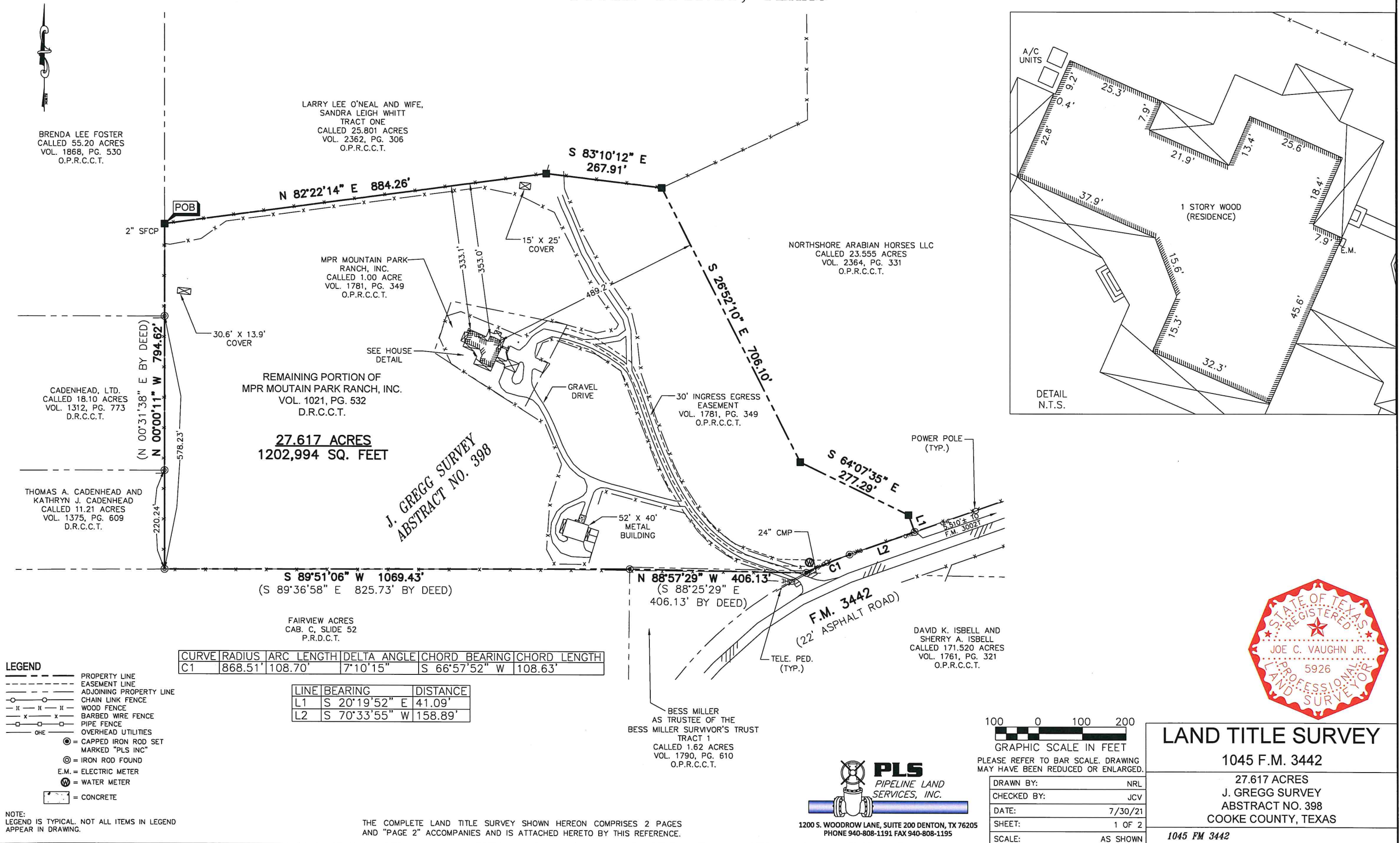


COOKE COUNTY, TEXAS



TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 214394 AND BEARING AN EFFECTIVE DATE OF JULY 5, 2021.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN CABINET B, SLIDE 315, PLAT RECORDS, COOKE COUNTY, TEXAS AND VOLUME 859, PAGE 35, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 1a, 1b, 10ee & 10ff)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MOUNTAIN SPRINGS WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 527, PAGE 328, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10v) (BLANKET EASEMENT)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MOUNTAIN SPRINGS WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 527, PAGE 330, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10w) (BLANKET EASEMENT)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE UNITED STATES OF AMERICA EASEMENT RECORDED IN VOLUME 716, PAGE 603, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10x) (NORTH OF SUBJECT)
- 5.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE UNITED STATES OF AMERICA EASEMENT RECORDED IN VOLUME 716, PAGE 610, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10y) (NORTH OF SUBJECT)
- 6.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MOUNTAIN SPRINGS WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 974, PAGE 319, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10z) (BLANKET EASEMENT)
- 7.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE MOUNTAIN SPRINGS WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1095, PAGE 681, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10aa) (NORTH OF SUBJECT)
- 8.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MPR MOUNTAIN PARK RANCH INC. EASEMENT RECORDED IN VOLUME 1781, PAGE 349, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS AND MODIFIED IN VOLUME 2166, PAGE 436, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10bb & 10dd)
- 9.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE DANIEL S. BRADLEY AND KAREN E. BRADLEY EASEMENT RECORDED IN VOLUME 2148, PAGE 459, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10cc) (NORTH OF SUBJECT)
- 10.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SANITARY AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1043, PAGE 777, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10gg)
- 11.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE PUBLIC REGULATIONS RECORDED IN VOLUME 2263, PAGE 360, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10hh)
- 12.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE PUBLIC REGULATIONS RECORDED IN VOLUME 2263, PAGE 267, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10ii)
- 13.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE PUBLIC REGULATIONS RECORDED IN VOLUME 2291, PAGE 49, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10jj)
- 14.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE AFFIDAVIT OF NON-PRODUCTION RECORDED IN VOLUME 400, PAGE 268, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10kk)

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 0575 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED 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 JULY 16, 2021.
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.

