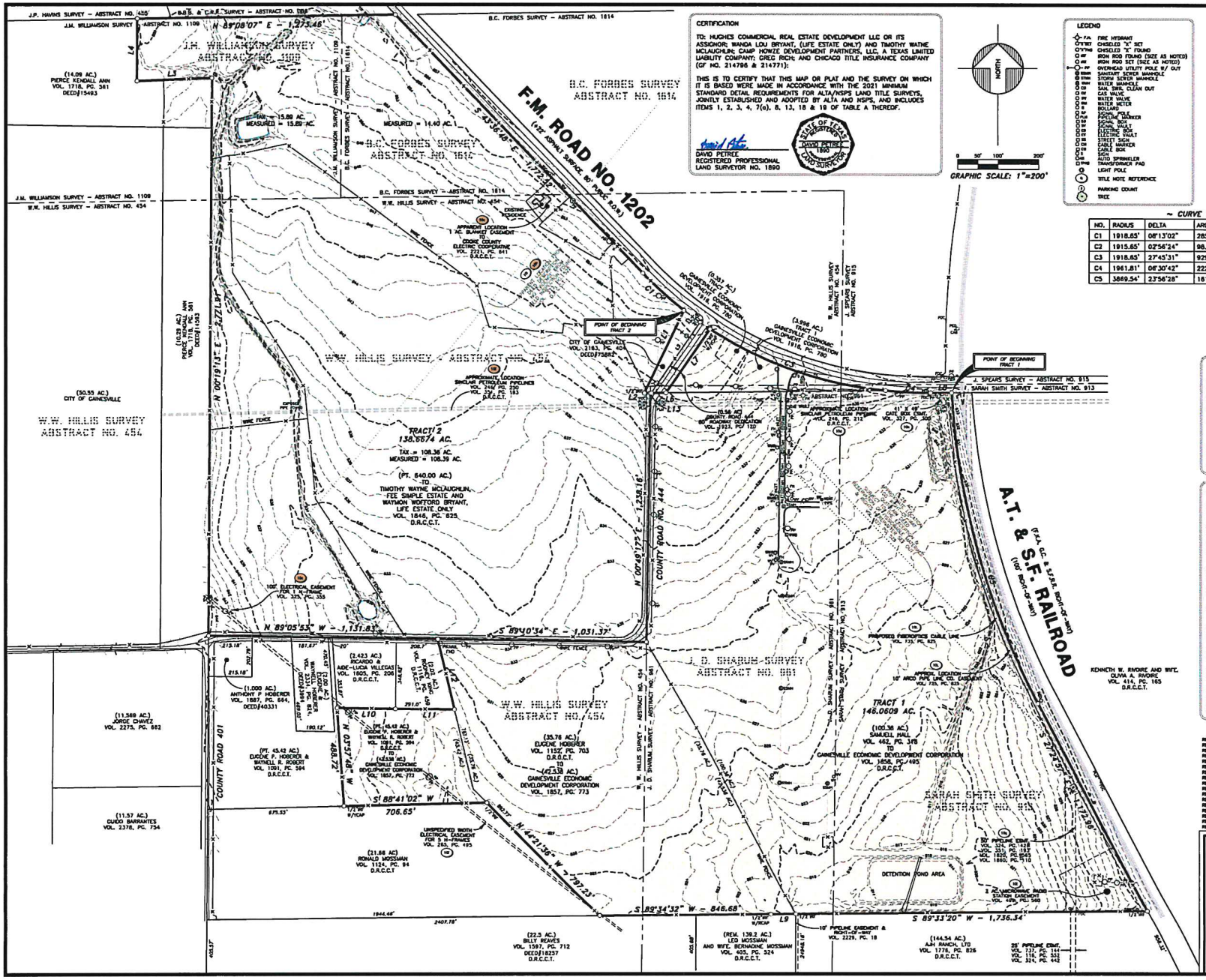



## CERTIFICATION

TO: HUGHES COMMERCIAL REAL ESTATE DEVELOPMENT LLC OR ITS ASSIGNOR; WANDA LOU BRYANT, (LIFE ESTATE ONLY) AND TIMOTHY WAYNE MCLAUGHLIN; CAMP HOWIE DEVELOPMENT PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY; GREG RICH; AND CHICAGO TITLE INSURANCE COMPANY (GF NO. 214796 & 214771):

