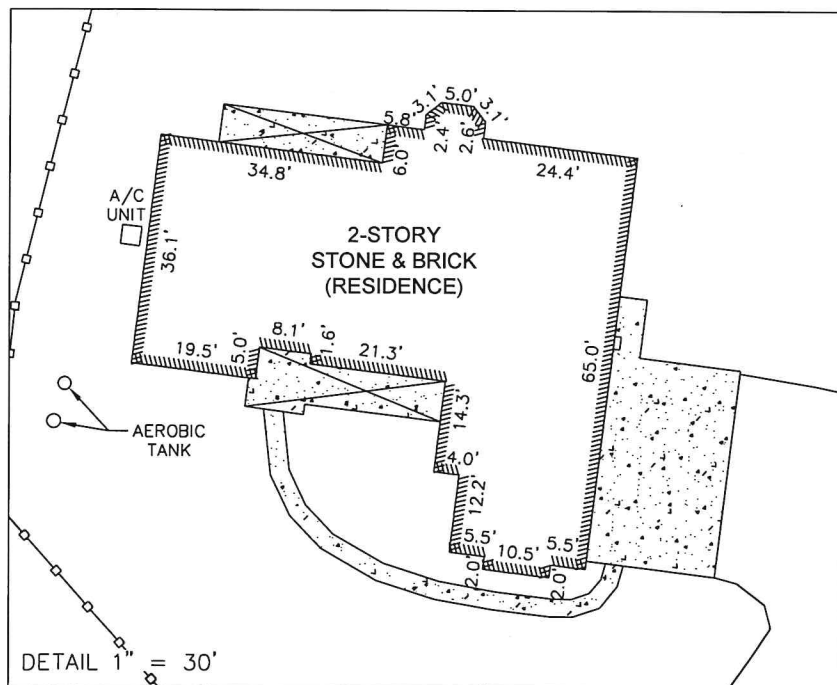
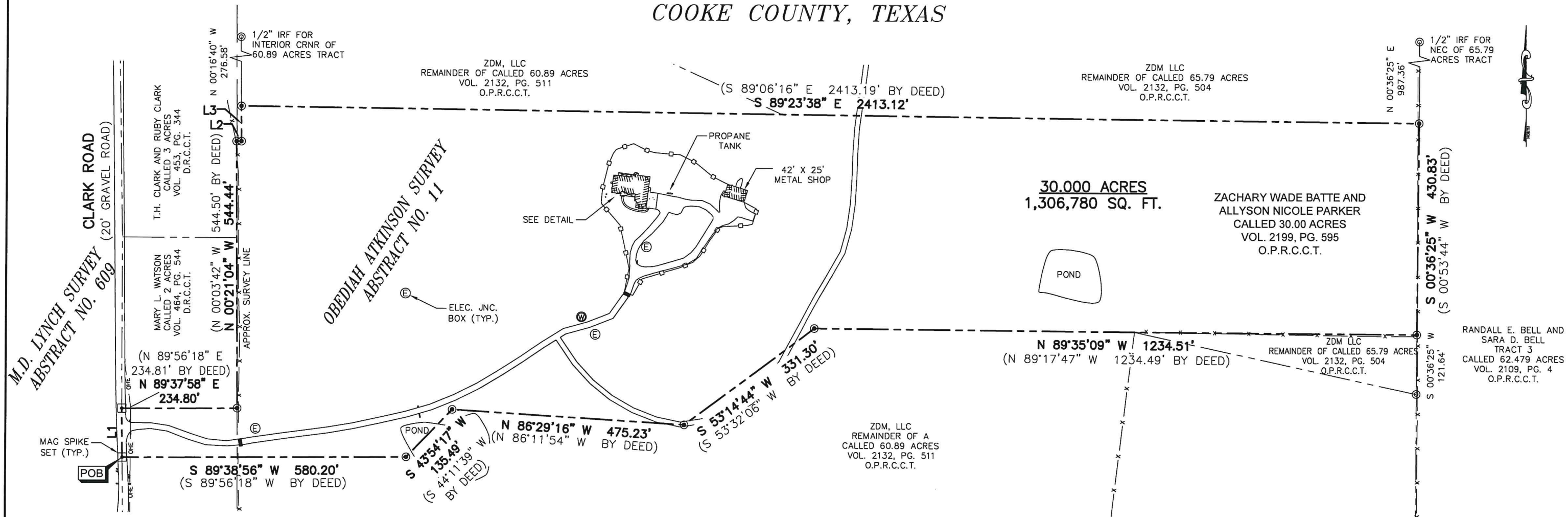


