

Schedule A Legal Descriptions

Tract 1
Part of Government Lot 8, Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast Corner of said Government Lot 8 of Section 2; Thence S00°05'20"W, a distance of 150.00 feet to a point; Thence N83°56'49"W, a distance of 506.34 feet to a point; Thence S06°03'11"W, a distance of 60.00 feet to the point of beginning; Thence around a curve in a clockwise direction having a delta angle of 49°26'49", an arc distance of 157.57 feet, a radius of 182.58 feet, and a chord of 55°13'24"E, a distance of 45.38 feet to a point; Thence S34°30'00"E, a distance of 45.38 feet to a point; Thence S55°30'00"W, a distance of 324.24 feet to a point; Thence N33°30'00"W, a distance of 214.59 feet to a point; Thence N54°30'00"E, a distance of 139.30 feet to a point; Thence N06°03'11"E, a distance of 56.18 feet to a point; Thence S83°56'49"W, a distance of 116.23 feet to the point of beginning.

Tract 2
A tract of land being a Part of Government Lot 8, Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast Corner of said Government Lot 8 of Section 2; Thence S00°05'20"W, a distance of 150.00 feet to a point; Thence N83°56'49"W, a distance of 506.34 feet to a point; Thence S06°03'11"W, a distance of 60.00 feet to a point; Thence around a curve in a clockwise direction having a delta angle of 49°26'49", an arc distance of 157.57 feet, a radius of 182.58 feet, and a chord of 55°13'24"E, a distance of 45.38 feet to a point; Thence S34°30'00"E, a distance of 45.38 feet to a point; Thence around a curve in a counterclockwise direction having a delta angle of 55°24'40", an arc distance of 222.43 feet, a radius of 230.00 feet, and a chord of 54°54'40"E, a distance of 35.36 feet to a point; Thence S00°05'20"W, a distance of 167.10 feet to a point; Thence S45°06'32"W, a distance of 35.34 feet to a point; Thence N89°52'15"W, a distance of 161.09 feet to a point; Thence around a curve in a counterclockwise direction having a delta angle of 33°57'45", an arc distance of 111.93 feet, a radius of 180.00 feet, and a chord of 57°18'52"W, a distance of 110.14 feet to a point; Thence S54°30'00"W, a distance of 110.86 feet to a point; Thence N33°30'00"W, a distance of 323.97 feet to a point; Thence N54°30'00"E, a distance of 324.24 feet to the point of beginning.

Tract 3A
A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:
Commencing at the Northeast Corner (NE/C) of said Government Lot 8; Thence S00°05'20"W, on the East line of said Government Lot 8, for a distance of 150.00 feet; Thence N83°56'49"W, for a distance of 506.34 feet; Thence S06°03'11"W, for a distance of 60.00 feet; Thence N83°56'49"W, for a distance of 116.23 feet; Thence S06°03'11"W, for a distance of 56.18 feet; Thence S54°30'00"W, for a distance of 139.29 feet; Thence S33°30'00"E, for a distance of 130.00 feet to a point of beginning; Thence S33°30'00"E, for a distance of 130.00 feet; Thence S54°30'00"E, for a distance of 200.00 feet; Thence N33°30'00"W, for a distance of 130.00 feet; Thence N54°30'00"E, for a distance of 200.00 feet to the point of beginning.

Tract 3B
A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:
Commencing at the Northeast Corner (NE/C) of said Government Lot 8; Thence S00°05'20"W, on the East line of said Government Lot 8, for a distance of 150.00 feet; Thence N83°56'49"W, for a distance of 506.34 feet; Thence S06°03'11"W, for a distance of 60.00 feet; Thence N83°56'49"W, for a distance of 116.23 feet; Thence S06°03'11"W, for a distance of 56.18 feet; Thence S54°30'00"W, for a distance of 139.29 feet; Thence S33°30'00"E, for a distance of 130.00 feet to a point of beginning; Thence S33°30'00"E, for a distance of 130.00 feet; Thence S54°30'00"E, for a distance of 200.00 feet; Thence N33°30'00"W, for a distance of 130.00 feet; Thence N54°30'00"E, for a distance of 200.00 feet to the point of beginning.

