

SURVEY SHOWING

All that certain lot, tract or parcel of land situated in the J. GREGG SURVEY, Abstract No. 397, Cooke County Texas, and being part of that tract described in a Deed DNB INVESTMENTS LTD, as recorded in Volume 2108, Page 104 of the Deed Record of Cooke County, Texas, and being a part of the land conveyed by J E. Siebman and wife, Mamie Siebman to C. L. Davis and wife, Lois W. Davis, as recorded in Volume 340, Page 40, of the Cooke County Deed Records, and more fully described as follows, to-wit:

BEGINNING at the Southeast comer of said tract in the center of F. M. Highway No. 922, said point also being the Southwest corner of Rugged Creek Estates Addition as recorded in Slide B, Page 272 of the Map Record of Cooke County, Texas, from which a found 5/8-inch Iron Rod bears North 00°49'21" West, a distance of 55.77 feet;

THENCE South 89°43'45" West, along the center of F. M. Highway No. 922 and the south line of said DNB INVESTMENTS LTD tract, a distance of 874.42 feet to a 5/8-inch Iron Rod with a red plastic cap stamped “AAAA Plus Surveyors”

THENCE North 00°15'42" West, through said DNB INVESTMENTS LTD tract, a distance of 1770.12 feet to a 5/8-inch Iron Rod with a red plastic cap stamped “AAAA Plus Surveyors”, said point also being in the south line of that tract of land described in a Deed to Margaret Burnette Peterson as recorded in Volume 523, Page 312 of the Deed Record of Cooke County, Texas;

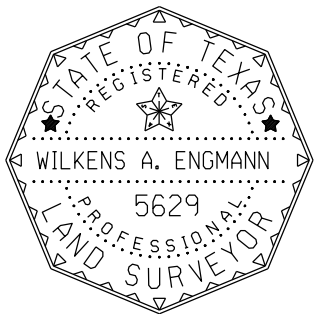
THENCE North 89°19'44" East, along the common line of said Margaret Burnette Peterson and DNB INVESTMENTS LTD tracts, a distance of 857.06 feet to Northeast corner of said DNB INVESTMENTS LTD tract, same point being Northwest corner of said Rugged Creek Estates Addition, from which Point a fence corner post found bears South 80°14'45" West, a distance of 13.02 feet:

THENCE South 00°49'21" East, along the east line of said DNB INVESTMENTS LTD tract and the west line of said Rugged Creek Estates Addition, a distance of 1776.19 feet to the **POINT OF BEGINNING** and containing 35.24 acres or 1,535,063 square feet more or less.

BASIS OF BEARING:

Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

- a) Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from Mamie Siebman et vir to Lois M. Davis and C.L. Davis, in Volume 340, Page 40, Deed Records of Cooke County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). [Not locatable]
- b) Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from C.L. Davis et ux to Valley View Joint Venture, in Volume 553, Page 6, Deed Records of Cooke County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). [Not locatable]
- c) Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from Valley View Joint Venture to Dentco Partners, in Volume 560, Page 122, Deed Records of Cooke County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). [Not locatable]
- d) Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from Southco Joint Ventures to Wilbur L. Smith et ux, in Volume 967, Page 424, Official Public Records of Cooke County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). [Not locatable]
- e) Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from T.E. Brooks et al to Wilbur L. Smith and Barbara A. Smith, in Volume 967, Page 426, Official Public Records of Cooke County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). [Not locatable]
- f) Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from Martha Stockard et al to DNB Investments, LTD, in Volume 2108, Page 104, Official Public Records of Cooke County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). [Not locatable]
- g) Easement from C.L. Davis et ux to Boliver Water Supply Corp. of record in Volume 548, Page 155, Deed Records of Cooke County, Texas. [Shown]
- h) Easement from Wilbur L. Smith to Cooke County Electric Cooperative Association of record in Volume 978, Page 375, Official Public Records of Cooke County, Texas. [Shown]
- i) Easement from DNB Investments, LTD to Bolivar WSC of record in Volume 2171, Page 782, Official Public Records of Cooke County, Texas. [No Field Notes, not shown]



