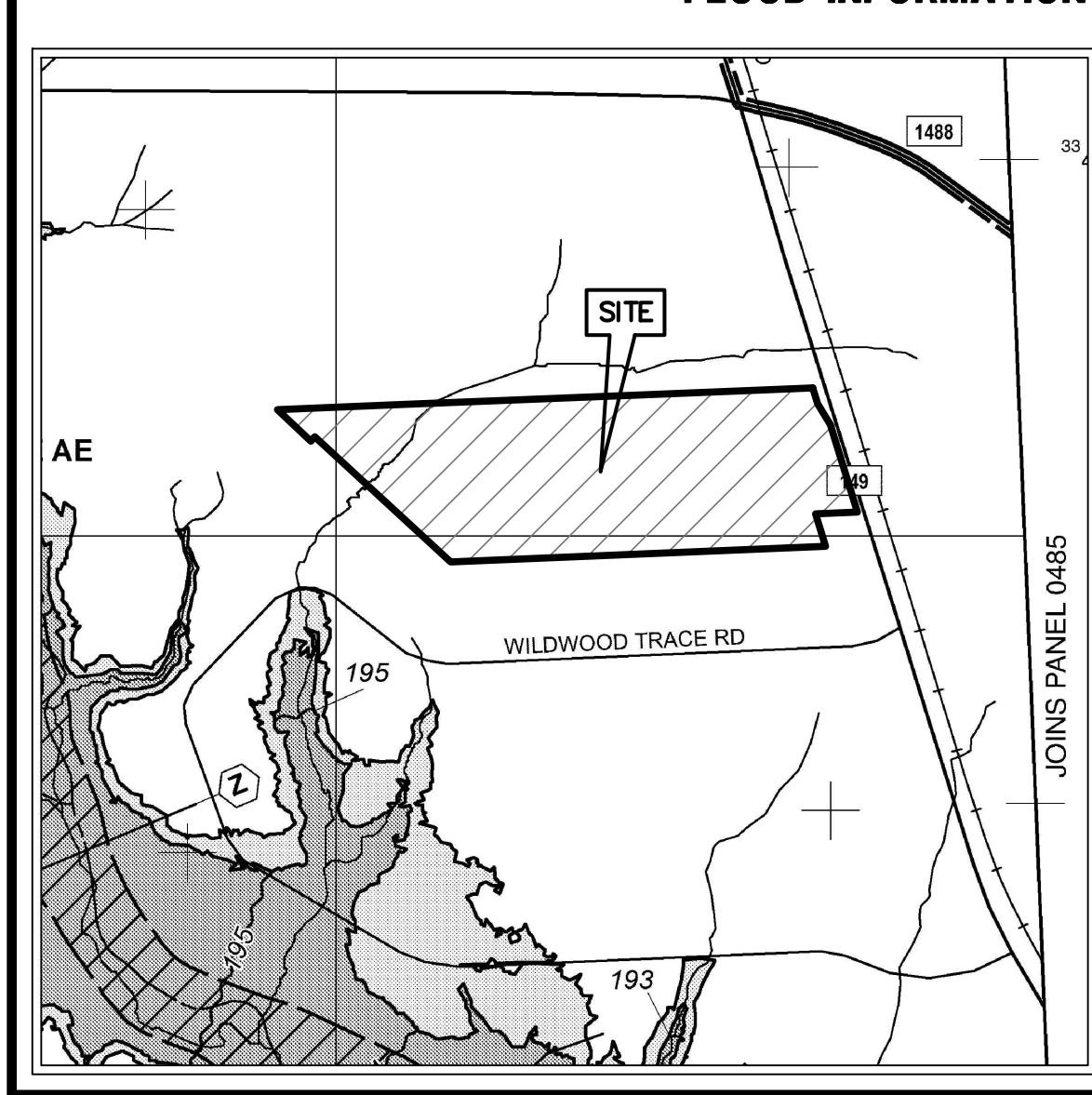


GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE TITLE REPORT PREPARED BY TEXAS AMERICAN TITLE COMPANY AS FILE NO. 2197021-06866, DATED JULY 28, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT TITLE REPORT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE DIFFERENT FROM THE DISTANCES ALONG THE GROUND BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999996245.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 48030C0400C, REVISION/DATED SEPTEMBER 29, 2010, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADDED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREED FROM FLOODING OR FLOOD DAMAGE, OR INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. ELEVATIONS HEREON ARE BASED UPON A NGS GNSS SOLUTION PROVIDED ON JANUARY 19, 2022, DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY AND POST PROCESSED AGAINST LOCAL AREA CORN STATIONS DH3604, DF4062, AND D65999, NAVD 1988, COMPUTED USING GEOID 18.
5. READILY AVAILABLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY AND SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL COURSE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE CORRECTIONS THAT MAY BE PRESENT DUE TO THE POSIBILITY OF ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DIGITESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REPORT. OTHER UNDERGROUND UTILITY LINES AND MANHOLES NOT SHOWN ON THESE PLANS ARE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGITESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

