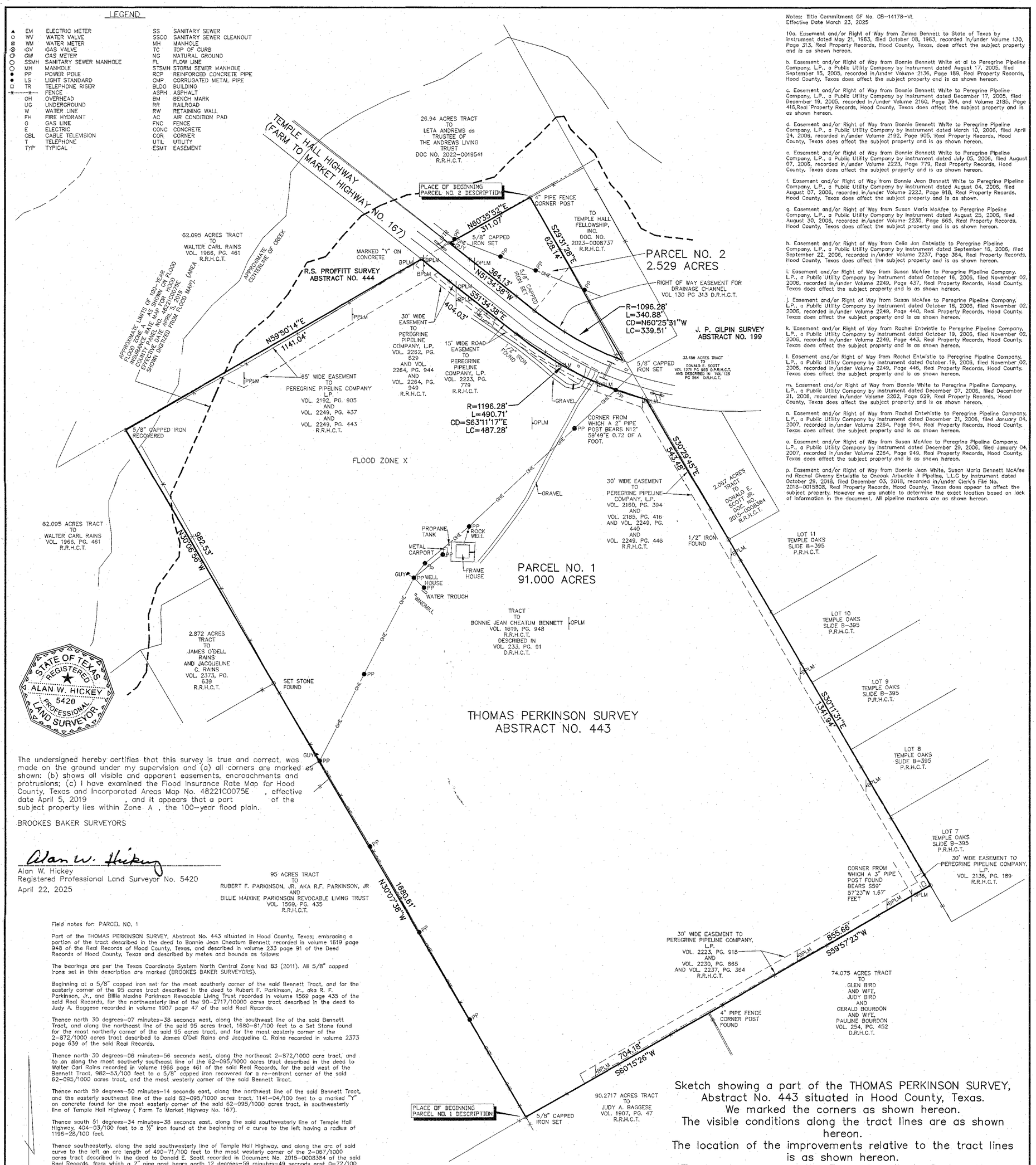
## LEGEND

| | | | |
|---|---|---|---|
| EM | ELECTRIC METER | SS | SANITARY SEWER |
| WV | WATER VALVE | SSCO | SANITARY SEWER CLEANOUT |
| WM | WATER METER | MH | MANHOLE |
| GV | GAS VALVE | TC | TOP OF CURB |
| GM | GAS METER | NG | NATURAL GROUND |
| SSMH | SANITARY SEWER MANHOLE | FL | FLOW LINE |
| MH | MANHOLE | STSMH | STORM SEWER MANHOLE |
| PP | POWER POLE | RCP | REINFORCED CONCRETE PIPE |
| LS | LIGHT STANDARD | CMP | CORRUGATED METAL PIPE |
| TR | TELEPHONE RISER | BLDG | BUILDING |
| | FENCE | ASPH | ASPHALT |
| OH | OVERHEAD | BM | BENCH MARK |
| UG | UNDERGROUND | RR | RAILROAD |
| W | WATER LINE | RW | RETAINING WALL |
| FH | FIRE HYDRANT | AC | AIR CONDITION PAD |
| G | GAS LINE | FNC | FENCE |
| E | ELECTRIC | CONC | CONCRETE |
| CBL | CABLE TELEVISION | COR | CORNER |
| T | TELEPHONE | UTIL | UTILITY |
| TYP | TYPICAL | ESMT | EASEMENT |




Notes: Title Commitment GF No. CB-14178-VL
Effective Date March 23, 2025

10a. Easement and/or Right of Way from Zelma Bennett to State of Texas by instrument dated May 21, 1963, filed October 08, 1963, recorded in/under Volume 130, Page 313, Real Property Records, Hood County, Texas, does affect the subject property and is as shown hereon.

b. Easement and/or Right of Way from Bonnie Bennett White et al to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated August 17, 2005, filed September 15, 2005, recorded in/under Volume 2136, Page 189, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

c. Easement and/or Right of Way from Bonnie Bennett White to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated December 17, 2005, filed December 19, 2005, recorded in/under Volume 2160, Page 394, and Volume 2185, Page 416,Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

d. Easement and/or Right of Way from Bonnie Bennett White to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated March 10, 2006, filed April 24, 2006, recorded in/under Volume 2192, Page 905, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

e. Easement and/or Right of Way from Bonnie Bennett White to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated July 05, 2006, filed August 07, 2006, recorded in/under Volume 2223, Page 779, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

f. Easement and/or Right of Way from Bonnie Jean Bennett White to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated August 04, 2006, filed August 07, 2006, recorded in/under Volume 2223, Page 918, Real Property Records, Hood County, Texas does affect the subject property and is as shown.

