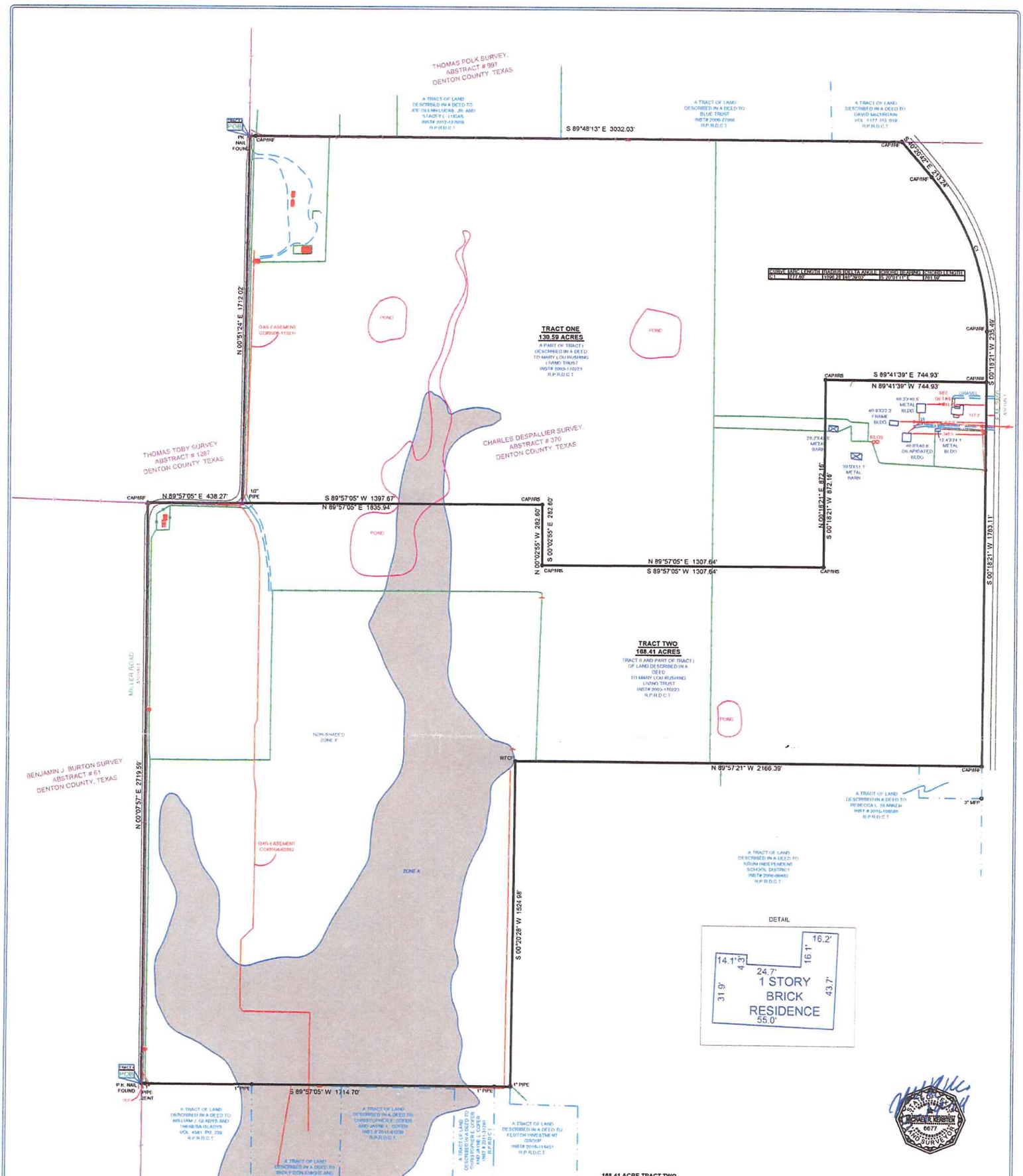

130.59 ACRE TRACT ONE

All that certain tract or parcel of land lying and being situated in Denton County, Texas and being in the Charles Despallier Survey, Abstract number 370 and also being part of Tract one, described in deed to Mary Lou Rushing, Trustee of the Mary Lou Rushing Living Trust recorded in Instrument number 2003-170223, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a P.K. nail found Northwest corner of said Tract one and also being in Miller Road;

THENCE South 89 degrees 48 minutes 13 seconds East, passing a capped iron rod found at 30.08 feet, continuing in all a total distance of 3032.03 to a capped iron rod found stamped "KAZ" in the West line of F.M. 2450;

THENCE along said West line, South 40 degrees 20 minutes 42 seconds East, 213.24 feet to a capped iron rod found stamped "KAZ" at the beginning of a tangent curve to the right whose long chord bears, South 20 degrees 01 minute 11 seconds East, 761.59 feet, and whose radius is 1096.28 feet;

THENCE continuing along said West line and long said curve, an arc length of 777.60 feet to a capped iron rod found stamped "KAZ";

THENCE along said West line, South 00 degrees 18 minutes 21 seconds West, 235.49 feet to a capped iron rod found stamped "KAZ" for the Easterly Southeast corner of the herein described tract;

THENCE North 89 degrees 41 minutes 39 seconds West, 744.93 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE South 00 degrees 18 minutes 21 seconds West, 872.16 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE South 89 degrees 57 minutes 05 seconds East, 1307.64 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE North 00 degrees 02 minutes 55 seconds West, 282.60 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE South 89 degrees 57 minutes 05 seconds West, 1397.67 feet to a 1/2-inch pipe at a turn in Miller Road;

THENCE along said Miller Road, North 00 degrees 51 minutes 24 seconds East, 1712.02 feet to the PLACE OF BEGINNING at containing 130.59 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" and a portion of this property is within "Shaded Zone A" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with no base flood elevations determined" as shown on Panel 215 G of said map.