LINE	BEARING	DISTANCE
L1	S 17°08'13" E	84.08'
L2	S 21°22'38" E	123.31'
L3	S 40°21'43" W	30.33'
L4	N 17°08'13" W	18.00'
L5	N 03°32'42" W	124.01'
L6	S 43°24'08" W	3.16'

FLOOD INFORMATION



FIRM FLOOD INSURANCE RATE MAP
MONTGOMERY COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 486 OF 750
8888 MAY 1995 FIRM PANEL LAYOUT
CONTAINS: PARCELS, EASEMENTS, ELEVATIONS, AND UTILITIES

MAP NUMBER 4839C486G
MAP REVISED AUGUST 18, 2014
Federal Emergency Management Agency

LEGEND

BOLLARD	UNDERGROUND CABLE SIGN	FOUND
HANDCAP	CATHODIC TEST LEAD	MONTGOMERY COUNTY CLERK FILE
GAS METER	MONITORING WELL	MONTGOMERY COUNTY DEED RECORDS
GAS VALVE	FIN FLAG/PAIN MARK	MONTGOMERY COUNTY MAP RECORDS
FIRE HYDRANT	TOP OF CURB	IRON PIPE
METER POLE	GUTTER	IRON ROD
WATER METER	TOP OF GRATE	PAGE
WATER VALVE	FLOW LINE	RIGHT-OF-WAY
IRRIGATION CONTROL VALVE	BARBED WIRE FENCE	SQ. FT.
GRATE INLET	WOODSIGHT IRON FENCE	SARMIARY SEWER
GRATE INLET	WOOD FENCE	STORM SEWER
MANHOLE	WOOD FENCE	VOLUME
CLEANOUT	CHAINLINK FENCE	FL. CODE
TELEPHONE PEDESTAL	GATE POST	BL.
ELECTRIC BOX	CORRUGATED PLASTIC PIPE	BUILDING LINE
ELECTRIC SIGNAL BOX	REINFORCED CONCRETE PIPE	UTILITY EASEMENT
LIGHT POLE	APPROXIMATE	TELEPHONE
TRAFFIC LIGHT POLE	HIGHBANK	SOUTHWESTERN BELL TELEPHONE CO.
GROUND/SPOT LIGHT	SON	WATER
	PIPELINE MARKER	UNDERGROUND

TITLE REPORT NOTES

1. SUBJECT TO A PIPELINE EASEMENT AFFECTING THE SUBJECT PROPERTY GRANTED TO SINGULAR PIPE LINE COMPANY, AS SET FORTH AND ORDERED BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 106, PAGE 406, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET/NON-PLOTTABLE)
2. SUBJECT TO PIPELINE EASEMENT AFFECTING THE SUBJECT PROPERTY GRANTED TO HUMBLE OIL & REFINING COMPANY, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 815, PAGE 725, VOLUME 817, PAGE 278, VOLUME 840, PAGE 148 AND VOLUME 841, PAGE 308, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, ALONG WITH ENCROACHMENT AGREEMENT FILED FOR RECORD UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2010066510. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
3. EASEMENT FOR VALVES, METERS, CONTROLS, FITTINGS, BLOW-DOWNS AFFECTING THE SUBJECT PROPERTY GRANTED TO HUMBLE OIL & REFINING COMPANY, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 624, PAGE 493, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
4. SUBJECT TO THE CONVEYANCE OF IRON ORE AND GRAVEL GRATED TO MITCHELL DEVELOPMENT CORPORATION OF THE SOUTHWEST, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 861, PAGE 241, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (NOT A SURVEY RELATED ITM)
5. SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF MAGNOLIA, TEXAS.

