

SCHEDULE B EXCEPTIONS

THE FOLLOWING TITLE INSURANCE EXCEPTIONS APPEAR IN ITEM 10 OF SCHEDULE B OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, OF NO. 2021-894, ISSUED JULY 20, 2021, AND EFFECTIVE JULY 8, 2021. THE SURVEYOR DID NOT PERFORM AN INDEPENDENT TITLE SEARCH SO THERE MAY BE MATTERS, RECORDED OR UNRECORDED, THAT AFFECT TITLE TO OR RESTRICT THE USE OF THIS PROPERTY.

C. RIGHT OF WAY TO MAGNOLIA PIPE LINE COMPANY, RECORDED IN VOLUME 185, PAGE 16, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

D. RIGHT OF WAY EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 185, PAGE 97, ARCHER COUNTY DEED RECORDS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

E. RIGHT OF WAY GRANT TO THE TEXAS PIPE LINE COMPANY, RECORDED IN VOLUME 204, PAGE 399, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

F. RIGHT OF WAY TO WARREN PETROLEUM CORPORATION, RECORDED IN VOLUME 215, PAGE 72, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

G. RIGHT OF WAY EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 243, PAGE 411, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

H. RIGHT OF WAY GRANT TO THE TEXAS PIPE LINE COMPANY, RECORDED IN VOLUME 255, PAGE 548, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

I. RIGHT OF WAY TO WARREN PETROLEUM CORPORATION, RECORDED IN VOLUME 281, PAGE 340, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

J. EASEMENT AND RIGHT OF WAY TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 283, PAGE 454, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

K. DEED FROM CAROLINE MAHLER TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 289, PAGE 655, ARCHER COUNTY DEED RECORDS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

L. RIGHT OF WAY TO WARREN PETROLEUM CORPORATION, RECORDED IN VOLUME 319, PAGE 246, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

M. DISTRIBUTION EASEMENT AND RIGHT OF WAY TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 337, PAGE 181, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

N. RIGHT OF WAY EASEMENT TO ARCHER CO. MUNICIPAL UT. DIST. NO. 1, RECORDED IN VOLUME 356, PAGE 620, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

O. PIPE LINE EASEMENT AND RIGHT OF WAY TO AMERICAN PETROFINA COMPANY OF TEXAS, RECORDED IN VOLUME 374, PAGE 164, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

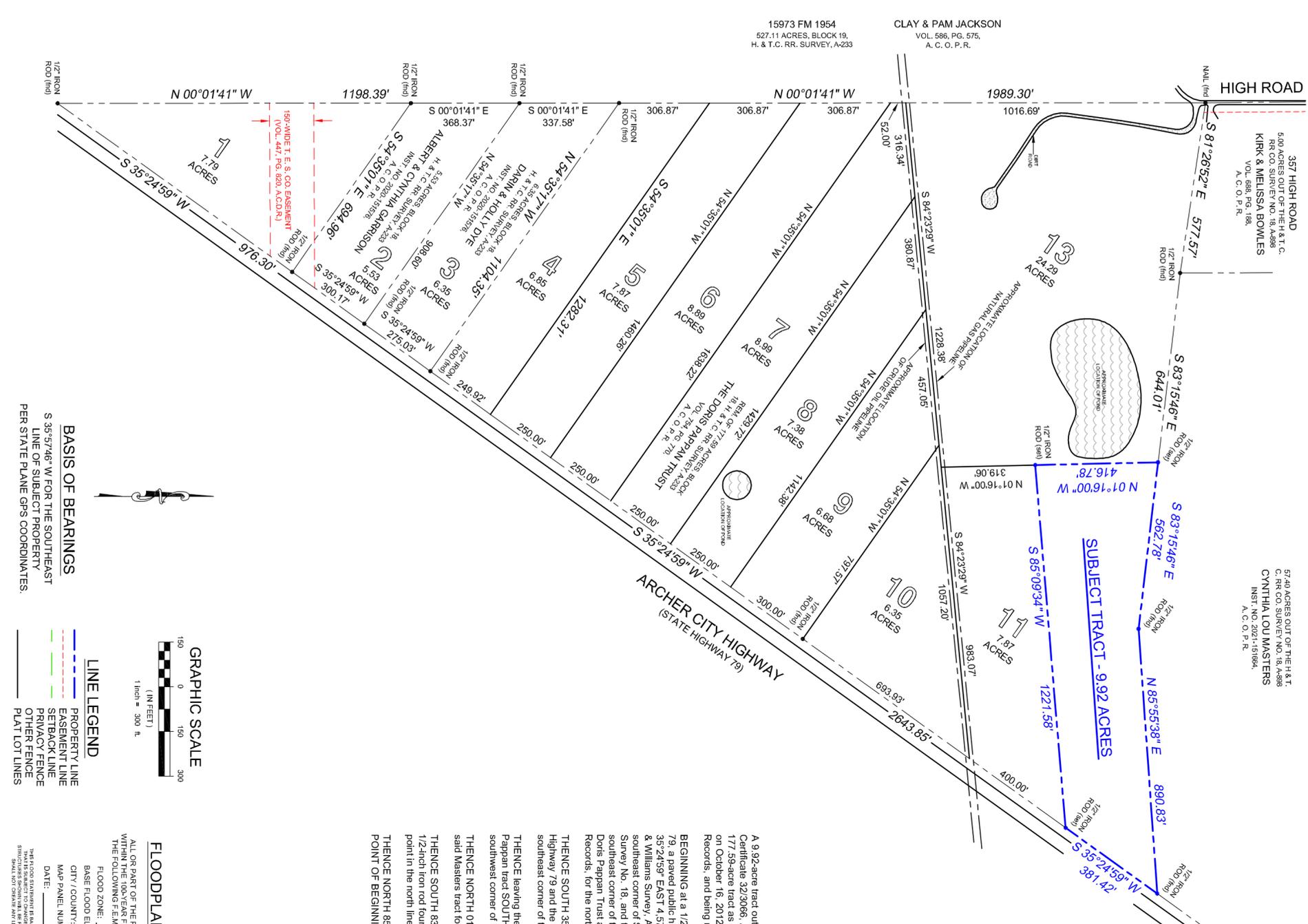
P. EASEMENT AND RIGHT OF WAY TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 447, PAGE 620, ARCHER COUNTY DEED RECORDS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

