

VICINITY MAP
NOT TO SCALE

SCHEDULE B NOTES - TRACT 1
TITLE INSURANCE POLICY ISSUED BY: LAWYERS TITLE INSURANCE CORPORATION
GF NO. 2810001507
POLICY NO. 506-0092625
DATE OF POLICY: DECEMBER 27, 2005

- ITEM 6:
- b. Easement and Right-of-Way:
Granted to: Southwestern Gas Pipeline
Recording No: Volume 330, Page 60, D.R.W.C.T.
Located: Subject tract lies within the described property.
- c. Easement and Right-of-Way:
Granted to: Southwestern Gas Pipeline
Recording No: Volume 330, Page 62, D.R.W.C.T.
Located: Subject tract lies within the described property.
- d. Right-of-Way Easement, Surface Easement and Road Easement:
Granted to: Delhi Gas Pipeline Corporation
Recording No: Volume 426, Page 425, D.R.W.C.T.
Located: Subject tract lies within the described property.
- e. Right-of-Way Easement, Surface Easement and Road Easement:
Granted to: Delhi Gas Pipeline Corporation
Recording No: Volume 426, Page 432, D.R.W.C.T.
Located: Subject tract lies within the described property.
- f. Right-of-Way Easement, Surface Easement and Road Easement:
Granted to: Delhi Gas Pipeline Corporation
Recording No: Volume 426, Page 435, D.R.W.C.T.
Located: Subject tract lies within the described property.
- g. Easement and Right-of-Way:
Granted to: Southwestern Gas Pipeline
Recording No: Volume 330, Page 60, D.R.W.C.T.
Located: Subject tract lies within the described property.
- h. Easement and Right-of-Way:
Granted to: Mitchell Gas Services, LP
Recording No: Volume 1345, Page 327, D.R.W.C.T.
Located: Subject tract lies within the described property.
- i. Easement and Right-of-Way:
Granted to: Dynegy Midstream Services, LP
Recording No: Volume 1345, Page 327, D.R.W.C.T.
Located: Subject tract lies within the described property.
- j. Easement and Right-of-Way:
Granted to: Dynegy Midstream Services, LP
Recording No: Volume 1415, Page 388, D.R.W.C.T.
Located: Subject tract lies within the described property.
- k. Oil, Gas and Mineral Lease:
Recording No: Volume 189, Page 516, D.R.W.C.T.
Located: Subject tract lies within the described property.
- l. Outstanding interest in oil, gas and/or other minerals:
Recording No: Volume 317, Page 204, D.R.W.C.T.
Located: Subject tract lies within the described property.
- m. Easement and Right-of-Way:
Granted to: Dynegy Midstream Services, LP
Recording No: Volume 1570, Page 774, D.R.W.C.T.
Volume 1570, Page 786, D.R.W.C.T.
Located: Subject tract lies within the described property.
- n. Easement and Right-of-Way:
Granted to: Dynegy Midstream Services, LP
Recording No: Volume 1570, Page 774, D.R.W.C.T.
Volume 1570, Page 786, D.R.W.C.T.
Located: Subject tract lies within the described property.
- o. Easement and Right-of-Way:
Granted to: Dynegy Midstream Services, LP
Recording No: Volume 1570, Page 774, D.R.W.C.T.
Volume 1570, Page 786, D.R.W.C.T.
Located: Subject tract lies within the described property.