REVISIONS

DATE	REASON	BY
02/16/2022	ADD TITLE REPORT INFORMATION/ADDRESS COMMENTS	RL
06/10/2022	UPDATE FENCE LOCATION NEAR SE CORNER	RL

SURVEYOR'S CERTIFICATION

TO: MAGNOLIA 44 ECONOMIC DEVELOPMENT CORPORATION
TEXAS AMERICAN TITLE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 3 SURVEY, AND A CATEGORY 6 SURVEY, TO THE BEST OF MY KNOWLEDGE.

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STANDARD LAND AND TOPOGRAPHIC SURVEY OF
43.934 AC. / 1,913,755 SQ. FT.

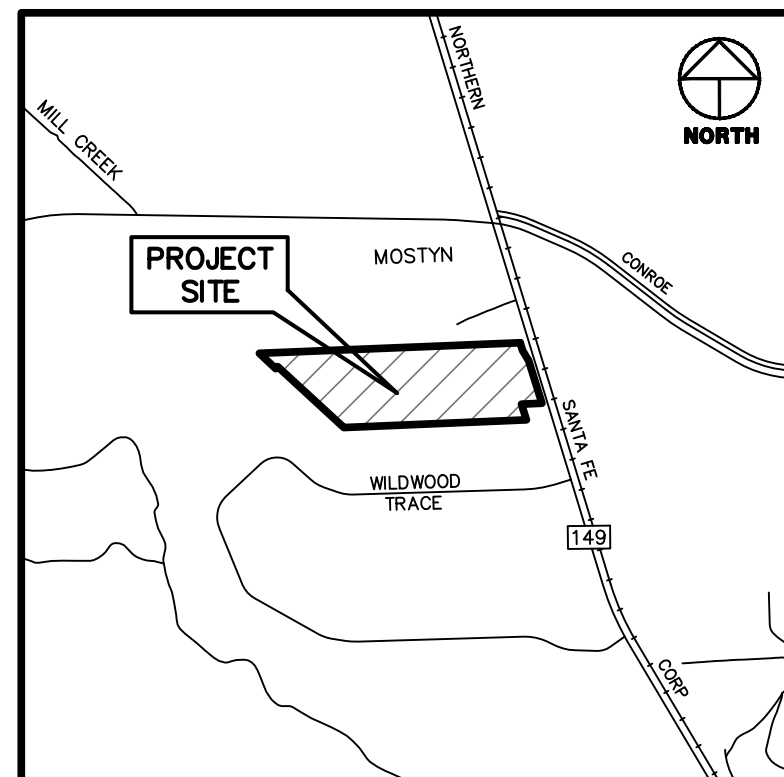
SITUATED IN THE
J.B. RICHARDS SURVEY
ABSTRACT NO. 449
MONTGOMERY COUNTY, TEXAS

01-25-2022

ROBERT KNESH
Registered Professional Land Surveyor
Texas Registration No. 6486

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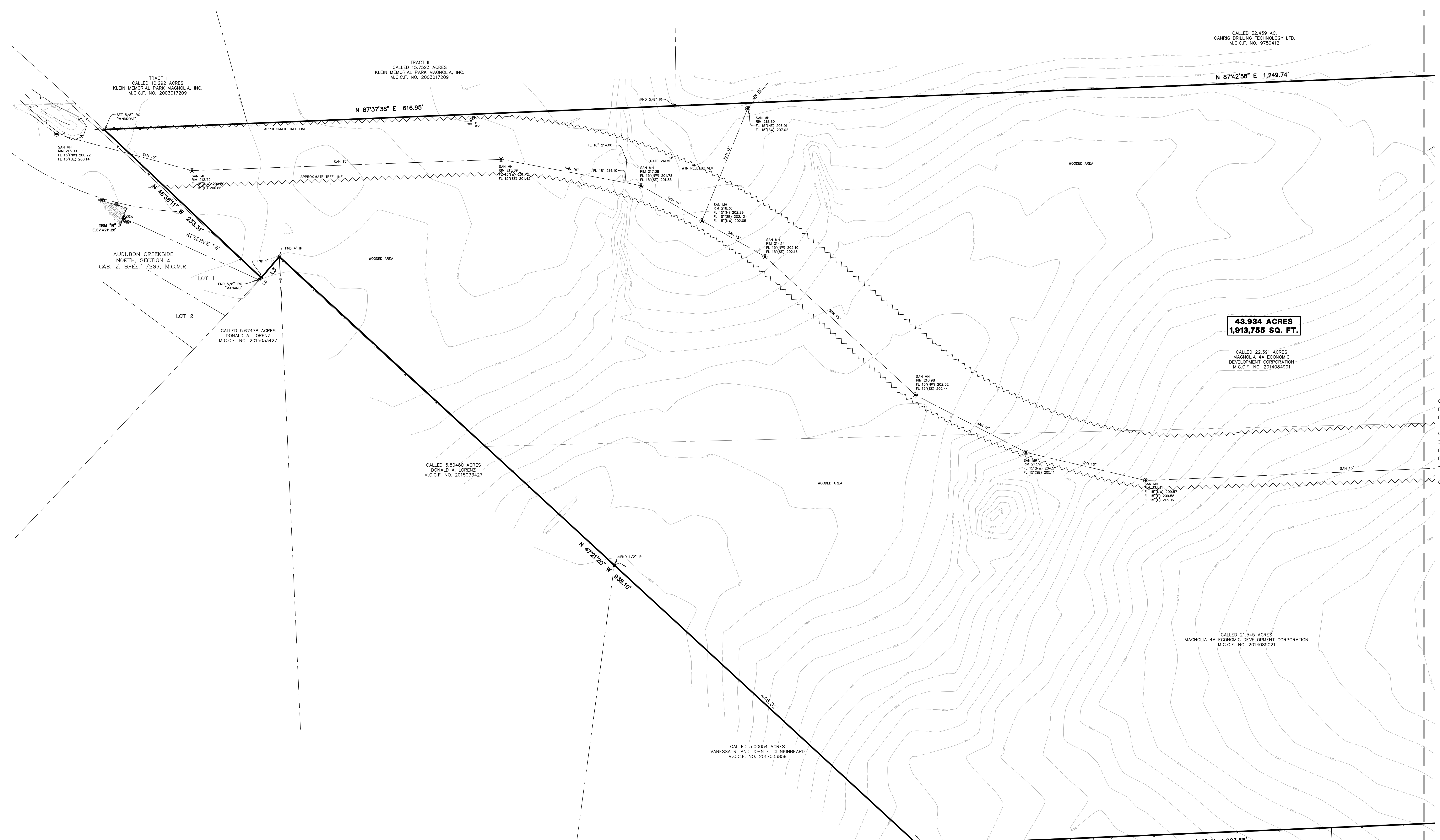
