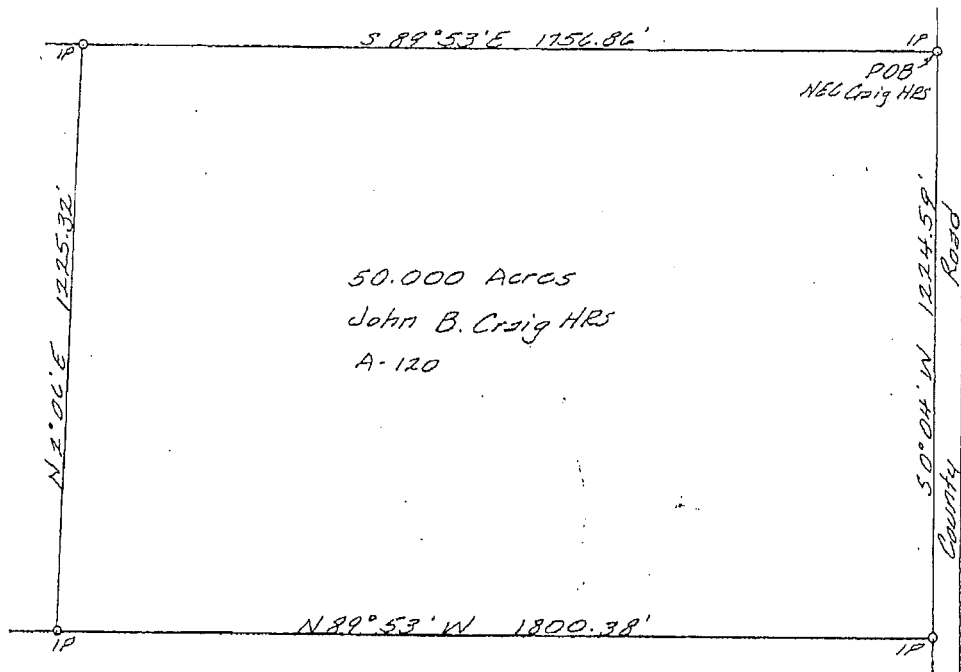


Fr



THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made by me on the ground covering that certain tract or parcel of land situated in the John B. Craig HRS, A-120, a part of the 80 acre tract conveyed by Grady Kennedy to Alviaalda Ann White by deed recorded in Vol. 570, Pages 248-50, DEED RECORDS, Bowie County, Texas, and being more fully described as follows:

BEGINNING at an IP for corner in a fence line, the WBL of a County Road at the NEC of said Craig Survey and White tract;

THENCE S 0°04' W 1224.59' with said fence line to an IP for corner at the SEC of said White tract;

THENCE N 89°53' W 1800.38' with the SBL of said White tract to an IP for corner;

THENCE N 2°06' E 1225.32' to an IP for corner on the NBL of said White tract;

THENCE S 89°53' E 1756.86' to the PLACE OF BEGINNING and containing 50.000 acres of land, more or less.

This tract is not affected by a flood plane.

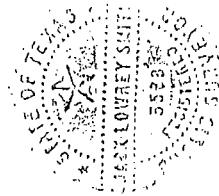
January 12, 1989

Scale: 1" = 300'

Jack L. Smith P.S.

Jack L. Smith, P.S.
Tex. Reg. No. 3568

x H. J. Smith 6/30/2023



"TO THE LEINHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY,

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 discrepancies, conflicts, shortages in area, boundary line confusers, encroachments of improvements, visible or apparent easements or rights of way, except as shown hereon, and that said property has ~~no~~ access to and from a public or dedicated roadway.

Dated this the 12 day of January, 1989

Signed:

Jack L. Smith P.S.

Registered Public Surveyor, Texas No. 3568

UNITED STATES DEPARTMENT OF AGRICULTURE
Rural Utilities Service

AMENDED RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That 183 CR 4309 Revocable Land Trust (hereinafter called "Grantor"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by Central Bowie County Water Supply Corporation, (hereinafter called ("Grantee")), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove water distribution lines and appurtenances, over and across 30.20 acres of land, more particularly described in Document Number 2022-00009872, Deed Records, Bowie County, Texas, together with the right of ingress and egress over Grantor's adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted is 15' in width, and located across said land as specifically depicted in the survey attached hereto as Exhibit "A" and made a part hereof for all purposes. The easement granted herein encompasses all of the water distribution lines and easements depicted in Exhibit A, and shall be the sole and exclusive easement governing the Grantee's interest in the property.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right of ingress and egress over and across lands owned by Grantor which are contiguous to the easement; (2) the reasonable right from time to time to remove any and all paving, undergrowth and other obstructions that may injure the Grantee's facilities and appurtenances or interfere with the construction, maintenance, inspection, operation, protection, repair, alteration, testing, replacement, upgrading, relocation (as above limited), substitution or removal thereof; and (3) the right to abandon-in-place any and all water supply distribution lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor, or their successor or assigns, to move or remove any such abandoned lines or appurtenances.