COOKE COUNTY, TEXAS



LEGEND

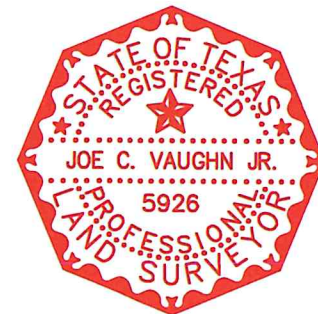
	PROPERTY LINE
	EASEMENT LINE
	ADJOINING PROPERTY LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	PIPE FENCE
	OVERHEAD UTILITIES
	● = CAPPED IRON ROD SET MARKED "PLS INC"
	⊙ = IRON ROD FOUND
	E.M. = ELECTRIC METER
	⊗ = WATER METER
	■ = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

LINE	BEARING	DISTANCE
L1	N 00°38'56" W	99.99'
DEED	N 00°22'08" W	100.00'
L2	N 89°38'51" E	10.00'
DEED	N 89°56'18" E	---
L3	N 00°16'40" W	71.74'
DEED	N 00°03'42" W	---



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



LAND TITLE SURVEY

860 CLARK ROAD

30.000 ACRES
OBEDIAH ATKINSON SURVEY, A-11
M.D. LYNCH SURVEY, A-609
COOKE COUNTY, TEXAS

TBD CLARK ROAD 30.000 ACRES

DRAWN BY:	JDF/CMW
CHECKED BY:	JCV
DATE:	6/3/22
SHEET:	1 OF 2
SCALE:	AS SHOWN

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

COOKE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the M.D. Lynch Survey, Abstract No. 609 and the Obediah Atkinson Survey, Abstract No. 11, Cooke County, Texas and being all of a called 30.00 acres tract of land described in Deed to Zachary Wade Batte and Allyson Nicole Parker as recorded in Volume 2199, Page 595, Official Publix Records, Cooke County, Texas, and being more particularly described herein as follows:

BEGINNING at a Mag spike set in Clark Road (a public road) and in the West line of the remainder of a called 60.89 acres tract of land described in Deed to ZDM, LLC as recorded in Volume 2132, Page 511, said Official Public Records for the Southwest corner of said 30.00 acres tract;

THENCE North 00 degrees 38 minutes 56 seconds West, with the West line of said 30.00 acres tract, along said Clark Road, a distance of 99.99 feet to a Mag spike set for the most Westerly Northwest corner of said 30.00 acres tract;

THENCE North 89 degrees 37 minutes 58 seconds East, with a North line of said 30.00 acres tract, a distance of 234.80 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC"(typical) set for an interior corner of said 30.00 acres tract;

THENCE North 00 degrees 21 minutes 04 seconds West, with a West line thereof, a distance of 544.44 feet to a 5/8 inch iron rod set for the middle Northwest corner thereof;

THENCE North 89 degrees 38 minutes 51 seconds East, with a North line thereof, a distance of 10.00 feet to a 5/8 inch iron rod set for an interior corner thereof;

THENCE North 00 degrees 16 minutes 40 seconds West, with a West line thereof, a distance of 71.74 feet to a 5/8 inch iron set in the West line of said 60.89 acres tract for the Northwest corner of said 30.00 acres tract, from which a 1/2 inch iron rod found for an interior corner of said 60.89 acres tract bears North 00 degrees 16 minutes 40 seconds West, a distance of 276.58 feet;