g. Easement and/or Right of Way from Susan Maria McAfee to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated August 25, 2006, filed August 30, 2006, recorded in/under Volume 2230, Page 665, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

h. Easement and/or Right of Way from Celia Jon Entwistle to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated September 15, 2006, filed September 22, 2006, recorded in/under Volume 2237, Page 364, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

i. Easement and/or Right of Way from Susan McAfee to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated October 16, 2006, filed November 02, 2006, recorded in/under Volume 2249, Page 437, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

j. Easement and/or Right of Way from Susan McAfee to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated October 16, 2006, filed November 02, 2006, recorded in/under Volume 2249, Page 440, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

k. Easement and/or Right of Way from Rachel Entwistle to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated October 19, 2006, filed November 02, 2006, recorded in/under Volume 2249, Page 443, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

l. Easement and/or Right of Way from Rachel Entwistle to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated October 19, 2006, filed November 02, 2006, recorded in/under Volume 2249, Page 446, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

m. Easement and/or Right of Way from Bonnie White to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated December 07, 2006, filed December 21, 2006, recorded in/under Volume 2262, Page 829, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

n. Easement and/or Right of Way from Rachel Entwistle to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated December 21, 2006, filed January 04, 2007, recorded in/under Volume 2264, Page 944, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

o. Easement and/or Right of Way from Susan McAfee to Peregrine Pipeline Company, L.P., a Public Utility Company by instrument dated December 29, 2006, filed January 04, 2007, recorded in/under Volume 2264, Page 949, Real Property Records, Hood County, Texas does affect the subject property and is as shown hereon.

p. Easement and/or Right of Way from Bonnie Jean White, Susan Maria Bennett McAfee nd Rachel Giverny Entwistle to Oneoak Arbuckle II Pipeline, L.L.C by instrument dated October 29, 2018, filed December 03, 2018, recorded in/under Clerk's File No. 2018-0015808, Real Property Records, Hood County, Texas does appear to affect the subject property. However we are unable to determine the exact location based on lack of information in the document. All pipeline markers are as shown hereon.