Tract 3C
A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:
Commencing at the Northeast Corner (NE/C) of said Government Lot 8; Thence S00°05'20"W, on the East line of said Government Lot 8, for a distance of 150.00 feet; Thence N83°56'49"W, for a distance of 506.34 feet; Thence S06°03'11"W, for a distance of 60.00 feet; Thence N83°56'49"W, for a distance of 116.23 feet; Thence S06°03'11"W, for a distance of 56.18 feet; Thence S54°30'00"W, for a distance of 139.29 feet; Thence S33°30'00"E, for a distance of 130.00 feet to a point of beginning; Thence S33°30'00"E, for a distance of 130.00 feet; Thence S54°30'00"E, for a distance of 200.00 feet; Thence N33°30'00"W, for a distance of 130.00 feet; Thence N54°30'00"E, for a distance of 200.00 feet to the point of beginning.

Tract 3D
A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:
Commencing at the Northeast Corner (NE/C) of said Government Lot 8; Thence S00°05'20"W, on the East line of said Government Lot 8, for a distance of 150.00 feet; Thence N83°56'49"W, for a distance of 506.34 feet; Thence S06°03'11"W, for a distance of 60.00 feet; Thence N83°56'49"W, for a distance of 116.23 feet; Thence S06°03'11"W, for a distance of 56.18 feet; Thence S54°30'00"W, for a distance of 139.29 feet; Thence S33°30'00"E, for a distance of 130.00 feet to a point of beginning; Thence S33°30'00"E, for a distance of 130.00 feet; Thence S54°30'00"W, for a distance of 200.00 feet; Thence N33°30'00"W, for a distance of 130.00 feet; Thence N54°30'00"E, for a distance of 200.00 feet to the point of beginning.

Tract 4
A tract of land being a part of Government Lot 8, Section Two (2), Township Eight (8) North, Range Three (3) West IM, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast Corner of said Government Lot 8 of Section 2; Thence South 00°05'20" West on the East line of said Lot 8 a distance of 596.92 feet; Thence North 89°52'15" West a distance of 50.00 feet to a point on the West Right-of-Way of 24th Avenue S.W., which is the Point of Beginning; Thence South 00°05'20" West on the West Right-of-Way line a distance of 354.18 feet; Thence North 89°52'15" West a distance of 605.34 feet; Thence North 27°35'51" West a distance of 144.72 feet; Thence North 56°19'36" East a distance of 96.83 feet; Thence Southeast on a curve having a radius of 123.70 feet, a chord bearing of South 62°41'08" East for a chord distance of 85.39 feet; Thence South 89°52'15" East a distance of 42.00 feet; Thence Northeast on a curve having a radius of 115.99 feet, a chord bearing of North 73°43'03" East for a chord distance of 66.45 feet; Thence North 57°18'21" East a distance of 52.39 feet; Thence North 33°30'00" West a distance of 25.51 feet; Thence North 54°30'00" East a distance of 110.86 feet; Thence Northeast on a curve having a radius of 180.00 feet, a chord bearing of North 72°18'52" East for a distance of 110.14 feet; Thence South 89°52'15" East a distance of 161.09 feet; Thence North 49°06'32" East a distance of 35.34 feet to the Point of Beginning.

Tract 5 - Parcel 1
Part of Lots Eight (8) and Nine (9), in Section Two (2), Township Eight (8) North, Range Three (3) West of the I.M., Norman, Cleveland County, Oklahoma, described as follows: Beginning 1041.1 feet South of the Northeast corner of Lot 8, said corner being the Northeast corner of the Southeast Quarter (SE/4) of said Section 2; thence West 550 feet; thence South 99 feet; thence East 550 feet to the Point of Beginning.

Tract 5 - Parcel 2
Part of Lots Eight (8) and Nine (9), in Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning 1140.1 feet South of the Northeast Corner of Lot Eight (8), said corner being the Northeast Corner of the Southeast Quarter (SE/4) of Section Two (2); thence West 550 feet; thence South 99 feet; thence East 550 feet; thence North 99 feet to the place of beginning.