THENCE South 89 degrees 23 minutes 38 seconds East, with the North line of said 30.00 acres tract, passing the Northeast line of said 60.89 acres tract and the Southwest line of the remainder of a called 65.79 acres tract of land described in Deed to ZDM, LLC as recorded in Volume 2132, Page 504, said Official Public Records, and continuing along said course, a distance of 2,413.12 feet to a 5/8 inch iron rod set in the East line of said 65.79 acres tract and the West line of a called 62.479 acres tract of land described in Deed to Randall E. Bell and Sara D. Bell as recorded in Volume 2109, Page 4, said Official Public Records for the Northeast corner of said 30.00 acres tract, from which a 1/2 inch iron rod found for the Northeast corner of said 65.79 acres tract bears North 00 degrees 36 minutes 25 seconds East, a distance of 987.36 feet;

THENCE South 00 degrees 36 minutes 25 seconds West, with the East line of said 30.00 acres tract and the West line of said Bell tract, a distance of 430.83 feet to a 5/8 inch iron rod set for the Southeast corner of said 30.00 acres tract, from which a 1/2 inch iron rod found for the Southeast corner of said 65.79 acres tract bears South 00 degrees 36 minutes 25 seconds West, a distance of 121.64 feet;

THENCE with the South line of said 30.00 acres tract, the following five (5) courses and distances:

1. North 89 degrees 35 minutes 09 seconds West, passing the Southwest line of said 65.79 acres tract and the Northeast line of said 60.89 acres tract, a distance of 1,234.51 feet to a 5/8 inch iron rod set for corner;
2. South 53 degrees 14 minutes 44 seconds West, a distance of 331.30 feet to a 5/8 inch iron rod set for corner;
3. North 86 degrees 29 minutes 16 seconds West, a distance of 475.23 feet to a 5/8 inch iron rod set for corner;
4. South 43 degrees 54 minutes 17 seconds West, a distance of 135.49 feet to a 5/8 inch iron rod set for corner;
5. South 89 degrees 38 minutes 56 seconds West, a distance of 580.20 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 30.000 acres of land, more or less.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480765 0450 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JANUARY 16, 2008.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 13, 2022.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

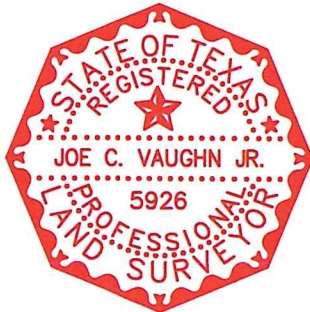
This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JUNE 3, 2022
FIRM REGISTRATION NO. 10129300

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



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DATE:	6/3/22
SHEET:	2 OF 2
SCALE:	AS SHOWN