The undersigned hereby certifies that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown: (b) shows all visible and apparent easements, encroachments and protrusions; (c) I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas Map No. 48221C0075E , effective date April 5, 2019 , and it appears that a part of the subject property lies within Zone A , the 100-year flood plain.

BROOKES BAKER SURVEYORS

Alan W. Hickey
Registered Professional Land Surveyor No. 5420
April 22, 2025

Field notes for: PARCEL NO. 1

Part of the THOMAS PERKINSON SURVEY, Abstract No. 443 situated in Hood County, Texas; embracing a portion of the tract described in the deed to Bonnie Jean Cheatum Bennett recorded in volume 1619 page 948 of the Real Records of Hood County, Texas, and described in volume 233 page 91 of the Deed Records of Hood County, Texas and described by metes and bounds as follows:

The bearings are per the Texas Coordinate System North Central Zone Nad 83 (2011). All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a 5/8" capped iron set for the most southerly corner of the said Bennett Tract, and for the easterly corner of the 95 acres tract described in the deed to Rubert F. Parkinson, Jr., aka R. F. Parkinson, Jr., and Billie Maxine Parkinson Revocable Living Trust recorded in volume 1569 page 435 of the said Real Records, for the northwesterly line of the 90-2717/10000 acres tract described in the deed to Judy A. Baggese recorded in volume 1907 page 47 of the said Real Records.

Thence north 30 degrees-07 minutes-38 seconds west, along the southwest line of the said Bennett Tract, and along the northeast line of the said 95 acres tract, 1680-61/100 feet to a Set Stone found for the most northerly corner of the said 95 acres tract, and for the most easterly corner of the 2-872/1000 acres tract described to James O'Dell Rains and Jacqueline C. Rains recorded in volume 2373 page 639 of the said Real Records.

Thence north 30 degrees-06 minutes-56 seconds west, along the northeast 2-872/1000 acre tract, and to an along the most southerly southeast line of the 62-095/1000 acres tract described in the deed to Walter Carl Rains recorded in volume 1966 page 461 of the said Real Records, for the said west of the Bennett Tract, 982-53/100 feet to a 5/8" capped iron recovered for a re-entrant corner of the said 62-095/1000 acres tract, and the most westerly corner of the said Bennett Tract.

Thence north 59 degrees-50 minutes-14 seconds east, along the northwest line of the said Bennett Tract, and the easterly southeast line of the said 62-095/1000 acres tract, 1141-04/100 feet to a marked "Y" on concrete found for the most easterly corner of the said 62-095/1000 acres tract, in southwesterly line of Temple Hall Highway ( Farm To Market Highway No. 167).

Thence south 51 degrees-34 minutes-38 seconds east, along the said southwesterly line of Temple Hall Highway, 404-03/100 feet to a ½" iron found at the beginning of a curve to the left having a radius of 1196-28/100 feet.

Thence southeasterly, along the said southwesterly line of Temple Hall Highway, and along the arc of said curve to the left an arc length of 490-71/100 feet to the most westerly corner of the 2-067/1000 acres tract described in the deed to Donald E. Scott recorded in Document No. 2015-0008384 of the said Real Records, from which a 2" pipe post bears north 12 degrees-59 minutes-49 seconds east 0-72/100 of a foot. The long chord of said 490-71/100 feet arc is south 63 degrees-11 minutes-17 seconds east 487-28/100 feet.