Portion of Tract 6 as Surveyed Per Client

A tract of land situated within a portion of the Government Lot Eight (8) and Nine (9) of Section Two (2), Township Eight North (T8N), Range Three West (R3W) of the Indian Meridian (I.M.) in the City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 8; Thence S 00° 11' 26" W along the East line of said Government Lot 8, a distance of 930.55 feet; thence N 89° 52' 15" W a distance of 512.52 feet to the POINT OF BEGINNING; thence S 01° 10' 25" E a distance of 506.11 feet; thence N 89° 45' 23" W a distance of 232.35 feet; thence N 48° 43' 12" E a distance of 435.73 feet; thence N 48° 51' 04" E a distance of 190.35 feet to the Southeast corner of Presidential No. 1, same being monumented by a 3/8" Iron Pin found in place; thence along the Southeast line of Presidential No. 1 the following Two (2) courses:
1. N 48° 51' 04" E a distance of 211.87 feet to a 3/8" Iron Pin with cap marked "CSE CA 2977" found in place, said point being a point of curvature to the right; thence
2. 106.19 feet along the arc of said curve having a radius of 452.68 feet and a delta angle of 13° 26' 24", subtended by a chord of 105.94 feet which bears N 58° 31' 04" E, to a 3/8" Iron Pin found in place; thence
3. 27° 15' 30" E a distance of 145.00 feet; thence
4. S 89° 52' 15" E a distance of 92.04 feet to the POINT OF BEGINNING.

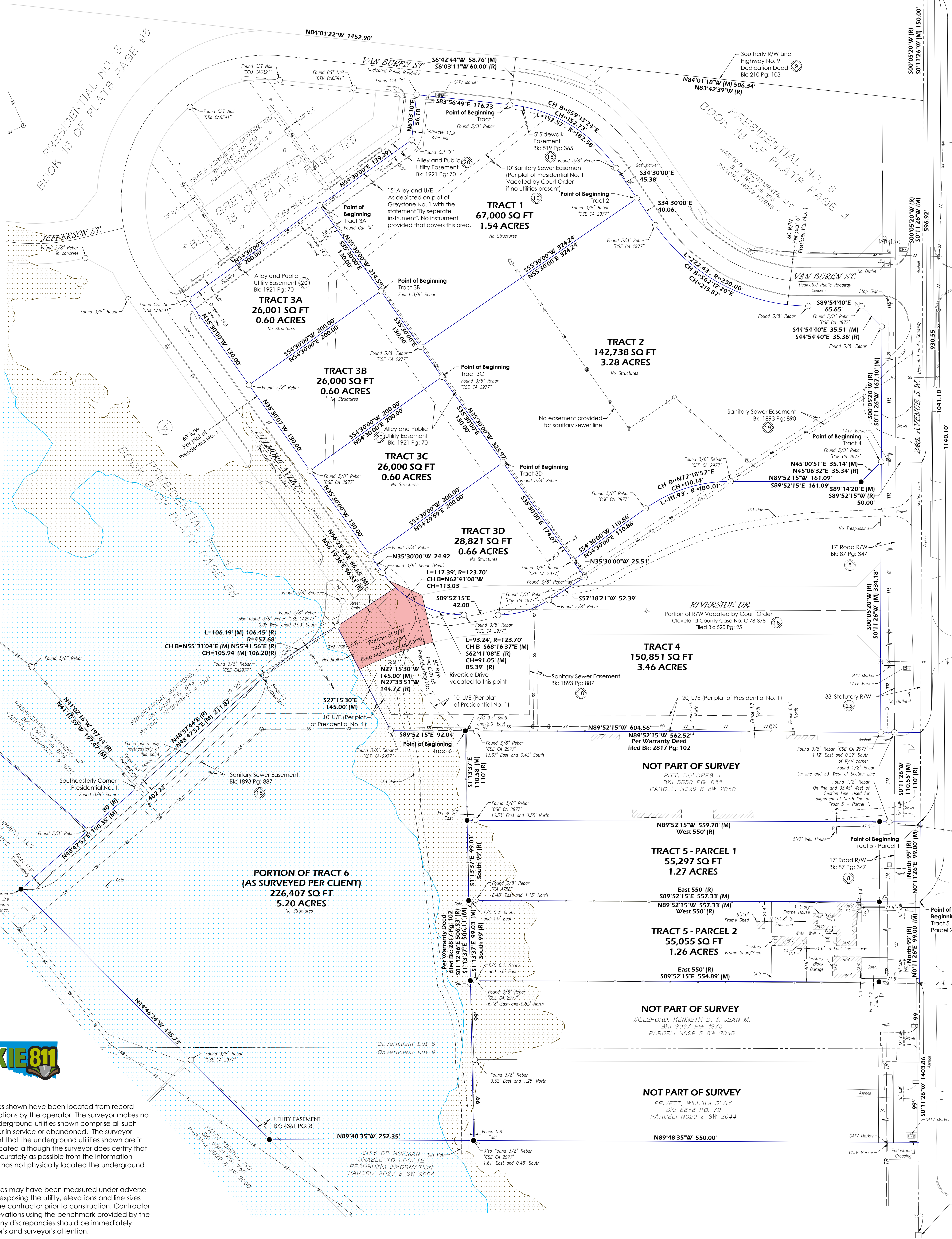
Said tract contains 226,407 Sq Ft or 5.20 Acres, more or less.