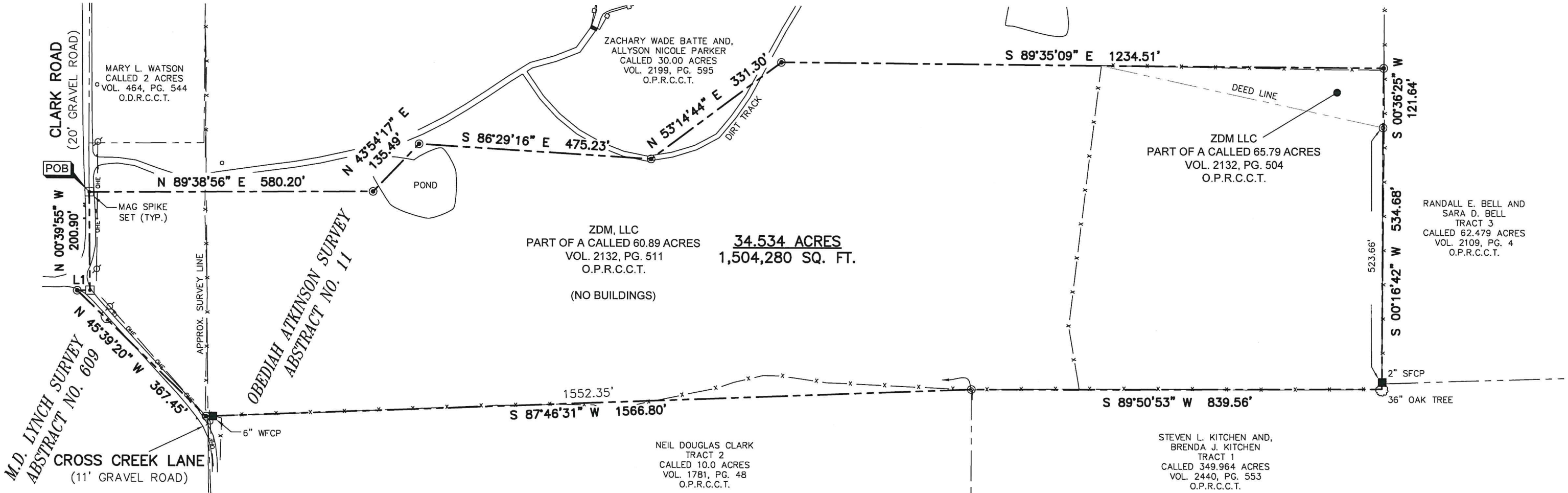
LAND TITLE SURVEY
860 CLARK ROAD

30.000 ACRES
OBEDIAH ATKINSON SURVEY, A-11
M.D. LYNCH SURVEY, A-609
COOKE COUNTY, TEXAS

TBD CLARK ROAD 30.000 ACRES

COOKE COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 89°27'06" E	25.78'



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	ADJOINING PROPERTY LINE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	BARBED WIRE FENCE
---	PIPE FENCE
---	OVERHEAD UTILITIES
●	= CAPPED IRON ROD SET MARKED "PLS INC"
○	= IRON ROD FOUND
E.M.	= ELECTRIC METER
W	= WATER METER
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PLS
PIPELINE LAND
SERVICES, INC.

1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	JDF/CMW
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LAND TITLE SURVEY
TBD CLARK ROAD

34.534 ACRES
OBEDIAH ATKINSON SURVEY, A-11
M.D. LYNCH SURVEY, A-609
COOKE COUNTY, TEXAS

TBD CLARK ROAD 34.534 ACRES

COOKE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Obediah Atkinson Survey, Abstract No. 11, and the M.D. Lynch Survey, Abstract No. 609, Cooke County, Texas, being part of the remainder of a called 65.79 acres tract of land described in Deed to ZDM, LLC as recorded in Volume 2132, Page 504, Official Public Records, Cooke County, Texas, and being part of the remainder of a called 60.86 acres tract of land described in Deed to ZDM, LLC as recorded in Volume 2132, Page 511, said Official Public Records, and being more particularly described herein as follows:

BEGINNING at a Mag spike set in Clark Road (a public road) and in the West line of said 60.86 acres tract for the Northwest corner of the herein described tract and the Southwest corner of a called 30.00 acres tract of land described in Deed to Zachary Wade Batte and Allyson Nicole Parker as recorded in Volume 2199, Page 595, said Official Public Records;

THENCE with the North line of the herein described tract and the South line of said 30 acres tract, the following five (5) courses and distances:

1. North 89 degrees 38 minutes 56 seconds East, a distance of 580.20 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC"(typical) set for corner;
2. North 43 degrees 54 minutes 17 seconds East, a distance of 135.49 feet to a 5/8 inch iron rod set for corner;
3. South 86 degrees 29 minutes 16 seconds East, a distance of 475.23 feet to a 5/8 inch iron rod set for corner;
4. North 53 degrees 14 minutes 44 seconds East, a distance of 331.30 feet to a 5/8 inch iron rod set for corner;
5. South 89 degrees 35 minutes 09 seconds East, passing the Northeast line of said 60.86 acres tract and the Southwest line of said 65.79 acres tract, and continuing along said course, a distance of 1,234.51 feet to a 5/8 inch iron rod set in the East line of said 65.79 acres tract and the West line of a called 62.479 acres tract of land described in Deed to Randall E. Bell and Sara D. Bell as recorded in Volume 2109, Page 4, said Official Public Records for the Northeast corner of the herein described tract and the Southeast corner of said 30 acres tract;