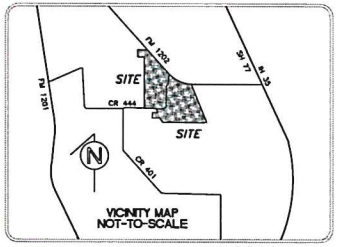
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 18 & 19 OF TABLE A THEREOF.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS REGISTERED DAVID PETREE 1890 PROFESSIONAL LAND SURVEYOR

## LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- SANITARY SEWER CLEAN OUT
- GAS VALVE
- WATER VALVE
- WATER METER
- BOLLARD
- SIGNAL POLE
- PIPELINE MARKER
- SIGNAL BOX
- TELEPHONE VAULT
- ELECTRIC BOX
- ELECTRIC VAULT
- STREET SIGN
- CABLE MARKER
- CABLE BOX
- SIGN
- AUTO SPRINKLER
- TRANSFORMER PAD
- LIGHT POLE
- TITLE NOTE REFERENCE
- PARKING COUNT
- TREE




### ~ CURVE TABLE ~

| NO. | RADIUS | DELTA | ARC | CH. BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 1918.65' | 08°13'02" | 285.17' | S 47°49'57" E | 274.93' |
| C2 | 1915.65' | 02°56'24" | 98.46' | S 53°24'40" E | 98.44' |
| C3 | 1918.65' | 27°45'31" | 929.54' | S 70°33'09" E | 920.48' |
| C4 | 1961.81' | 06°30'42" | 222.96' | S 87°07'17" E | 222.84' |
| C5 | 3889.54' | 23°56'28" | 1816.90' | S 15°26'44" E | 1805.16' |

### ~ LINE TABLE ~

| NO. | BEARING | DISTANCE |
|---|---|---|
| L1 | S 25°27'31" W | 456.77' |
| L2 | N 89°21'03" E | 30.00' |
| L3 | S 87°39'24" W | 370.23' |
| L4 | N 00°19'13" E | 309.40' |
| L5 | S 34°19'42" W | 402.54' |
| L6 | N 89°21'20" E | 71.93' |
| L7 | N 34°19'42" E | 385.78' |
| L8 | N 89°37'27" E | 103.95' |
| L9 | S 89°08'00" W | 123.04' |
| L10 | S 89°05'32" E | 288.45' |
| L11 | S 89°26'50" E | 291.55' |
| L12 | N 13°14'14" W | 359.77' |
| L13 | N 87°24'22" E | 3.53' |

## FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE COOKE COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48097C0295C, MAP REVISED, JANUARY 16, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## SURVEYOR NOTES

1. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD CHICAGO TITLE INSURANCE COMPANY (GF# 214796) EFFECTIVE DATE OF OCTOBER 20, 2021 AND ISSUED DATE OF OCTOBER 29, 2021, WITH A REVISED EFFECTIVE DATE OF MARCH 3, 2022, AND A REVISED ISSUE DATE OF MARCH 11, 2022, AND IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD CHICAGO TITLE INSURANCE COMPANY (GF# 214771) EFFECTIVE DATE OF OCTOBER 12, 2021 AND ISSUED DATE OF OCTOBER 18, 2021, WITH A REVISED EFFECTIVE DATE OF MARCH 3, 2022, AND A REVISED ISSUE DATE OF MARCH 11, 2022.

2. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF THE USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

3. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

4. SURVEYOR IS NOT AWARE OF ANY CURRENT PLANS TO WIDEN THE ADJACENT RIGHTS-OF-WAY.

5. FROM SURVEY MADE ON THE GROUND, THE SURVEYOR DID NOT FIND ANY GAPS, STRIPS, OR GORES, AND THE PROPERTY SHOWN HEREON CONTAINS A MATHEMATICALLY CLOSED FIGURE.

6. FROM SURVEY MADE ON THE GROUND, SUBJECT PROPERTY IS CONTIGUOUS WITH ADJACENT PUBLIC RIGHT-OF-WAY(S).

7. VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE LOCATED AND AS SHOWN ON SURVEY.

8. UNDERGROUND TRANSMISSION PIPELINES TRAVERSE THE PROPERTY. LINES ARE NOT LOCATED IN THE FIELD OR SHOWN ON THE SURVEY TO DATE. PIPELINE MARKERS LOCATED ON THE GROUND PER FIELD INSPECTION ARE SHOWN ON THE SURVEY.

