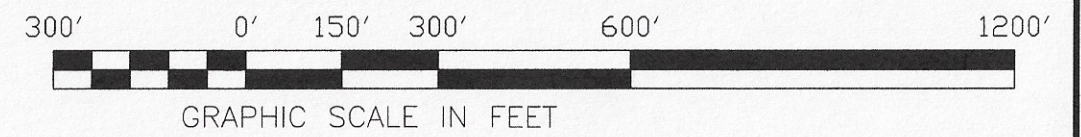


**R C SURVEYING**  
 27001 HIGHWAY 183, RISING STAR, TX, 76471  
 325-647-4818-ROYPFINGSTEN4@GMAIL.COM  
 FIRM NUMBER 10194196



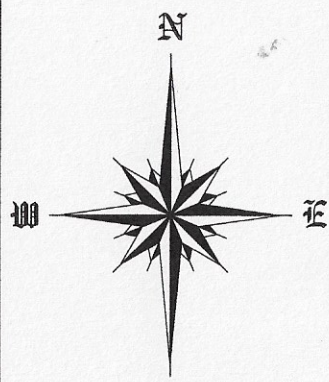
**SECTION 35**  
**H. T. & B. RR CO. SURVEY**  
**ABSTRACT NO. 653**

JOB NUMBER 285-20R-2

**LEGEND**

[ ]	= DEED CALL
●	= 1/2" IRON ROD FOUND
○	= 1/2" IRON ROD SET
⊙	= SURVEY CORNER
— x —	= FENCE LINE
— w —	= WATER LINE
— l —	= LOT LINE
— e —	= ELECTRIC LINE
— s —	= SURVEY LINE
O. P. R. P. C. T.	= OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS
R. R. P. C. T.	= REAL RECORDS OF PARKER COUNTY TEXAS
D. R. P. C. T.	= DEED RECORDS OF PARKER COUNTY TEXAS

VARAS TO FEET - DIVIDE BY .36  
 FEET TO VARAS - MULTIPLY BY .36



199.93 ACRE TRACT  
 MARILYN LEOTA DOSS  
 VOLUME 388, PAGE 732  
 D.R.P.C.T.

23.72 ACRE TRACT  
 MATTHEW JAMES ARENDALL, ET UX  
 INSTRUMENT NO. 202114025  
 O.P.R.P.C.T.

41.00 ACRE TRACT  
 113 VENTURE PROPERTIES, LLC  
 INSTRUMENT NO. 202110265  
 O.P.R.P.C.T.

40.00 ACRE TRACT  
 113 VENTURE PROPERTIES, LLC  
 INSTRUMENT NO. 202103944  
 O.P.R.P.C.T.

Vol. 1823, Pg. 1439  
 TARGA PIPELINE

ENBRIDGE DEVON PIPELINE

11.35 ACRE TRACT  
 KEITH DODD, ET UX  
 INSTRUMENT NO. 202123787  
 O.P.R.P.C.T.

**10.50 ACRES**

**W. J. WALTERMIRE SURVEY**  
**ABSTRACT NO. 1915**

76.38 ACRE TRACT  
 MICHAEL COOPER AND  
 JENNIFER COOPER  
 TO  
 NEWBURG ENTERPRISES, LLC  
 INSTRUMENT NO. 202033704  
 O.P.R.P.C.T.

**DAVIS & THOMPSON SURVEY**  
**ABSTRACT NO. 2207**

54.5 ACRE TRACT  
 JAMES E. RUSSELL  
 VOLUME 497, PAGE 355  
 VOLUME 109, PAGE 209  
 D.R.P.C.T.

THE STATE OF TEXAS:  
 COUNTY OF PARKER:

Plat of a survey of 10.50 acres of land, situated in Parker County, Texas, out of the W. J. WALTERMIRE SURVEY, ABSTRACT NUMBER 1915, and being part of a 76.38 acre tract of land that is described in a deed from Michael Cooper and Jennifer Cooper, to Newburg enterprises, LLC, recorded in Instrument Number 202033704, Official Public Records of Parker County, Texas, and being part of a 0.21 acre tract of land that is described in a deed from Charles R. Reynolds, to Newburg Enterprises, LLC., recorded in Instrument Number 202033390, said Official Public Records.

The undersigned does hereby certify that this survey was this day made by me or under my supervision on the ground of the real property, shown on the survey plat, and after the exercise of professional diligence and reasonable care that this survey is true and correct to the best of the undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and that the property, has access to and from a dedicated roadway, except as shown hereon.

WITNESS MY HAND AND SEAL THIS THE 29th day of DECEMBER, 2021.  
 Roy Pfingsten  
 ROY PFINGSTEN  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.



**SCHEDULE B—TITLE EXCEPTION NOTES**

THIS SURVEY IS BASED ON A TITLE COMMITMENT PREPARED BY PROVIDENCE TITLE COMPANY, GF # 11801301

ITEMS NOT LISTED ARE STANDARD TITLE EXCEPTIONS AND/OR NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Upham Gas Co.  
 Recording Date: December 5, 1955  
 Recording No.: Volume 280, Page 148, of the Real Property Records, Parker County, Texas  
**AFFECTS THIS PROPERTY**
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Dynege Midstream Services, Limited Partnership  
 Recording Date: July 9, 1999  
 Recording No.: Volume 1823, Page 1439, Real Property Records  
**DOES NOT AFFECT THIS PROPERTY**
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Tri County Electric Cooperative Inc.  
 Recording Date: October 1, 2021  
 Recording No.: County Clerk's File No. 202138958 of the Official Public Records, Parker County, Texas  
**AFFECT THIS PROPERTY**

REFERENCE 2 INCH PIPE POST BEARS;  
 S 35°36'22"W 0.32 FEET.

199.93 ACRE TRACT  
 MARILYN LEOTA DOSS  
 VOLUME 388, PAGE 732  
 D.R.P.C.T.

0.21 ACRE TRACT  
 CHARLES R. REYNOLDS  
 TO  
 NEWBURG ENTERPRISES, LLC  
 INSTRUMENT NO. 202033390  
 O.P.R.P.C.T.

**FLOOD STATEMENT:**  
 I HAVE EXAMINED THE FLOOD HAZARD BOUNDARY MAP, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR PARKER COUNTY, TEXAS, COMMUNITY PANEL NUMBER NO. 480520 0225 E, EFFECTIVE DATE AUGUST 8, 2012, AND THAT MAP INDICATED THAT THIS PROPERTY IS NOT ZONE A (A 100 YEAR FLOOD PLAIN).

**NOTES:**

- STATE PLANE COORDINATED BASED ON NAD83, TEXAS NORTH CENTRAL ZONE (4202).
- ALL MONUMENTS SET ARE 1/2 INCH REBAR, WITH PLASTIC CAP STAMPED "RPLS 4405".
- ALL DISTANCES SHOWN ARE GRID.