THENCE South 00 degrees 36 minutes 25 seconds West, with the East line of said 65.79 acres tract and the West line of said Bell tract, a distance of 121.64 feet to a 1/2 inch iron rod found for the Southeast corner of said 65.79 acres tract and the Northeast corner of said 60.86 acres tract;

THENCE South 00 degrees 16 minutes 42 seconds West, with the East line of said 60.86 acres tract and the West line of said Bell tract, passing at a distance of 523.66 feet a 2 inch steel fence corner post found for the Southwest corner of said Bell tract and a Northwest corner of a called 349.964 acres tract of land described in Deed to Steven L. Kitchen and Brenda J. Kitchen as recorded in Volume 2440, Page 553, said Official Public Records, and continuing along said course, with a West line of said Kitchen tract, for a total distance of 534.68 feet to a point in a 36 inch oak tree for the Southeast corner of said 60.86 acres tract and an interior corner of said Kitchen tract;

THENCE South 89 degrees 50 minutes 53 seconds West, with the South line of said 60.86 acres tract and a North line of said Kitchen tract, a distance of 839.56 feet to a 1/2 inch iron rod found for the Northwest corner of said Kitchen tract;

THENCE South 87 degrees 46 minutes 31 seconds West, continuing with the South line of said 60.86 acres tract, passing at a distance of 1552.35 feet a 6 inch wood fence corner post for reference, and continuing along said course for a total distance of 1,566.80 feet to a 5/8 inch iron rod set on the Northeast side of a bend in Cross Creek Lane for the Southwest corner of said 60.86 acres tract;

THENCE with the West line of said 60.86 acres tract, along and near said Cross Creek Lane and said Clark Road, the following three (3) courses and distances:

1. North 45 degrees 39 minutes 20 seconds West, a distance of 367.45 feet to a 5/8 inch iron rod set for corner;
2. North 89 degrees 27 minutes 06 seconds East, a distance of 25.78 feet to a Mag spike set for corner;
3. North 00 degrees 39 minutes 55 seconds West, a distance of 200.90 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 34.534 acres of land, more or less.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480765 0450 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JANUARY 16, 2008.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 13, 2022.
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SURVEYOR'S CERTIFICATION

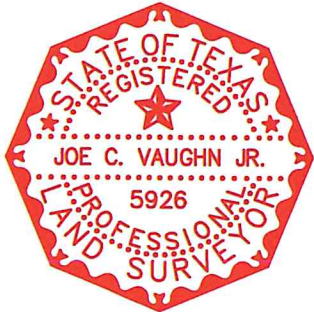
This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JUNE 3, 2022
FIRM REGISTRATION NO. 10129300