RE-PRINTED MARCH 15, 2022 – PER COMMENTS
RE-PRINTED MARCH 14, 2022 – PER COMMENTS
RE-PRINTED MARCH 11, 2022 – PER UPDATED TITLE COMMITMENTS; FINALIZED
RE-PRINTED FEBRUARY 28, 2022 – PER UPDATED TITLE COMMITMENTS
RE-PRINTED FEBRUARY 22, 2022 – ADDITIONAL FIELD INFORMATION
RE-PRINTED FEBRUARY 18, 2022 – ADDITIONAL SURVEYOR'S NOTES PER COMMENTS
RE-PRINTED FEBRUARY 15, 2022 – ADDITIONAL SURVEYOR'S NOTES ON SCHEDULE B ITEMS & FIELD VISIT
RE-PRINTED JANUARY 18, 2022 – PER UPDATED TITLE COMMITMENT; APPROX. LOCATION OF PIPELINE
RE-PRINTED JANUARY 4, 2022 – ADDITIONAL SURVEYOR'S NOTES ON SCHEDULE B ITEMS
RE-PRINTED DECEMBER 17, 2021 – ADDED CONTOURS
RE-PRINTED DECEMBER 10, 2021 – ADDED CONTOURS
RE-PRINTED NOVEMBER 29, 2021 – ADDED CONTOURS
RE-PRINTED NOVEMBER 18, 2021 – PER COMMENTS
RE-PRINTED NOVEMBER 10, 2021 – PER COMMENTS
RE-PRINTED NOVEMBER 5, 2021 – PER COMMENTS
RE-PRINTED NOVEMBER 3, 2021 – PER COMMENTS
RE-PRINTED NOVEMBER 2, 2021 – PRELIMINARY SURVEY ISSUED

# ALTA/NSPS LAND TITLE SURVEY

## TRACT 1 - GAINESVILLE ECONOMIC DEV. CORP.
## TRACT 2 - MACLAUGHLIN PROPERTY
## ABSTRACT NOS. 454, 913, 915
## ABSTRACT NOS. 961, 1109, & 1614
## CITY OF GAINESVILLE, COOKE COUNTY, TEXAS


BLUE SKY SURVEYING
& MAPPING, CORPORATION
11915 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4500


BLUE SKY SURVEYING & MAPPING, CORP. REGISTERED SURVEYORS

SHEET 1 OF 2
DATE: MARCH 15, 2022
SCALE: 1"= 200'


DPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700


F:\Gainesville 2021

TITLE NOTES

TRACT 1 – GAINESVILLE ECONOMIC DEV. CORP. (1A)

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD CHICAGO TITLE INSURANCE COMPANY (GF# 214798) EFFECTIVE DATE OF OCTOBER 20, 2021 AND ISSUED DATE OF OCTOBER 29, 2021, WITH A REVISED EFFECTIVE DATE OF MARCH 3, 2022, AND A REVISED ISSUE DATE OF MARCH 11, 2022, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

1(f). ORIGINAL TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS OF, AND EASEMENTS GRANTED, IF ANY, BY ORDINANCE, CONDITIONS AND DIRECTIONS, FILED FOR RECORD IN VOLUME 1873, PAGE 67, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON MAY 24, 2013. (SURVEYOR'S NOTE: A PORTION OF TRACT 1 OF THE SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN EXHIBIT A OF THE DOCUMENT CITED HEREIN; AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

10(b). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY H. C. BERRING PRODUCERS REFINING COMPANY, DATED JULY 24, 1933, RECORDED IN VOLUME 118, PAGE 530, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON AUGUST 31, 1933. (SURVEYOR'S NOTE: UNABLE TO DETERMINE LOCATION FROM DESCRIPTION CONTAINED HEREIN; CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE; RIGHT OF WAY FOR PIPE LINE AND TELEGRAPH AND/OR TELEPHONE LINE)

10(c). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ACTNA LIFE INSURANCE COMPANY TO SINCLAIR REFINING COMPANY, DATED JULY 15, 1936, AND RECORDED IN VOLUME 139, PAGE 614, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON SEPTEMBER 26, 1936. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE; CONTAINS THE FOLLOWING LANGUAGE: "SAID LINE TO BE LAID ON EAST SIDE OF SAID PROPERTY AND NOT TO THE RIGHT OF WAY OF GULF COLORADO AND SANTA FE RAILROAD") SAID EASEMENT WAS MODIFIED BY THE FOLLOWING **** EASEMENT ASSIGNMENT EXECUTED BY SINCLAIR REFINING COMPANY TO SINCLAIR PIPELINE COMPANY, DATED DECEMBER 28, 1950, AND RECORDED IN VOLUME 351, PAGE 183, ON JANUARY 17, 1951. (SURVEYOR'S NOTE: CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE)