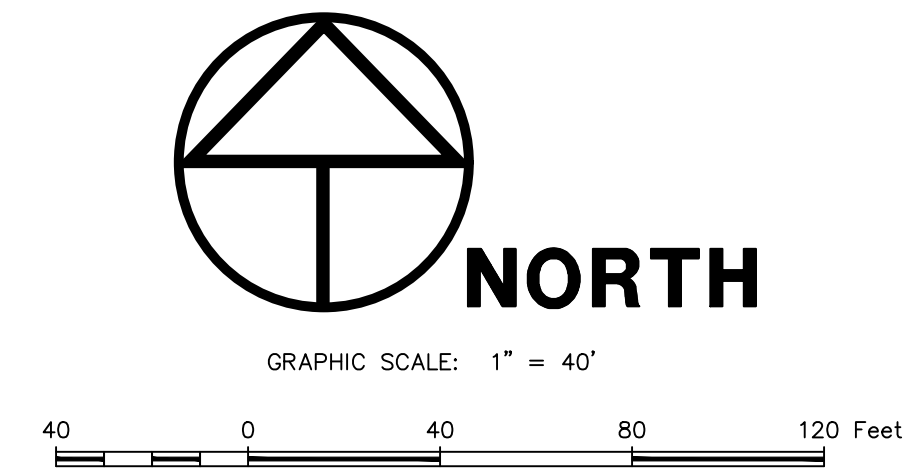
FIELD BY: RL
CHECKED BY: MC
JOB NO. 57296
DRAWN BY: LH
DATE: JANUARY 2022
SHEET NO. 1 OF 3



CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

TEMPORARY BENCHMARK "A" ELEVATION - 241.65
BEING A CUT BOX SET ON TOP OF A CONCRETE FLUME HEADWALL LOCATED ON THE WEST S.O.W. LINE OF E.M. 145 ON THE NORTH SIDE OF A GRAVEL DRIVEWAY APPROXIMATELY 1,660 FEET NORTH FROM ITS INTERSECTION WITH WILDWOOD TRACE. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 211.28
BEING A CUT BOX SET ON TOP OF A CONCRETE TYPE C INLET LOCATED APPROXIMATELY SOUTH 72°23'48" EAST, 88.20 FEET FROM THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. (SHOWN HEREON)