- SCHEDULE B NOTES - TRACT 3**
TITLE INSURANCE POLICY ISSUED BY: TITLE RESOURCES GUARANTY COMPANY
POLICY NO. 564-RO-1804259END-VS
POLICY DATE: MAY 4, 2018
- ITEM 6:
- c. Easement:
Granted to: Denton County Electric Co.-Op, Inc.
Recording No: Volume 190, Page 316, D.R.W.C.T.
Located: Subject tract lies within the described property.
- d. Pipeline Easement:
Granted to: Natural Gas Pipeline Co.
Recording No: Volume 297, Page 384, D.R.W.C.T.
Located: Subject tract lies within the described property.
- e. Easement:
Granted to: Wise Electric Cooperative, Inc.
Recording No: Volume 2302, Page 149, D.R.W.C.T.
Located: Subject tract lies within the described property.
- f. Easement:
Granted to: Devon Gas Services, L.P.
Recording No: Volume 1408, Page 4, D.R.W.C.T.
Located: Subject tract lies within the described property.
- g. Easement:
Granted to: Devon Gas Services, L.P.
Recording No: Volume 1408, Page 4, D.R.W.C.T.
Located: Subject tract lies within the described property.
- h. Easement:
Granted to: Wise Electric Cooperative, Inc.
Recording No: Volume 2302, Page 149, D.R.W.C.T.
Located: Subject tract lies within the described property.
- i. Reservation of all oil, gas, and other minerals contained in deed:
Granted to: Barbara A. Thurmond and Janet A. Crum
Recording No: Volume 243, Page 468, D.R.W.C.T.
Located: Subject tract lies within the described property.
- j. Oil, Gas, and Mineral Lease:
Granted to: T. Lawrence Jones
Recording No: Volume 56, Page 11, L.R.W.C.T.
Located: Subject tract lies within the described property.
- k. Oil, Gas, and Mineral Lease:
Granted to: Christie, Mitchell and Mitchell, Co.
Recording No: Volume 94, Page 117, L.R.W.C.T.
Located: Subject tract lies within the described property.
- l. Oil, Gas, and Mineral Lease:
Granted to: Longhorn Production Company
Recording No: Volume 170, Page 103, L.R.W.C.T.
Located: Subject tract lies within the described property.
- m. Oil, Gas, and Mineral Lease:
Granted to: Coke L. Gage
Recording No: Volume 172, Page 71, L.R.W.C.T.
Located: Subject tract lies within the described property.
- n. Oil, Gas, and Mineral Lease:
Granted to: T. Lawrence Jones
Recording No: Volume 56, Page 11, L.R.W.C.T.
Located: Subject tract lies within the described property.
- o. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 1851, Page 176, D.R.W.C.T.
Located: Subject tract lies within the described property.

- SCHEDULE B NOTES - TRACT 2**
TITLE COMMITMENT ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF NO. 83421000703
ISSUE DATE: JUNE 6, 2012
ISSUED DATE: JUNE 18, 2012
- ITEM 10:
- g. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 1511, Page 248, D.R.W.C.T.
Correction: Volume 1538, Page 569, D.R.W.C.T.
Located: Subject tract lies within the described property.
- h. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 1552, Page 755, D.R.W.C.T.
Located: Subject tract does not lie within the described property.
- i. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 1574, Page 297, D.R.W.C.T.
Located: Subject tract does not lie within the described property.
- j. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 1583, Page 610, D.R.W.C.T.
Located: Subject tract does not lie within the described property.
- k. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 1851, Page 176, D.R.W.C.T.
Located: Subject tract lies within the described property.