In the event the county or state hereafter widens or relocates any public road so as to require the relocation of the water lines as installed, Grantor further grants to Grantee an additional easement over and across the land described above for the purpose of laterally relocating said water lines as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation of the structures referred to herein, and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that they are the owner of the above described lands and that said lands are free and clear of all encumbrances and liens.

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the easement herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof. Grantor and Grantee agree and acknowledge that this easement shall be the sole and exclusive easement governing the Grantee's interest in the property, and this easement shall supersede all prior easements held by the Grantee on this property, including two easements more particularly described in instrument recorded in Vol. 2541, Page 341, Deed Records, Bowie County, Texas, and Vol. 2541, Page 345, Deed Records, Bowie County, Texas.

The original easements amended by this amended easement were obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor have executed this instrument this 7th day of March, 2025.

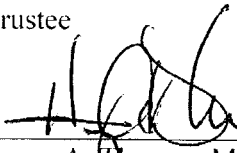
GRANTOR

183 CR 4309 Revocable Land Trust

By: Advisory Engineering & Analytics, LLC,
A Texas limited liability company

Its: Trustee

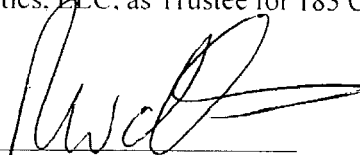
By:

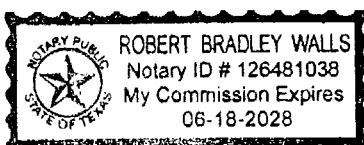

Henry A. Thomas, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

This instrument was acknowledged before me on this 7 day of March, 2025, by Henry A. Thomas, Manager of Advisory Engineering & Analytics, LLC, as Trustee for 183 CR 4309 Revocable Land Trust.