SEE SHEET 3

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

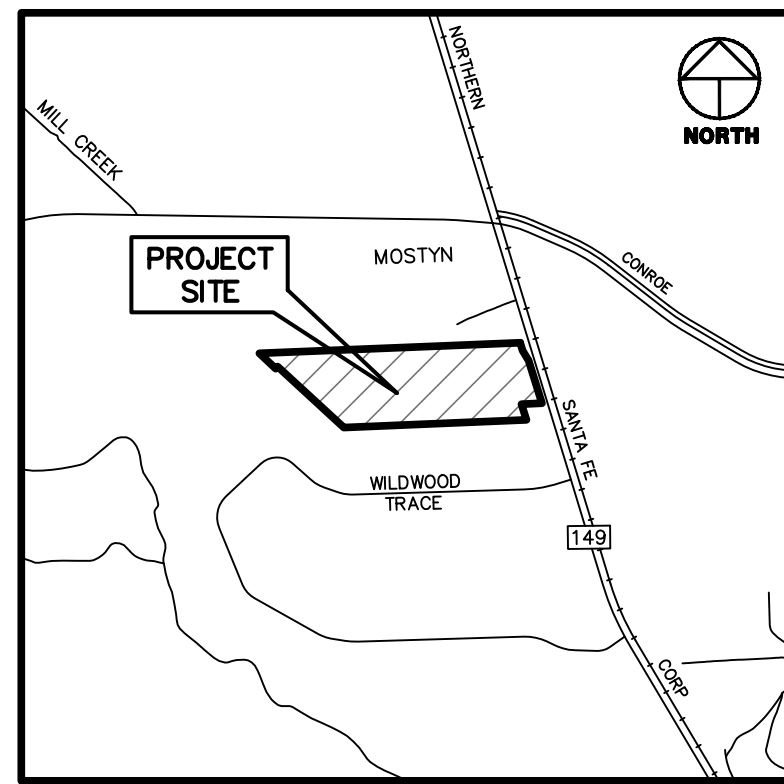
•	BOLLARD	⦿	POWER POLE	⦿	UNDERGROUND CABLE SIGN	⦿	FOUND
○	HANDCAP	⦿	POWER POLE W/TRANSFORMER	⦿	CATHODIC TEST LEAD	⦿	MONTGOMERY COUNTY CLERK FILE
○	GAS METER	⦿	POWER POLE W/LIGHT	⦿	MONITORING WELL	⦿	MONTGOMERY COUNTY DEED RECORDS
○	GAS VALVE	⦿	POWER POLE W/CONDUIT	⦿	PIR FLAG/PIN MARK	⦿	MONTGOMERY COUNTY MAP RECORDS
○	FIRE HYDRANT	⦿	METER POLE	⦿	TOP OF CURB	⦿	IRON PIPE
○	FIRE METER	⦿	SERVICE POLE	⦿	GUTTER	⦿	IRON ROD
○	WATER METER	⦿	GUY ANCHOR	⦿	TOP OF GRATE	⦿	NUMBER
○	WATER VALVE	⦿	OVERHEAD POWER LINE	⦿	FLOW LINE	⦿	PISE
○	BERIGATION CONTROL VALVE	⦿	BARBED WIRE FENCE	⦿	HOBBANK	⦿	RIGHT-OF-WAY
○	GRATE INLET	⦿	BROUGHT IRON FENCE	⦿	SANITARY SEWER	⦿	SQ. FT. - SQUARE FEET
○	GRATE INLET	⦿	WOOD FENCE	⦿	STORM SEWER	⦿	VOLUME
○	CLEANOUT	⦿	CHAINLINK FENCE	⦿	CORRUGATED METAL PIPE	⦿	P.K. CODE
○	WARRANT	⦿	GATE POST	⦿	CORRUGATED PLASTIC PIPE	⦿	B.L. - BUILDING LINE
○	TELEPHONE PEDESTAL	⦿	PER FLAG	⦿	REINFORCED CONCRETE PIPE	⦿	U.E. - UTILITY EASEMENT
○	ELECTRIC BOX	⦿	APPROXIMATE	⦿	TELEPHONE	⦿	TEL. - TELEPHONE
○	TRAFFIC SIGNAL BOX	⦿	HOBBANK	⦿	SOUTHWESTERN BELL TELEPHONE CO.	⦿	WTR - WATER
○	LIGHT POLE	⦿	SIGN	⦿	PIPELINE MARKER	⦿	UG - UNDERGROUND
○	TRAFFIC LIGHT POLE						
○	GROUND/SPOT LIGHT						