10(d). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ACTNA LIFE INSURANCE COMPANY TO SINCLAIR REFINING COMPANY, DATED APRIL 24, 1939, AND RECORDED IN VOLUME 148, PAGE 213, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JUNE 5, 1939. (SURVEYOR'S NOTE: UNABLE TO DETERMINE LOCATION FROM DESCRIPTION CONTAINED HEREIN; CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE) SAID EASEMENT WAS MODIFIED BY THE FOLLOWING **** EASEMENT ASSIGNMENT EXECUTED BY ANCO PIPE LINE COMPANY TO JOHNNY PERRY, DATED FEBRUARY 10, 1984, AND RECORDED IN VOLUME 734, PAGE 453, ON FEBRUARY 14, 1984. (SURVEYOR'S NOTE: SAID DOCUMENT IS AN AMENDMENT TO A RIGHT OF WAY EASEMENT RECORDED IN BOOK 248, PAGE 250, ALSO ILLUSTRATED BY W.M. MORROW, LOCATED OFFSITE SUBJECT PROPERTY; CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE) **** EASEMENT AMENDMENT EXECUTED BY ANCO PIPE LINE COMPANY TO RUDY SCHAMBERGER, DATED FEBRUARY 10, 1984, AND RECORDED IN VOLUME 734, PAGE 457, ON FEBRUARY 10, 1984. (SURVEYOR'S NOTE: SAID DOCUMENT IS AN AMENDMENT TO A RIGHT OF WAY EASEMENT RECORDED IN BOOK 248, PAGE 212-216 AS GRANTED BY ACTNA LIFE INSURANCE CO.; SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE; CONTAINS THE FOLLOWING LANGUAGE: "WE, SHALL HAVE THE RIGHT TO DISCONTINUE OPERATION OF THE PIPELINE OR ANY OR ALL OF THE TELECOMMUNICATIONS LINES WITHOUT BEING DEEMED TO HAVE ABANDONED THE RIGHT OF WAY EASEMENT.") **** EASEMENT ASSIGNMENT EXECUTED BY CITGO PIPELINE COMPANY TO EXPLORER PIPELINE INVESTMENT LLC, DATED AUGUST 2, 2012, AND RECORDED IN VOLUME 1820, PAGE 565, ON AUGUST 16, 2012. (SURVEYOR'S NOTE: CONTAINS NO PLOTTABLE MATTERS) **** PARTIAL RELEASE EXECUTED BY EXPLORER PIPELINE COMPANY TO GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, DATED MARCH 18, 2013, AND RECORDED IN VOLUME 1860, PAGE 110, ON MARCH 19, 2013. (SURVEYOR'S NOTE: SUBJECT PROPERTY, AS SHOWN LOCATED ON SURVEY; CONTAINS THE FOLLOWING LANGUAGE: "THE EFFECTIVE EASEMENT... [IS] THE ACTUAL LOCATION OF THE PIPE AND TELECOMMUNICATIONS LINES PLUS THE PROVISIONS LIKE PLUS THE PROVISIONS WITH", "THAT WHICH... [IS] FIFTY FEET [50'], AT LEAST 25 FEET ON EACH SIDE OF THE CENTERLINE OF THE PIPE", AND "EPL INTENDS TO RELEASE TO GCEDC ALL OTHER RIGHTS EPL MIGHT HAVE IN GCEDC'S LAND DUE TO EASEMENT")

10(e). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY HENRY KAMMERDINER TO SINCLAIR REFINING COMPANY, DATED MAY 14, 1948, AND RECORDED IN VOLUME 327, PAGE 300, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JUNE 23, 1948. (SURVEYOR'S NOTE: GATE BOX EASEMENT "TO BE USED IN CONNECTION WITH ANY PIPE LINE[S]" IS LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

10(f). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ENA PERRY AND H. C. PERRY TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 18, 1953, AND RECORDED IN VOLUME 373, PAGE 522, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JULY 3, 1953. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; EXHIBIT FOR NO TOWERS, 13 H-FRAMES, NO POLES, AND 3 GUYS ANCHORAGES IS LOCATED OFFSITE SUBJECT PROPERTY ON MCLAUGHLIN TRACT, NO DIVIDERS OF H-FRAMES LOCATED FROM VISUAL INSPECTION MADE ON SUBJECT PROPERTY; UNABLE TO DETERMINE LOCATION OF THE EASEMENT DESCRIBED HEREIN; CONTAINS "THE RIGHT TO RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE.")