SURVEYORS CERTIFICATION

Certified to Texas Title (GF#175501), Mary Lou Rushing, and John Mark Rushing & James Elwood Rushing (Co-Trustees of the Mary Lou Rushing Living Trust) and assigns:

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 11-02-2018, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

NOTE: Gas lines shown hereon have been scaled from online maps published by the Railroad Commission of Texas. No excavation performed.

NOTE: Only the following easements supplied to me by Texas Title have been reviewed and addressed as follows:

10(p.) Volume 287, Page 310 Blanket Type Easement to Magnolia Petroleum Company, does affect by rights of ingress-egress

10(q.) Volume 287 Page 330 Blanket Type Easement to Magnolia Petroleum Company; does affect by rights of ingress-egress

10(r.) Volume 336, Page 28 Easement to Texas Power & Light Company; does affect by rights of ingress-egress

10(s.) Volume 401, Page 182 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect

10(t.) Volume 510, Page 81 Easement to Denton County Electric Cooperative, Inc.; does affect

10(u.) Volume 2375, Page 624 Easement to Bolivar Water Supply Corporation; does affect by rights of ingress-egress

10(v.) CC# 2004-62682 Easement to Dynegy Midstream Services, LP.; does affect as shown

10(w.) CC# 2004-151884 Property is subject to Easement to TGG Pipeline LTD; does affect

10(x.) CC# 2006-113231 Easement to Targa North Texas LP; does affect as shown

168.41 ACRE TRACT TWO

All that certain tract or parcel of land lying and being situated in Denton County, Texas and being in the Charles Despallier Survey, Abstract number 370 and also being part of Tract one and all of Tract two, described in deed to Mary Lou Rushing, Trustee of the Mary Lou Rushing Living Trust recorded in Instrument number 2003-170223, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a P.K. nail found for the Southwest corner of said Tract two and also being in Miller Road;

THENCE along said Miller Road, North 00 degrees 07 minutes 57 seconds East, 2719.59 feet to a capped iron rod found stamped "KAZ" at the Westerly Northwest corner of the herein described tract;

THENCE North 89 degrees 57 minutes 05 seconds East, 1835.94 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE South 00 degrees 02 minutes 55 seconds East, 282.60 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE North 89 degrees 57 minutes 05 seconds East, 1307.64 feet to a capped iron rod set stamped "KAZ", being a re-entrant of the herein described tract;

THENCE North 00 degrees 18 minutes 21 seconds East, 872.16 feet to a capped iron rod set stamped "KAZ" for corner;

THENCE North 89 degrees 41 minutes 39 seconds East, 744.93 feet to a capped iron rod found stamped "KAZ" for corner in the West line of F.M. 2450;

THENCE along said West line, South 00 degrees 18 minutes 21 seconds East, 1783.11 feet to a capped iron rod found, being a re-entrant of the herein described tract;

THENCE North 89 degrees 57 minutes 21 seconds West, 2166.39 feet to a wood fence post at the Northeast corner of said tract two;

THENCE South 00 degrees 20 minutes 28 seconds West, 1524.98 feet to a 1 inch iron pipe found for the Southeast corner of said Tract two, at the most Northerly Northeast corner of that called 10.03 acre tract of land described in deed to DK Bratt, Inc. recorded in instrument number 2012-92092, Real Property Records, Denton County, Texas;

THENCE South 89 degrees 57 minutes 05 seconds West, passing a 1 inch iron pipe found at 1690.10 feet, continuing in all a total distance of 1714.70 feet to the PLACE OF BEGINNING at containing 168.41 acres of land more or less.

LEGEND

- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS EQUIPMENT
- WATER METER
- SEWER CLEANOUT
- UNIDENTIFIED MANHOLE
- TANK BATTERY
- SEPARATOR
- GAS PIPELINE SIGN
- CAP/IRS = CAPPED IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- WFCP = WOOD FENCE CORNER POST
- PCB = POINT OF BEGINNING
- CHAIN LINK FENCE
- PIPE FENCE
- VINYL FENCE
- WIRE FENCE
- OVERHEAD UTILITIES
- GAS LINE
- ASPHALT
- CONCRETE

1" = 200'

TITLE COMPANY: TEXAS TITLE

KAZ SURVEYING
TX FIRM REGISTRATION # 10092100
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 160168-04
DRAWN BY: MMF/MAY
DATE: 3-19-2019
R.P.L.S.
MICHAEL R. KERSTEN