- o. Mineral Deed:
Granted to: Ocie C. Allen and Frances B. Allen Revocable Living Trust
Recording No: Volume 1943, Page 123, D.R.W.C.T.
Located: Subject tract lies within the described property.
- m. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto:
Recording No: Volume 2183, Page 678, D.R.W.C.T.
Located: Subject tract does not lie within the described property.
- n. Declaration of Pool Zina Fox Gas Unit I-Deep 1H:
Recording No: Volume 1785, Page 700, D.R.W.C.T.
Located: Subject tract does not lie within the described property.
- o. Oil, Gas and Mineral Lease, together with all rights incident thereto:
Recording No: Volume 333, D.R.W.C.T.
Located: Subject tract does not lie within the described property.
- p. Oil, Gas and Mineral Lease, together with all rights incident thereto:
Recording No: Volume 905, Page 260, D.R.W.C.T.
Located: Subject tract lies within the described property.
- q. Easement(s) for the purpose(s) and rights incident thereto:
Granted to: Denton County Electric Cooperative, Inc.
Recording No: Volume 190, Page 287, D.R.W.C.T.
Located: Subject tract lies within the described property.
- r. Easement(s) for the purpose(s) and rights incident thereto:
Granted to: Denton County Electric Cooperative, Inc.
Recording No: Volume 190, Page 287, D.R.W.C.T.
Located: Subject tract lies within the described property.
- s. Easement(s) for the purpose(s) and rights incident thereto:
Granted to: Jeff S. Fox
Recording No: Volume 321, Page 547, D.R.W.C.T.
Located: Subject tract lies within the described property.
- t. Easements granted by Deed:
Granted to: Judy L. Fox and Peggy Lou Fox
Recording No: Volume 365, Page 669, D.R.W.C.T.
Located: Subject tract lies within the described property.
- u. Easement as evidenced by Resolution:
Recording No: Volume 316, Page 588, D.R.W.C.T.
Located: Subject tract lies within the described property.
- v. Right-of-Way Agreement:
Granted to: Mitchell Gas Services L.P.
Recording No: Volume 1089, Page 287, D.R.W.C.T.
Located: Subject tract lies within the described property.
- w. Right-of-Way Agreement:
Granted to: Southwestern Gas Pipeline, Inc.
Recording No: Volume 1072, Page 787, D.R.W.C.T.
Located: Subject tract lies within the described property.
- x. Right-of-Way Agreement:
Granted to: Devon Gas Services, L.P.
Recording No: Volume 426, Page 432, D.R.W.C.T.
Located: Subject tract lies within the described property.
- y. Easement(s) for the purpose(s) and rights incident thereto:
Granted to: Wise Electric Cooperative, Inc.
Recording No: Volume 2094, Page 8, D.R.W.C.T.
Located: Subject tract lies within the described property.
- z. Easement(s) for the purpose(s) and rights incident thereto:
Granted to: Central Telephone Company of Texas
Recording No: Volume 487, Page 658, D.R.W.C.T.
Located: Subject tract lies within the described property.
- aa. Easement(s) for the purpose(s) and rights incident thereto:
Granted to: Central Telephone Company of Texas
Recording No: Volume 488, Page 158, D.R.W.C.T.
Located: Subject tract lies within the described property.
- bb. Minerals and/or royalty interest to oil, gas and other minerals granted in deed:
Granted to: The Loe Family Trust
Recording No: Volume 1720, Page 191, D.R.W.C.T.
Located: Subject tract lies within the described property.
- cc. Minerals and/or royalty interest to oil, gas and other minerals granted in deed:
Granted to: The David C. Allen Family Trust
Recording No: Volume 1720, Page 198, D.R.W.C.T.
Located: Subject tract lies within the described property.
- d. Pipeline Easement:
Granted to: Natural Gas Pipeline Co.
Recording No: Volume 297, Page 384, D.R.W.C.T.
Located: Subject tract lies within the described property.
- e. Easement:
Granted to: Wise Electric Cooperative, Inc.
Recording No: Volume 2302, Page 149, D.R.W.C.T.
Located: Subject tract lies within the described property.
- f. Easement:
Granted to: Devon Gas Services, L.P.
Recording No: Volume 1408, Page 4, D.R.W.C.T.
Located: Subject tract lies within the described property.
- g. Easement:
Granted to: Devon Gas Services, L.P.
Recording No: Volume 1408, Page 4, D.R.W.C.T.
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Recording No: Volume 2302, Page 149, D.R.W.C.T.
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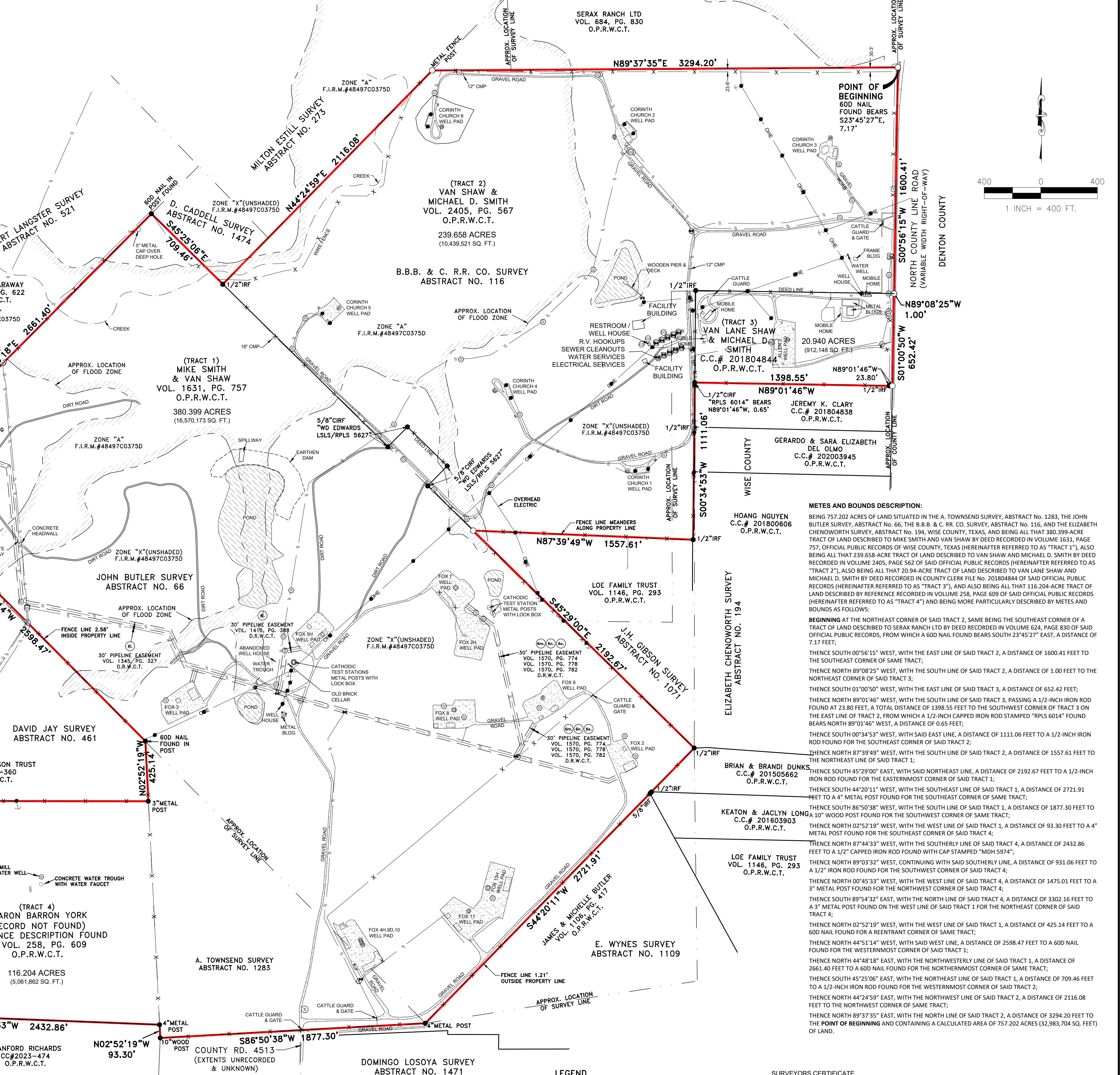
GENERAL NOTES:

HORIZONTAL DATUM:
BEARINGS ARE BASED UPON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A SURFACE ADJUSTMENT FACTOR OF 1.00012 FROM ORIGIN (0,0).

ZONING:
NO ZONING LETTER OR REPORT HAS BEEN PROVIDED TO THE SURVEYOR.

EASEMENT & ENCUMBRANCE INFORMATION:
THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON WERE OBTAINED FROM: (TRACT 1) A POLICY OF TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 2810001507 DATED DECEMBER 27, 2005; (TRACT 2) A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 8341200703 WITH AN EFFECTIVE DATE OF JUNE 6, 2012; (TRACT 3) A POLICY OF TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, POLICY NO. 564-RO-1804259END-VS DATED MAY 4, 2018, LJA SURVEYING ENGINEERING GROUP, INC. HAS NOT BEEN SUPPLIED A TITLE REPORT NOR HAS MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON THE SUPPLIED DOCUMENTATION. LJA SURVEYING ENGINEERING GROUP, INC. SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD, THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

FLOOD ZONE INFORMATION:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "A" & ZONE "X" (UNSHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 48497C0375D, DATED 12/6/2011 IN WISE COUNTY, STATE OF TEXAS;



LEGEND

- UTILITY POLE
- GUY ANCHOR
- GAS MARKER
- GAS RISER
- WELLHEAD
- TELEPHONE RISER
- ELECTRIC METER
- SANITARY SEWER CLEANOUT
- IRON ROD FOUND
- CAPPED IRON ROD SET
- FENCE LINE
- OVER-HEAD ELECTRIC
- BURIED PIPELINE (TXRCR DATA)
- COUNTY CLERK FILE No.
- OFFICIAL PROPERTY RECORDS, WISE COUNTY, TEXAS

SURVEYORS CERTIFICATE
TO MICHAEL D. SMITH, VAN LANE SHAW; FIDELITY NATIONAL TITLE INSURANCE COMPANY; TITLE RESOURCES GUARANTY COMPANY; LAWYERS TITLE INSURANCE CORPORATION:

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, 6, 8, 13, 14, 15, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 03, 2022.

AARON C. BROWN R.P.L.S.
TEXAS REGISTRATION NO. 6702

1
SHEET 1

REVISIONS

DATE	BY	DESCRIPTION
02/09/2022	SAT	ADDED WATER WELL LABELS
11/28/22	ACB	CORRECTION MADE TO LEGAL DESCRIPTION
11/21/23	ACB	ADDITION OF TRACT 4
02/02/24	ACB	PROJ. NO. NTS62-022

ALTA / NSPS SURVEY
OF 640.99 ACRES OF LAND
SITUATED IN THE A. TOWNSEND SURVEY, ABSTRACT NO. 1283; JOHN BUTLER SURVEY, ABSTRACT NO. 66; B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 116; J.H. GIBSON SURVEY, ABSTRACT NO. 101; WISE COUNTY, TEXAS

LJA Surveying, Inc.
3017 West 7th Street
Fort Worth, Texas 76107
Phone 862.747.0800
T.B.P.E.L.S. Firm No. 10194382

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SHEET 1