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SITUATED IN THE
J.B. RICHARDS SURVEY
ABSTRACT NO. 449
MONTGOMERY COUNTY, TEXAS

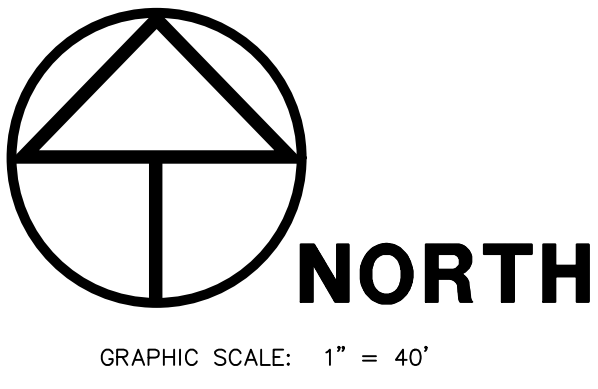
FIELD BY: RDL CHECKED BY: MC JOB NO. 57296
DRAWN BY: LH DATE: JANUARY 2022 SHEET NO. 2 OF 3



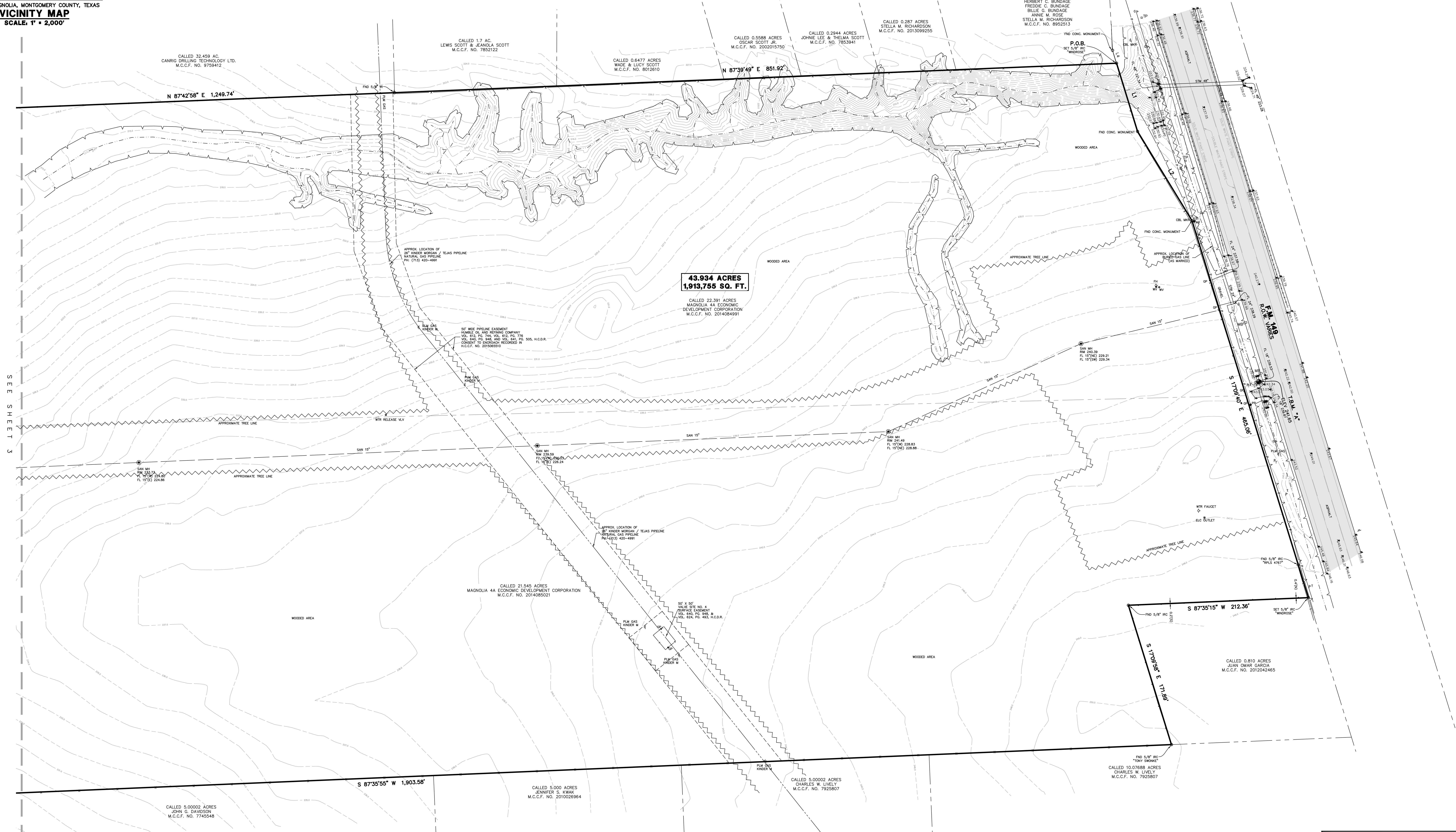
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