Notary Public, State of Texas

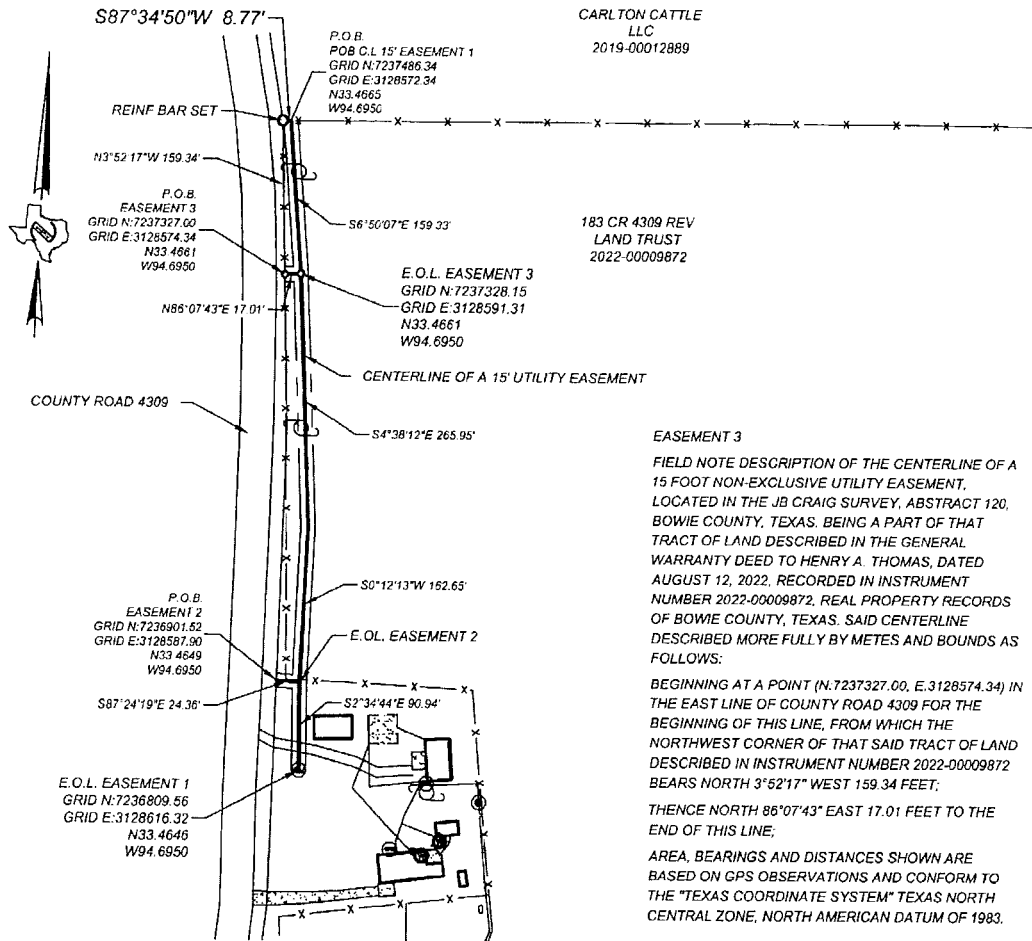


Form RD-TX 442-8
(Rev. 6-06)

**EXHIBIT LIST FOR
RIGHT OF WAY EASEMENT**

Exhibit A- 2025 Survey of H. Thomas Property

EXHIBIT A



EASEMENT 3

FIELD NOTE DESCRIPTION OF THE CENTERLINE OF A 15 FOOT NON-EXCLUSIVE UTILITY EASEMENT, LOCATED IN THE JB CRAIG SURVEY, ABSTRACT 120, BOWIE COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO HENRY A. THOMAS, DATED AUGUST 12, 2022, RECORDED IN INSTRUMENT NUMBER 2022-00009872, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID CENTERLINE DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT (N.7237327.00, E.3128574.34) IN THE EAST LINE OF COUNTY ROAD 4309 FOR THE BEGINNING OF THIS LINE, FROM WHICH THE NORTHWEST CORNER OF THAT SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-00009872 BEARS NORTH 3°52'17\"

THENCE NORTH 86°07'43\"

AREA, BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE \"TEXAS COORDINATE SYSTEM\" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

EASEMENT 1:

FIELD NOTE DESCRIPTION OF THE CENTERLINE OF A 15 FOOT NON-EXCLUSIVE UTILITY EASEMENT, LOCATED IN THE JB CRAIG SURVEY, ABSTRACT 120, BOWIE COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO HENRY A. THOMAS, DATED AUGUST 12, 2022, RECORDED IN INSTRUMENT NUMBER 2022-00009872, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID CENTERLINE DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT (N.7237486.34, E.3128572.34) FOR THE BEGINNING OF THIS LINE, FROM WHICH THE NORTHWEST CORNER OF THAT SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-00009872 BEARS SOUTH 87°34'50\"

THENCE ALONG THE CENTERLINE AS FOLLOWS:

THENCE SOUTH 8°50'07\"

THENCE SOUTH 4°38'12\"

THENCE SOUTH 0°12'13\"

THENCE SOUTH 0°12'13\"

THENCE SOUTH 87°24'19\"

THENCE SOUTH 2°34'44\"

EASEMENT 2
FIELD NOTE DESCRIPTION OF THE CENTERLINE OF A 15 FOOT NON-EXCLUSIVE UTILITY EASEMENT, LOCATED IN THE JB CRAIG SURVEY, ABSTRACT 120, BOWIE COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO HENRY A. THOMAS, DATED AUGUST 12, 2022, RECORDED IN INSTRUMENT NUMBER 2022-00009872, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID CENTERLINE DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT (N.7236901.52, E.3123587.90) FOR THE BEGINNING OF THIS LINE, FROM WHICH THE NORTHWEST CORNER OF THAT SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-00009872 BEARS NORTH 2°22'56\"

THENCE SOUTH 87°24'19\"

AREA, BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE \"TEXAS COORDINATE SYSTEM\" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2\"

Surveyor Certification

TO THE LIENHOLDERS, CENTRAL BOWIE COUNTY WATER
(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:

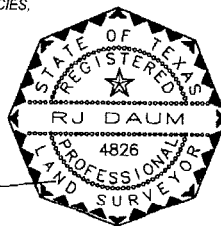
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON

AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 1ST DAY OF NOVEMBER, 2024

[Signature]
RJ DAUM
TEXAS RPLS 4826

REVISED 1.15.2025



800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM
No. 10149500
Office (903) 417-2914

SURVEY

CENTERLINE OF A 15' NON-EXCLUSIVE UTILITY EASEMENT, LOCATED IN THE, JB CRAIG SURVEY, ABSTRACT 120,

BOWIE COUNTY, TEXAS

PROJECT: 24-685
JOB NO.: 24-685

SCALE: 1\"