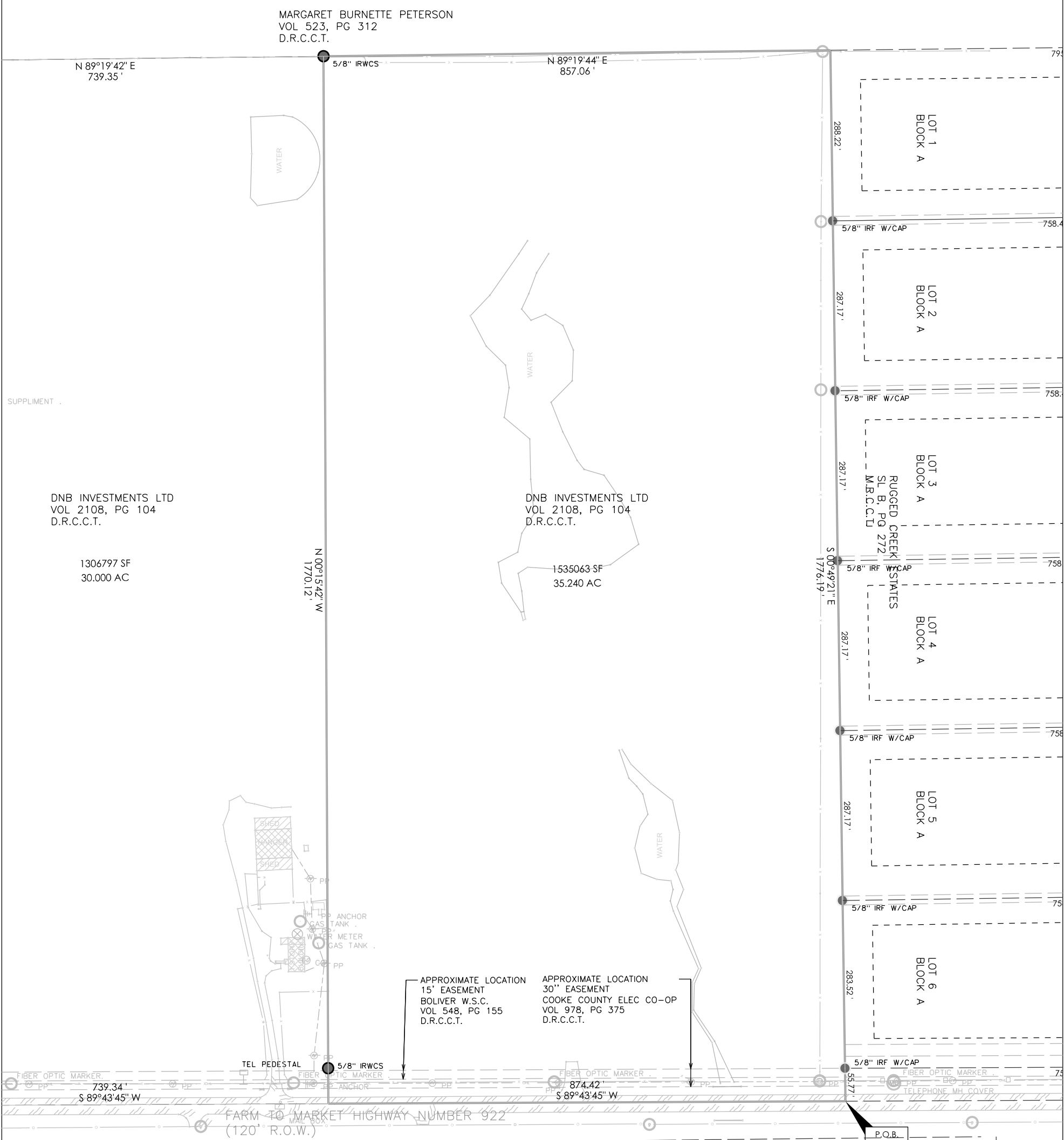
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COPYRIGHT 2021
This survey plat is being provided solely for the use of: STEWART TITLE GUARANTY COMPANY and CHAPIN TITLE COMPANY, and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated May 2, 2021, which shall take place within 90 days after the survey was provided.

FLOOD CERTIFICATION
The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain, according to community panel 48097C0550C of the federal emergency management agency insurance rate map or flood hazard boundary map dated January 16, 2008.

Sheet of	File No.	REVISIONS			<div></div> <div>AAAA PLUS SURVEYORS, LLC 1500 HICKORY CREEK LN. ROCKWALL, TEXAS 75032 OFFICE (972) 771-9888 FAX (972) 771-9888 plat@aaaaplussurveyors.com</div>	The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway. Dated this the 2nd day of May 2021.	Designed	
		Drawn E.O.						
		Checked W.E.						
		Approved _____ Date <u>05/02/21</u> Title _____ Job Class ____						

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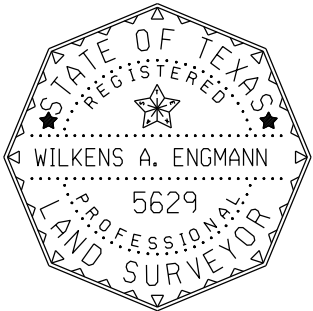
DNROE STAHL
DL 2206, PG 675
R.C.C.T.

RONNIE J. HESS
VOL 1311, PG 126
D.R.C.C.T.

TERRY LEJEUNE
VOL 950, PG 559
D.R.C.C.T.

Scale: 1" = 175'

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							Checked
							W.E.
							Approved _____ Date 05/02/21
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