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SCALE:	AS SHOWN

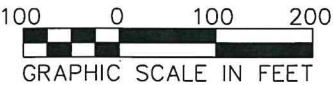
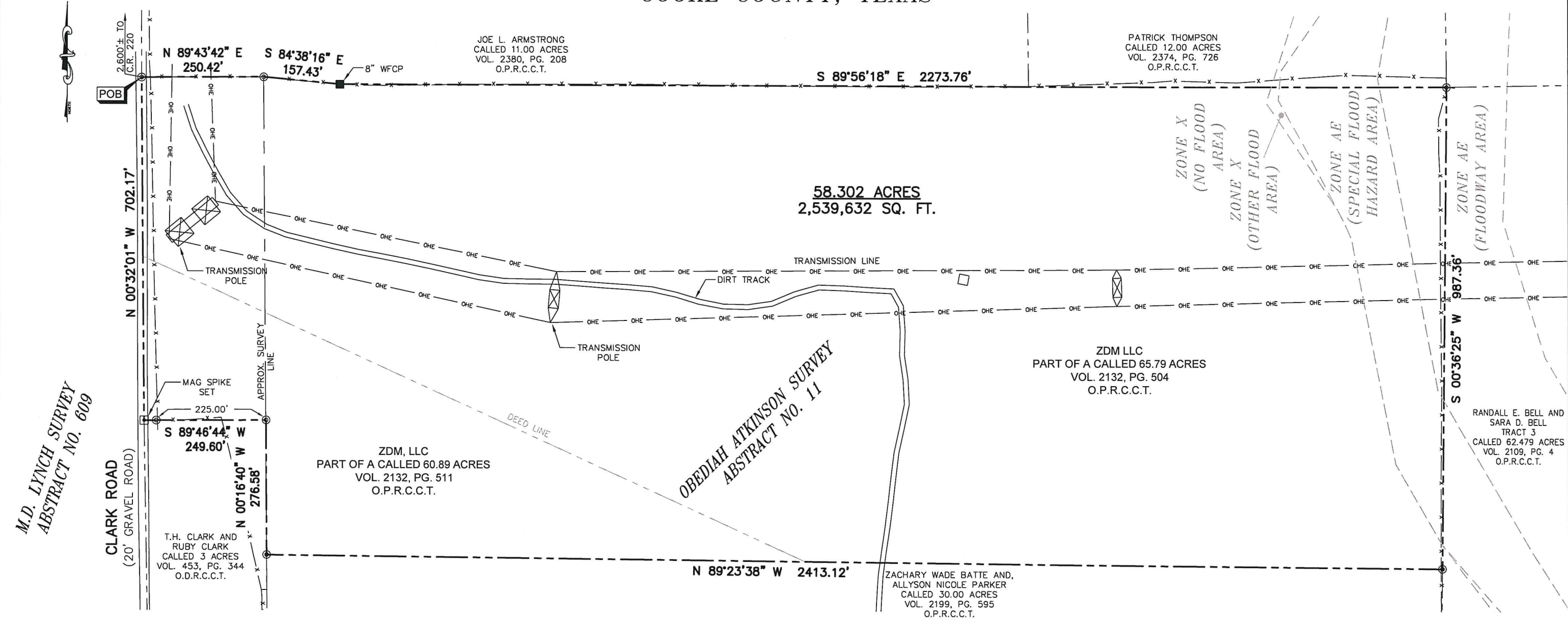


LAND TITLE SURVEY
TBD CLARK ROAD

34.534 ACRES
OBEDIAH ATKINSON SURVEY, A-11
M.D. LYNCH SURVEY, A-609
COOKE COUNTY, TEXAS

TBD CLARK ROAD 34.534 ACRES

COOKE COUNTY, TEXAS



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - o-o- CHAIN LINK FENCE
 - ||-||- WOOD FENCE
 - x-x-x- BARBED WIRE FENCE
 - PIPE FENCE
 - OHE- OVERHEAD UTILITIES
 - = CAPPED IRON ROD SET MARKED "PLS INC"
 - ⊙ = IRON ROD FOUND
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1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

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LAND TITLE SURVEY
TBD CLARK ROAD

58.302 ACRES
OBEDIAH ATKINSON SURVEY, A-11
M.D. LYNCH SURVEY, A-609
COOKE COUNTY, TEXAS

TBD CLARK ROAD 58.302 ACRES

COOKE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Obediah Atkinson Survey, Abstract No. 11, and the M.D. Lynch Survey, Abstract No. 609, Cooke County, Texas, being part of the remainder of a called 65.79 acres tract of land described in Deed to ZDM, LLC as recorded in Volume 2132, Page 504, Official Public Records, Cooke County, Texas, and being part of the remainder of a called 60.86 acres tract of land described in Deed to ZDM, LLC as recorded in Volume 2132, Page 511, said Official Public Records, and being more particularly described herein as follows:

BEGINNING at a 1/2 inch capped iron rod found in Clark Road (a public road) and in the West line of said 65.79 acres for the Northwest corner of the herein described tract and the Southwest corner of a called 11.00 acres tract of land described in Deed to Joe L. Armstrong as recorded in Volume 2380, Page 208, said Official Public Records;