10(g). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY TEXPIPE LOCRIMAN LONG AND JERRY LONG TO ATCHISON TOPEKA & SANTA FE RAILROAD COMPANY, DATED JUNE 25, 1968, AND RECORDED IN VOLUME 498, PAGE 340, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JULY 26, 1968. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

10(h). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY RUDY SCHAMBERGER TO COOKE COUNTY ELECTRIC COOPERATIVE, DATED MAY 8, 1983, AND RECORDED IN VOLUME 580, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON MAY 6, 1983. (SURVEYOR'S NOTE: UNABLE TO DETERMINE BOUNDARY PROPERTY FROM DESCRIPTION CONTAINED THEREIN; BLANKET IN NATURE; A 20' EASEMENT BEING 10' ON EACH SIDE OF THE ACTUAL CENTER OF SAID LINE, AS CONSTRUCTED; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

10(i). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY RUDY SCHAMBERGER TO ANCO PIPE LINE COMPANY, DATED MARCH 31, 1988, AND RECORDED IN VOLUME 735, PAGE 825, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON MARCH 3, 1988. (SURVEYOR'S NOTE: A 10' EASEMENT BEING 5' ON EITHER SIDE OF A FIBER OPTICS CABLE LINE, AS CONSTRUCTED, IS APPROXIMATELY LOCATED ON SUBJECT PROPERTY PER PROPOSED LOCATION, AS SHOWN ON SURVEY; NO EVIDENCE LOCATED FROM VISUAL INSPECTION)

10(m). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY COOK SCHAMBERGER TO COOKE COUNTY ELECTRIC COOPERATIVE, DATED MARCH 14, 1983, AND RECORDED IN VOLUME 754, PAGE 127, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON MARCH 16, 1987. (SURVEYOR'S NOTE: UNABLE TO LOCATE CODE ABBREVIATIONS PROPERLY FROM DESCRIPTION CONTAINED THEREIN; CONTAINS NO PLOTTABLE MATTERS, BLANKET IN NATURE; EASEMENT IS "A DISTANCE OF 10 FEET ON EACH SIDE OF THE ACTUAL CENTER OF SAID LINE")

10(n). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CENTER TO COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, DATED NOVEMBER 24, 2014, AND RECORDED IN VOLUME 1990, PAGE 683, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 22, 2015. (SURVEYOR'S NOTE: A PORTION OF THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; BLANKET IN NATURE; DOCUMENT IS FOR A 30' EASEMENT, WHICH CENTERS ON ANY LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED; AFFECTS SUBJECT PROPERTY; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

TITLE NOTES

TRACT 1 – GAINESVILLE ECONOMIC DEV. CORP. (CONTINUED)

10(o). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CENTER TO COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, DATED NOVEMBER 24, 2014, AND RECORDED IN VOLUME 1990, PAGE 691, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 22, 2015. (SURVEYOR'S NOTE: A PORTION OF THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; BLANKET IN NATURE; DOCUMENT IS FOR A 30' EASEMENT, WHICH CENTERS ON ANY LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED; AFFECTS SUBJECT PROPERTY; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

10(p). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, DATED NOVEMBER 24, 2014, AND RECORDED IN VOLUME 1990, PAGE 697, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 22, 2015. (SURVEYOR'S NOTE: A PORTION THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; BLANKET IN NATURE; DOCUMENT IS FOR A 30' EASEMENT WHICH CENTERS ON ANY LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED; AFFECTS SUBJECT PROPERTY; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

10(q). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, DATED NOVEMBER 24, 2014, AND RECORDED IN VOLUME 1990, PAGE 701, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 22, 2015. (SURVEYOR'S NOTE: A PORTION OF THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; BLANKET IN NATURE; DOCUMENT IS FOR A 30' EASEMENT WHICH CENTERS ON ANY LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED; AFFECTS SUBJECT PROPERTY; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

10(r). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, DATED NOVEMBER 24, 2014, AND RECORDED IN VOLUME 1990, PAGE 707, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 22, 2015. (SURVEYOR'S NOTE: A PORTION OF THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; BLANKET IN NATURE; DOCUMENT IS FOR A 30' EASEMENT WHICH CENTERS ON ANY LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED; AFFECTS SUBJECT PROPERTY; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