Legend

Table with 2 columns: PROPERTY LINE, EX. EASEMENT, EX. LOT LINE, EX. BOUNDARY, EX. R/W, EX. B/L, SECTION LINE, PLATTED CL, FENCE GATE, BARBED WIRE FENCE, CHAIN LINK FENCE, PIPE FENCE, WOOD PRIVACY FENCE, OVERHEAD ELECTRIC, TRANSMISSION LINE, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, UNDERGROUND CABLE, SANITARY SEWER, GAS LINE, WATER LINE, STORM SEWER PIPE, GRAVEL/DIRT DRIVE, EDGE ASPH/CONC, CURB AND GUTTER, FLOODWAY, A ZONE, AE ZONE, SHADED X, BUILDING, RECORD, MEASURED, RIGHT OF WAY, UTILITY EASEMENT, BUILDING LIMIT, REINFORCED CONCRETE BOX, CORRUGATED METAL PIPE, FENCE CORNER, CENTER LINE, SET MONUMENT, CALCULATED POINT, FOUND MONUMENT (AS NOTED), SANITARY SEWER MANHOLE, POWER POLE, TELEPHONE PEDESTAL, IV FEDESTAL, GAS METER, VALVE (AS DESCRIBED), FIRE HYDRANT ASSEMBLY, WATER METER, ELECTRIC PEDESTAL, MARKER SIGN, WATER WELL, APPROX. LOCATION OF WELL, SPRINKLER HEAD, TRAFFIC CONTROL BOX, DOWN GUY, SIGNAL PULL BOX, ELECTRIC PULL BOX, COMMUNICATIONS PULL BOX, BENCHMARK, CONTROL POINT, BOLLARD/GUARD POST, YARDLIGHT, MAILBOX, TREE, PRESSURE RELIEF VALVE, SHRUB/BUSH, CLEANOUT, ELECTRIC MANHOLE, FIRE DEPT CONNECTION, GAS VENT PIPE, ELECTRIC JUNCTION BOX, TRANSFORMER, LIGHT POLE, TELEPHONE MANHOLE, YARD HYDRANT

Utility Disclaimer
The underground utilities shown have been located from record documents or field locations by the operator. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

ALTA/NSPS LAND TITLE SURVEY
OF
A PORTION OF
GOVERNMENT LOTS 8 AND 9 OF SECTION 2, T8N, R3W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



Flood Zone Designation

Portions of Subject Tract fall within a Special Flood Hazard Area, as described on the Flood Insurance Rate Maps for the community in which the Property is located. Shown hereon using GIS data provided by FEMA as a part of the NFHL.
FIRM PANEL: 40027C02801
EFFECTIVE DATE: 01/15/2001

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees on 1% annual chance flood.
Zone AE - An area inundated by 1% annual chance flooding, for which BEFs have been determined.

Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Schedule B-II Exceptions

- 1. Easement for Right of Way in favor of Cleveland County recorded in Book 87, page 347. Affects Subject Tracts as shown.
2. Dedication Deed to State of Oklahoma recorded in Book 210, page 103. Does not affect Subject Tracts.
3. Easement in favor of Southwestern Bell Telephone Company recorded in Book 243, page 191. Instrument is a blanket type easement that applies to Subject Tracts, with a stated width of 1 foot. Does not affect Subject Tracts.
4. Right of Way in favor of Southwestern Bell Telephone Company recorded in Book 253, page 544. Does not affect Subject Tracts.
5. Right of Way Easement in favor of Sooner State Telephone Co. recorded in Book 426, page 383. Does not affect Subject Tracts.
6. Right of Way Agreement in favor of Kemil Tate Construction Co. recorded in Book 436, page 341. Instrument is a blanket type easement that affects portion of Subject Tract within Government Lot 8.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 1015, page 17. Instrument is a blanket type easement that applies to Subject Tracts.
8. Grant of Easement in favor of City of Norman recorded in Book 519, page 365. Affects Subject Tracts as shown.
9. Easement reserved in Order Vacating Portion of Plat in District Court of Cleveland County Case No. C-78-378. Affects Subject Tracts as shown. Note: only a portion of Riverside Drive is vacated by this Order. A part of Tract 3D and Tract 4 are still affected by the remaining portion of the R/W not vacated.
10. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 1917, page 585. Does not affect Subject Tracts.
11. Grant of Easement in favor of City of Norman recorded in Book 1893, page 887. Affects Subject Tracts as shown.
12. Grant of Easement in favor of City of Norman recorded in Book 1893, page 890. Affects Subject Tracts as shown.
13. Grant of Easement in favor of City of Norman recorded in Book 1921, page 70. Affects Subject Tracts as shown.
14. Deed of Water Rights to Aquifer Bottling Company, L.L.C. recorded in Book 3932, page 311. Instrument is a set of Water Rights that affects Tract 4.
15. Memorandum of Water Gathering and Disposal Agreement recorded in Book 888, page 1276 and Book 5987, page 594. Subject Tracts fall within Dedicated Area.
16. Statutory Right of Way in favor of the State of Oklahoma, along all section lines. Affects Subject Tracts as shown.

General Notes

- 1. Pursuant to Table A Item 2, a street address of "2034" was observed on the house located on Tract 5 - Parcel 2.
2. A request was made of Call Okie to locate underground utilities. Crafton Tull assumes no responsibility for unmarked and/or non visible utilities that may cross the areas shown on this survey.
3. Pursuant to Table A Item 16, No evidence of ongoing or recent earth moving work, building construction, or building additions was observed.
4. Subject tracts has direct access to 24th Avenue S.W., Van Buren Street, and Fillmore Avenue, all paved public rights of way; and the remaining portion of Riverside Drive, an unimproved right of way.
5. ALL distances and dimensions shown hereon are GRID distances.
6. The term "Certify" or "Certification" and "Correct" as noted hereon and as it pertains to Land Surveying Services as shown on this document shall mean, "A Statement Signed by the Professional Land Surveyor based on the facts and knowledge known to the Professional Land Surveyor at the time of the Survey and is not a Guarantee or Warranty, either implied or expressed."
7. THIS PLAN OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ALTA/NSPS Land Title Survey

To: Oklahoma City Abstract & Title Co.
Foster Development Group, LLC

File Numbers and Effective Dates: July 20, 2020 at 7:30 am, Tract 2 - #2003842 Effective Date: May 5, 2020 at 7:30 am, Tract 3A - 2003840 Effective Date: July 23, 2020 at 7:30 am, Tract 3B - 2007269 Effective Date: August 10, 2020 at 7:30 am, Tract 3C - 2007277 Effective Date: May 5, 2020 at 7:30 am, Tract 3D - 2003844 Effective Date: August 10, 2020 at 7:30 am, Tract 4 - 2007269 Effective Date: July 17, 2020 at 7:30 am, Tract 5 - 2007277 Effective Date: August 7, 2020 at 7:30 am, Tract 6 - 2007279 Effective Date: July 22, 2020 at 7:30 am

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 and 16 of Table A thereof. The field work was completed on November 4, 2021.

Crafton Tull logo and contact information: 300 Pointe Parkway Boulevard, Yukon, OK 73099, 405.787.6270, www.craftontull.com, Engineers & Surveyors, CA 973 (PE/LS) EXPIRES 6/30/22. Includes a table with columns: ORIGINAL DATE, REV #, REV DESC, Date. Also includes a table with columns: PLOT DATE, CRAWL, FIELD, DRAWING, SHEET NO, PROJECT NO. 21615000.