THENCE North 89 degrees 43 minutes 42 seconds East, with the South line of said Armstrong tract, a distance of 250.42 feet to a 1/2 inch iron rod found for an interior corner of said 65.79 acres tract;

THENCE South 84 degrees 38 minutes 16 seconds East, with the North line of said 65.79 acres tract and the South line of said Armstrong tract, a distance of 157.43 feet to an 8 inch wood fence corner post found for corner;

THENCE South 89 degrees 56 minutes 18 seconds East, continuing with the North line of said 65.79 acres tract and the South line of said Armstrong tract, passing the Southeast corner of said Armstrong tract and the Southwest corner of a called 12.00 acres tract of land described in Deed to Patrick Thompson as recorded in Volume 2374, Page 726, said Official Public Records, and continuing along said course, a distance of 2,273.76 feet to a 1/2 inch iron rod found for the Northeast corner of said 65.79 acres tract and the Northwest corner of a called 62.479 acres tract of land described in Deed to Randall E. Bell and Sara D. Bell as recorded in Volume 2109, Page 4, said Official Public Records;

THENCE South 00 degrees 36 minutes 25 seconds West, with the East line of said 65.79 acres tract and the West line of said Bell tract, a distance of 987.36 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC"(typical) set for the Southeast corner of the herein described tract and the Northeast corner of a called 30.00 acres tract of land described in Deed to Zachary Wade Batte and Allyson Nicole Parker as recorded in Volume 2199, Page 595, said Official Public Records;

THENCE North 89 degrees 23 minutes 38 seconds West, with the North line of said 30.00 acres tract, passing the Southwest line of said 65.79 acres tract and the Northeast line of said 60.89 acres tract, a distance of 2,413.12 feet to a 5/8 inch iron rod set in the West line of said 60.89 acres tract and the East line of a called 3 acres tract of land described in Deed to T.H. Clark and Ruby Clark as recorded in Volume 453, Page 344, Deed Records, Cooke County, Texas for the Southwest corner of the herein described tract and the most Northerly corner of said 30.00 acres tract;

THENCE North 00 degrees 16 minutes 40 seconds West, with a common line of said 60.89 acres tract and said Clark tract, a distance of 276.58 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 46 minutes 44 seconds West, continuing with said common line, passing at a distance of 225.00 feet a 1/2 inch iron rod found for reference, and continuing along said course for a total distance of 249.60 feet to a Mag spike set in said Clark Road for the most Northerly corner Southwest corner of said 60.89 acres tract and the Northwest corner of said Clark tract;

THENCE North 00 degrees 32 minutes 01 seconds West, with the West line of said 60.89 acres tract, along said Clark Road, passing the Northwest corner of said 60.89 acres tract and the Southwest corner of said 65.79 acres tract, and continuing along said course, with the West line of said 65.79 acres tract, a distance of 702.17 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 58.302 acres of land, more or less.

FLOOD NOTE

PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE AE (FLOODWAY AREA WITH BASE FLOOD ELEVATION OF 720' M.S.L.), A DESIGNATED ZONE AE (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED), A DESIGNATED ZONE X (OTHER FLOOD ZONE) AND IN A DESIGNATED ZONE X (NO FLOOD AREA) AS PLOTTED ON COMMUNITY PANEL # 480765 0450 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JANUARY 16, 2008.

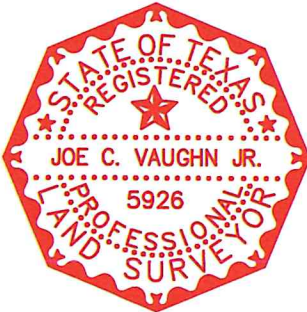
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3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JUNE 3, 2022
FIRM REGISTRATION NO. 10129300



LAND TITLE SURVEY
TBD CLARK ROAD

58.302 ACRES
OBEDIAH ATKINSON SURVEY, A-11
M.D. LYNCH SURVEY, A-609
COOKE COUNTY, TEXAS

TBD CLARK ROAD 58.302 ACRES



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

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SCALE:	AS SHOWN