10(s). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION TO WANDA BRYANT AND WATHON BRYANT, DATED AUGUST 28, 2018, AND RECORDED IN VOLUME 2221, PAGE 841, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON OCTOBER 15, 2018. (SURVEYOR'S NOTE: APPROXIMATE LOCATION OF 2.5 ACRE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN IS LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY; LOCATED OSSE MCLAUGHLIN TRACT, AND SHOWN, DOES NOT AFFECT OSSE TRACT; BLANKET IN NATURE; SAID EASEMENT "SHALL BE THIRTY [30] FEET, ONE-HALF [1/2] OF SUCH DISTANCE ON EACH SIDE OF COOPERATIVE'S LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED" ...RIGHT TO RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN FUTURE CONSTRUCTION")

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY A. F. JONES AND J. C. WHALEY TO LONE STAR GAS COMPANY, DATED MAY 28, 1917, AND RECORDED IN VOLUME 101, PAGE 519, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON AUGUST 17, 1917. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS NOT SITUATED WITHIN ANY OF THE SURVEY AND ABSTRACTS REFERENCED IN THE DOCUMENT CITED HEREIN; LOCATED OFFSITE SUBJECT PROPERTY; BLANKET IN NATURE)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ENA PERRY AND HUGH PERRY TO STATE OF TEXAS, DATED MAY 15, 1954, AND RECORDED IN VOLUME 386, PAGE 538, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 13, 1954. (SURVEYOR'S NOTE: 948 RIGHT-OF-WAY DEDICATION, AS DESCRIBED IN THE DOCUMENT CITED HEREIN, IS SITUATED OFFSITE SUBJECT PROPERTY IN A DIFFERENT SURVEY AND ABSTRACT)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY H. G. PERRY TO TEXAS POWER AND LIGHT COMPANY, DATED JUNE 20, 1967, AND RECORDED IN VOLUME 484, PAGE 515, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JUNE 27, 1967. (SURVEYOR'S NOTE: SITUATED OFFSITE SUBJECT PROPERTY IN A DIFFERENT SURVEY AND ABSTRACT)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY H. G. PERRY TO TEXAS POWER AND LIGHT COMPANY, DATED JUNE 20, 1967, AND RECORDED IN VOLUME 484, PAGE 518, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JULY 3, 1967. (SURVEYOR'S NOTE: SURVEYOR'S NOTE: 2 4-POLE STRUCTURES AND 13 GUYS ARE LOCATED OFFSITE SUBJECT PROPERTY)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO CITY OF GAINESVILLE, DATED DECEMBER 8, 2011, AND RECORDED IN VOLUME 1981, PAGE 796, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON DECEMBER 11, 2014. (SURVEYOR'S NOTE: EASEMENT IS LOCATED EAST OF THE RAILROAD; LOCATED OFFSITE SUBJECT PROPERTY)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY WRIGHT MORROW AND WILLIAM C. MORROW AND TARLTON MORROW AND LYDE MORROW CUTHRIE TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 9, 1948, AND RECORDED IN VOLUME 325, PAGE 355, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON FEBRUARY 13, 1948. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ENA PERRY AND H. C. PERRY TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 18, 1953, AND RECORDED IN VOLUME 373, PAGE 522, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JULY 3, 1953. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; EXHIBIT FOR NO TOWERS, 13 H-FRAMES, NO POLES, AND 3 GUYS ANCHORAGES IS LOCATED OFFSITE SUBJECT PROPERTY ON MCLAUGHLIN TRACT, NO DIVIDERS OF H-FRAMES LOCATED FROM VISUAL INSPECTION MADE ON SUBJECT PROPERTY; UNABLE TO DETERMINE LOCATION OF THE EASEMENT DESCRIBED HEREIN; CONTAINS "THE RIGHT TO RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE.")