PROPERTY DESCRIPTION

Being a tract of land situated in the J. Gregg Survey, Abstract No. 398, Cooke County, Texas and being the remainder of a tract of land described in Deed to MPR Mountain Park Ranch, INC. as recorded in Volume 1021, Page 532, Deed Records, Cooke County, Texas, and being all of a called 1.00 acre tract of land described in Deed to MPR Mountain Park Ranch, Inc. as recorded in Volume 1781, Page 349, Official Public Records, Cooke County, Texas, and being more particularly described herein as follows:

BEGINNING at a 2 inch steel fence corner post found for the Northwest corner of the herein described tract in the West line of said remainder tract and the East line of a called 55.20 acres tract of land in Deed to Brenda Lee Foster as recorded in Volume 1868, Page 530, said Official Public Records, and said post being the Southwest corner of a called 25.801 acres tract of land in Deed to Larry Lee O'Neal and Wife, Sandra Leigh Whitt as recorded in Volume 2362, Page 306, said Official Public Records;

THENCE North 82 degrees 22 minutes 14 seconds East, with the South line of said O'Neal tract, with a fence, a distance of 884.26 feet to a 2 inch steel fence corner post for an angle point corner;

THENCE South 83 degrees 10 minutes 12 seconds East, continuing with the South line of said O'Neal tract, with a fence, a distance of 267.91 feet to a 2 inch steel fence corner for an angle point corner of said O'Neal tract and an angle point corner in the West line of a called 23.555 acre tract of land described in Deed to Northshore Arabian Horses LLC. as recorded in Volume 2364, Page 331, said Official Public Records;

THENCE South 26 degrees 52 minutes 10 seconds East, with the West line of said Northshore tract, a distance of 706.10 feet to a 2 inch steel fence corner post for an angle point corner;

THENCE South 64 degrees 07 minutes 35 seconds East, continuing with the West line of said Northshore tract, a distance of 277.29 feet to a 2 inch steel fence corner post for an angle point corner;

THENCE South 20 degrees 19 minutes 52 seconds East, continuing with the West line of said Northshore tract, a distance of 41.09 feet to a 5/8 inch capped iron rod found in the South line of said remainder tract and the North line of F.M. 3442 (a public road) for the Southwest corner of said Northshore tract;

THENCE South 70 degrees 33 minutes 55 seconds West, with the South line of said remainder tract, along the North line of said F.M. 3442, a distance of 158.89 feet to a 5/8 inch iron rod with plastic cap stamped 'PLS, INC'(typical) set at the beginning of a curve to the left having a radius of 868.51 feet;

THENCE Southwesterly, along the arc of said curve, continuing with the South line of said remainder tract and the North line of said F.M. 3442, a distance of 108.70 feet with an interior angle of 07 degrees 10 minutes 15 seconds, a chord bearing of South 66 degrees 57 minutes 52 seconds West, and a chord distance of 108.63 feet to a 5/8 inch iron rod set for the most Southerly Southeast Corner of said remainder tract and being the Northeast corner of a called 1.62 acres tract of land in Deed to Bess Miller as trustee of the Bess Miller Survivor's Trust recorded in Volume 1790, Page 610, said Official Public Records;

THENCE North 88 degrees 57 minutes 29 seconds West, with the South line of said remainder tract and the North line of said Miller tract, a distance of 406.13 feet to a 5/8 inch iron rod set for the Northwest corner of said Miller tract and the Northeast corner of Lot 18 of Fairview Acres as recorded in Cabinet C, Slide 52, Plat Records, Cooke County, Texas;

THENCE South 89 degrees 51 minutes 06 seconds West, with the South line of said remainder tract and the North line of said Lot 18, a distance of 1069.43 feet to 1/2 inch iron rod found at a 2 inch steel corner post for the Southwest corner of said remainder tract and the Southeast corner of a called 11.21 acres tract of land described in Deed to Thomas A Cadenhead and Kathryn J. Cadenhead as recorded in Volume 1375, Page 609, said Deed Records;

THENCE North 00 degrees 00 minutes 11 seconds West, with the West line of said remainder tract and the East line of said 11.21 acres tract, along and near a fence, passing at a distance of 220.24 feet to a 1/2 inch iron rod found for the Northeast corner of said 11.21 acres tract and the Southeast corner of a called 18.10 acres tract of land described in Deed to Cadenhead, LTD. as recorded in Volume 1312, Page 773, said Deed Records, and continuing along said course, passing at a distance of 578.23 feet a 1/2 inch iron rod found for the Northeast corner of a 18.10 acres tract and the Southeast corner of said Foster tract, and continuing along said course for a total distance of 794.62 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 27.617 acres of land, more or less.

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. 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
JULY 30, 2021
FIRM REGISTRATION NO. 40129300



DRAWN BY:	NRL
CHECKED BY:	JCV
DATE:	7/30/21
SHEET:	2 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY

1045 F.M. 3442

27.617 ACRES
J. GREGG SURVEY
ABSTRACT NO. 398
COOKE COUNTY, TEXAS

1045 FM 3442

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