TEMPORARY BENCHMARK "A" ELEVATION = 241.65
BEING A CUT BOX SET ON TOP OF A CONCRETE FLUME HEADWALL, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF F.W. 148 ON THE NORTH SIDE OF A GRAVEL DRIVEWAY (APPROXIMATELY 1,680 FEET NORTH FROM ITS INTERSECTION WITH WILLOW TRACE (SHOWN HEREON))

TEMPORARY BENCHMARK "B" ELEVATION = 211.28
BEING A CUT BOX SET ON TOP OF A CONCRETE PIPE C INLET LOCATED APPROXIMATELY SOUTH 12°23'44" EAST, 98.00 FEET FROM THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. (SHOWN HEREON)



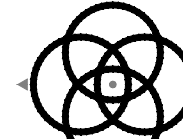
GRAPHIC SCALE: 1" = 40'



SHEET 3

LEGEND

<ul style="list-style-type: none"> • BOLLARD ○ HANDICAP ○ GAS METER ○ GAS VALVE ○ FIRE HYDRANT ○ WATER METER ○ WATER VALVE ○ IRRIGATION CONTROL VALVE ○ GRATE INLET ○ MANHOLE ○ CLEANOUT ○ TELEPHONE PEDESTAL ○ ELECTRIC BOX ○ TRAFFIC SIGNAL BOX ○ LIGHT POLE ○ TRAFFIC LIGHT POLE ○ GROUND/SPOT LIGHT 	<ul style="list-style-type: none"> ○ POWER POLE ○ POWER POLE W/TRANSFORMER ○ POWER POLE W/LIGHT ○ POWER POLE W/CONDUIT ○ METER POLE ○ SERVICE POLE ○ GUY ANCHOR ○ OVERHEAD POWER LINE ○ BARBED WIRE FENCE ○ WROUGHT IRON FENCE ○ WOOD FENCE ○ CHAINLINK FENCE ○ GATE POST ○ PER PLANS ○ APPROX. ○ HOBBANK ○ SIGN ○ PIPELINE MARKER 	<ul style="list-style-type: none"> ○ UNDERGROUND CABLE SIGN ○ CATHODIC TEST LEAD ○ MONITORING WELL ○ PIN FLAG/PART MARK ○ TOP OF CURB ○ GUTTER ○ TOP OF GRATE ○ ROW LINE ○ HOBBANK ○ RIGHT-OF-WAY ○ SQUARE FEET ○ VOLUME ○ ROW CODE ○ BUILDING LINE ○ UTILITY EASEMENT ○ TELEPHONE ○ SOUTHWESTERN BELL TELEPHONE CO. ○ WATER ○ UNDERGROUND 	<ul style="list-style-type: none"> ○ FOUND ○ MONTGOMERY COUNTY CLERK FILE ○ MONTGOMERY COUNTY DEED RECORDS ○ MONTGOMERY COUNTY MAP RECORDS ○ IRON ROD ○ NUMBER ○ PAGE ○ RIGHT-OF-WAY ○ SQUARE FEET ○ VOLUME ○ ROW CODE ○ BUILDING LINE ○ UTILITY EASEMENT ○ TELEPHONE ○ SOUTHWESTERN BELL TELEPHONE CO. ○ WATER ○ UNDERGROUND
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