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY H. G. PERRY TO TEXAS POWER AND LIGHT COMPANY, DATED JUNE 20, 1967, AND RECORDED IN VOLUME 484, PAGE 516, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JULY 3, 1967. (SURVEYOR'S NOTE: SURVEYOR'S NOTE: 2 4-POLE STRUCTURES AND 13 GUYS ARE LOCATED OFFSITE SUBJECT PROPERTY)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION TO COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, DATED NOVEMBER 24, 2014, AND RECORDED IN VOLUME 1990, PAGE 683, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JANUARY 22, 2015. (SURVEYOR'S NOTE: A PORTION OF THE SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN; BLANKET IN NATURE; DOCUMENT IS FOR A 30' EASEMENT, WHICH CENTERS ON ANY LINES, POLES, OR OTHER FACILITIES, AS CONSTRUCTED; AFFECTS SUBJECT PROPERTY; CONTAINS THE RIGHTS TO "RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE")

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY WATHON BRYANT AND WANDA LOU BRYANT TO BRAZOS ELECTRIC POWER COOPERATIVE INC, DATED AUGUST 16, 1994, AND RECORDED IN VOLUME 1068, PAGE 86, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON SEPTEMBER 14, 1994. (SURVEYOR'S NOTE: LOCATED NORTH OF F.M. 1202, SITUATED OFFSITE SUBJECT PROPERTY)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY WANDA LOU MCLAUGHLIN BRYANT TO WILLIAMS COMMUNICATIONS GROUP INC. TO VYVX INC. IN TEXAS, DATED JUNE 20, 1999, AND RECORDED IN VOLUME 1077, PAGE 90, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON DECEMBER 2, 1999. (SURVEYOR'S NOTE: LOCATED NORTH OF F.M. 1202, SITUATED OFFSITE SUBJECT PROPERTY)

TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ENA PERRY AND HUGH PERRY TO STATE OF TEXAS, DATED MAY 15, 1954, AND RECORDED IN VOLUME 386, PAGE 539, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON DECEMBER 13, 1954. (SURVEYOR'S NOTE: SITUATED OFFSITE SUBJECT PROPERTY IN A DIFFERENT SURVEY AND ABSTRACT)

TITLE NOTES

TRACT 2 – MACLAUGHLIN PARCEL (1B)

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD CHICAGO TITLE INSURANCE COMPANY (GF# 214711) EFFECTIVE DATE OF OCTOBER 12, 2021 AND ISSUED DATE OF OCTOBER 18, 2021, WITH A REVISED EFFECTIVE DATE OF MARCH 3, 2022, AND A REVISED ISSUE DATE OF MARCH 11, 2022, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

10(b). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY W. C. MORROW TO SINCLAIR REFINING CO, DATED APRIL 23, 1938, AND RECORDED IN VOLUME 248, PAGE 250, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JUNE 8, 1938. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT CITED HEREIN, BLANKET IN NATURE) SAID EASEMENT WAS MODIFIED BY THE FOLLOWING **** EASEMENT ASSIGNMENT EXECUTED BY SINCLAIR REFINING COMPANY TO SINCLAIR PIPELINE COMPANY, DATED DECEMBER 28, 1950, AND RECORDED IN VOLUME 351, PAGE 183, ON JANUARY 17, 1951. (SURVEYOR'S NOTE: BLANKET IN NATURE; ASSIGNMENT ONLY)

10(c). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY WRIGHT MORROW AND WILLIAM C. MORROW AND TARLTON MORROW AND LYDE MORROW CUTHRIE TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 9, 1948, AND RECORDED IN VOLUME 325, PAGE 355, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON FEBRUARY 13, 1948. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

10(d). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ENA PERRY AND H. C. PERRY TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 18, 1953, AND RECORDED IN VOLUME 373, PAGE 522, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON JULY 3, 1953. (SURVEYOR'S NOTE: SUBJECT PROPERTY IS NOT SITUATED WITHIN ANY OF THE SURVEY AND ABSTRACTS REFERENCED IN THE DOCUMENT CITED HEREIN; EXHIBIT FOR NO TOWERS, 13 H-FRAMES, NO POLES, AND 3 GUYS ANCHORAGES IS LOCATED OFFSITE SUBJECT PROPERTY ON MCLAUGHLIN TRACT, NO DIVIDERS OF H-FRAMES LOCATED FROM VISUAL INSPECTION MADE ON SUBJECT PROPERTY; UNABLE TO DETERMINE LOCATION OF THE EASEMENT DESCRIBED HEREIN; CONTAINS "THE RIGHT TO RELOCATE SAID LINE IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND AS WIDENED IN THE FUTURE.")