Thence south 30 degrees-29 minutes-45 seconds east, along the southwesterly line of the said 2-067/1000 acres tract, for the northeasterly line of the Bennett Tract, 543-48/100 feet to a ½" iron found for the most southerly corner of the said 2-067/1000 acres tract, and for the most westerly corner of Lot 11, TEMPLE OAKS, according to the plat thereof recorded Slide B-395 of the Plat Records of Hood County, Texas.

Thence south 30 degrees-11 minutes-31 seconds east, along the southwesterly line of said TEMPLE OAKS, for the northeasterly line of the said Bennett Tract, 1341-94/100 feet to the most easterly corner of the said Bennett Tract, and a northerly corner of the 74-075/1000 acres tract described in the deed to Glen Bird and Judy Bird and Gerald Bourdon and wife Pauline Bourdon recorded in volume 254 page 452 of the said Deed Records, from which a 3" pipe post found bears south 59 degrees-57 minutes-23 seconds west 1-67/100 feet.

Thence south 59 degrees-57 minutes-23 seconds west, along the northwesterly line of the said 74-075/1000 acres tract, for the southeasterly line of the said Bennett Tract, 855-66/100 feet to a 4" pipe fence corner post found for the westerly corner of the said 74-075/1000 acres tract, and the most northerly corner of the said 90-2717/10000 acres tract.

Thence south 60 degrees-15 minutes-26 seconds west, along the northwesterly line of the said 90-2717/10000 acres tract, for the said southeasterly line of the Bennett Tract, 704-18/100 feet to the place of beginning and containing 91-000/1000 acres tract.

Sketch showing a part of the THOMAS PERKINSON SURVEY, Abstract No. 443 situated in Hood County, Texas.
We marked the corners as shown hereon.
The visible conditions along the tract lines are as shown hereon.
The location of the improvements relative to the tract lines is as shown hereon.
The bearings are per the Texas Coordinate System North Central Zone, NAD83 (2011).
Surveyed on the ground April 15, 2025.
BROOKES BAKER SURVEYORS

Field notes for: PARCEL NO. 2

Part of the THOMAS PERKINSON SURVEY, Abstract No. 443 situated in Hood County, Texas; embracing a portion of the tract described in the deed to Bonnie Jean Cheatum Bennett recorded in volume 1619 page 948 of the Real Records of Hood County, Texas, and described in volume 233 page 91 of the Deed Records of Hood County, Texas and described by metes and bounds as follows:

The bearings are per the Texas Coordinate System North Central Zone Nad 83 (2011). All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at 4" pipe fence corner post found for the most northerly corner of the said Bennett Tract, and the most easterly corner of the Tract to Temple Hall Fellowship, Inc., recorded in Document No. 2023-0008737 of the Real Records of Hood County, Texas.

Thence south 29 degrees-31 minutes-28 seconds east, along the northeast line of the said Bennett Tract, and the southeast line of the said Temple Hall Fellowship Inc., Tract, 628-14/100 feet to a 5/8" capped iron set in the northeasterly line of Temple Hall Highway ( Farm To Market Highway No. 167), and in a curve to the right having a radius of 1096-28/100 feet.

Thence, northwesterly along the said northeasterly line of Temple Hall Highway, and along the arc of said curve to the right an arc length of 340-88/100 feet to a 5/8" capped iron set. The long chord of said 340-88/100 feet arc is north 60 degrees-25 minutes-31 seconds west 339-51/100 feet.

Thence north 51 degrees-34 minutes-38 seconds west, along the said northeasterly line of Temple Hall Highway, 364-13/100 feet to a 5/8" capped iron set in the northwesterly line of the said White Tract.

Thence north 60 degrees-35 minutes-52 seconds east, along the said northwesterly line of the White Tract, 311-07/100 feet to the place of beginning and containing 2-529/1000 acres.

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.

BROOKES BAKER SURVEYORS, P.C.


BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
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alanh@brookesbakersurveyors.com


200 100 0 200 400 600
GRAPHIC SCALE IN FEET

FILE NAME: F:\DDN25\PARK95.DWG DRAWN BY: AWH

TBPLS FIRM NO. 10092800