10(e). TERMS, CONDITIONS AND PROVISIONS GRANTED BY EASEMENT EXECUTED BY ENA PERRY AND HUGH PERRY TO STATE OF TEXAS, DATED MAY 15, 1954, AND RECORDED IN VOLUME 386, PAGE 538, IN THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS ON DECEMBER 13, 1954. (SURVEYOR'S NOTE: THIS RIGHT-OF-WAY DEDICATION, AS DESCRIBED IN THE DOCUMENT CITED HEREIN, IS SITUATED OFFSITE SUBJECT PROPERTY IN A DIFFERENT SURVEY AND ABSTRACT)

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

TRACT 1 – GAINESVILLE ECONOMIC DEV. CORP. PROPERTY

THIS IS TO CERTIFY THAT I MAKE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.M. HILLS SURVEY, ABSTRACT NUMBER 454, THE J.O. SHARUM SURVEY, ABSTRACT NUMBER 961, THE SARAH SMITH SURVEY, ABSTRACT NUMBER 913, AND THE J. SPEARS SURVEY, ABSTRACT NUMBER 818, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AND BEING ALL OF A CALLED 100.342 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, HEREINAFTER REFERRED TO AS "GEDC", AS RECORDED IN VOLUME 1858, PAGE 493 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS; ALL OF A CALLED 42.538 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO "GEDC", AS RECORDED IN VOLUME 1857, PAGE 773 OF DEED RECORDS OF COOKE COUNTY, TEXAS; PART OF A CALLED 2.846 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A CALLED 0.357 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO "GEDC", AS RECORDED IN VOLUME 1816, PAGE 780 OF DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD SET FOR CORNER IN THE NORTHEAST CORNER OF SAID 100.342 ACRE "GEDC" TRACT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1202 AND THE WEST RIGHT-OF-WAY LINE OF A.T. AND S. F RAILROAD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE HAVING A RADIUS OF 2889.24 FEET WITH A CENTRAL ANGLE OF 3° 56' 28" AND A CHORD BEARING SOUTH 15° 26' 44" EAST AT A DISTANCE OF 1805.18 FEET;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1202 AND FOLLOWING ALONG SAID CURVE TO THE LEFT, WITH THE EAST LINE OF SAID 100.342 ACRE "GEDC" TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID A.T. AND S. F RAILROAD FOR AN ARC DISTANCE OF 1816.90 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE EAST LINE OF SAID 100.342 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID A.T. AND S. F RAILROAD ;

THENCE SOUTH 27° 24' 57" EAST WITH THE EAST LINE OF SAID 100.342 ACRE TRACT AND THE SAID WEST RIGHT-OF-WAY LINE OF SAID A.T. AND S. F RAILROAD FOR A DISTANCE OF 1177.86 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 100.342 ACRE "GEDC" TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 144.94 ACRE TRACT DESCRIBED IN A DEED TO AJH RANCH, LTD, AS RECORDED IN VOLUME 1776, PAGE 628 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS;

THENCE SOUTH 89° 33' 30" WEST WITH THE SOUTH LINE OF SAID 100.342 ACRE "GEDC" TRACT AND THE NORTH LINE OF SAID 144.94 ACRE AJH RANCH, LTD. TRACT, FOR A DISTANCE OF 1736.34 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 100.342 ACRE "GEDC" TRACT, SAID POINT BEING ON THE NORTH LINE OF SAID 144.94 ACRE TRACT;

THENCE SOUTH 89° 06' 00" WEST WITH THE SOUTH LINE OF SAID 42.538 ACRE "GEDC" TRACT FOR A DISTANCE OF 1123.04 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER, SAID POINT BEING ON THE NORTH LINE OF SAID 144.94 ACRE AJH RANCH, LTD. TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 138.2 ACRE TRACT DESCRIBED IN A DEED TO CLIDDIE & WATHELL HOBERGER AS RECORDED IN VOLUME 435, PAGE 521 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS;

THENCE SOUTH 89° 34' 33" WEST WITH THE SOUTH LINE OF SAID 42.538 ACRE "GEDC" TRACT AND NORTH LINE OF SAID 138.2 ACRE AJH RANCH, LTD. TRACT AND ALONG THE NORTH LINE OF THAT CERTAIN CALLED 22.5 ACRE TRACT DESCRIBED IN A DEED TO SALLY ANN HOBERGER, ET UX, AS RECORDED IN VOLUME 712 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS FOR A DISTANCE OF 946.88 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING AT THE SOUTHEAST CORNER OF A CALLED 21.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROHAND MOSSMAN, AS RECORDED IN VOLUME 1124, PAGE 94 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS;

THENCE NORTH 44° 21'