Q. RIGHT OF WAY EASEMENT TO ARCHER CO. MUNICIPAL UT. DIST. NO. 1, RECORDED IN VOLUME 453, PAGE 822, ARCHER COUNTY DEED RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

S. GRANT OF RIGHT OF WAY TO ENERFIN RESOURCES II-92 LIMITED PARTNERSHIP, RECORDED IN VOLUME 644, PAGE 374, ARCHER COUNTY OFFICIAL PUBLIC RECORDS. THIS IS A BLANKET EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY.

357 HIGH ROAD
5.00 ACRES OUT OF THE H & T. C. RR CO. SURVEY NO. 18, A-888
KIRK & MELISSA BOWLES
VOL. 688, PG. 188
A. C. O. P. R.

57.40 ACRES OUT OF THE H & T. C. RR CO. SURVEY NO. 18, A-888
CYNTHIA LOU MASTERS
INST. NO. 2021-151684
A. C. O. P. R.



LEGAL DESCRIPTION

A 9.92-acre tract out the Houston & Texas Central Railroad Co. Survey No. 18, Block 1, Certificate 323066, Abstract No. 998, Archer County, Texas, and out of that certain 177.55-acre tract as described in deed to the Doris Pappan Trust from Doris L. Mehler Pappan on October 16, 2012, as recorded in Volume 754, Page 770, Archer County Official Public Records, and being more specifically described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the northwest right-of-way line of State Highway 79, a paved public highway, and on the southeast line of said Pappan tract, that bears NORTH 35°24'59" EAST 4,576.77 feet from a 1/2-inch iron rod found on the north line of the McKinney & Williams Survey, Abstract No. 311, on the south line of said Abstract No. 898, being the southeast corner of Survey No. 19 of said Abstract No. 898, the southwest corner of said Survey No. 18, and the south corner of said Pappan tract, said beginning iron rod being the southeast corner of that certain 57.40-acre tract described in deed to Cynthia Masters from the Doris Pappan Trust as recorded on Instrument No. 2021-11684, Archer County Official Public Records, for the northeast corner and POINT OF BEGINNING of this tract.

THENCE SOUTH 35°24'59" WEST 381.42 feet along the northwest right-of-way line of said Highway 79 and the southeast line of said Pappan tract SOUTH 85°09'34" WEST 1,221.58 feet to a 1/2-inch iron rod set for the southwest corner of this tract;

THENCE NORTH 01°16'00" WEST 416.78 feet to a 1/2-inch iron rod set on the south line of said Masters tract for the northwest corner of this tract;

THENCE SOUTH 83°15'46" EAST 562.78 feet along the south line of said Masters tract to a 1/2-inch iron rod found at an angle point in the south line of said Masters tract for an angle point in the north line of this tract;

THENCE NORTH 85°55'38" EAST 890.83 feet along the south line of said Masters tract to the POINT OF BEGINNING, and containing 9.92 acres, more or less.



GRAPHIC SCALE
1 inch = 300 ft.
(IN FEET)

LINE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PRIVACY FENCE
- OTHER FENCE
- PLAT LOT LINES

BASIS OF BEARINGS
S 35°24'59" W FOR THE SOUTHEAST LINE OF SUBJECT PROPERTY PER STATE PLANE GPS COORDINATES.

GENERAL SURVEY NOTES

PLEASE SEE THE GENERAL NOTES LOCATED AT www.SalterEngineering.com/dms/sbln1 WHICH ARE INCORPORATED HEREIN AND MADE A PART OF THIS SURVEY MAP.

SURVEYOR'S CERTIFICATION

To AMERICAN NATIONAL TITLE, THE VETERANS LAND BOARD, THE DORIS PAPPAN TRUST, AND ZACHARIAH & ASHLEY BINGHAM, 1 Brian Salter, Registered Professional Land Surveyor, hereby certify that this survey of the property located at: STATE HIGHWAY 79 SOUTH WICHITA FALLS, TX 76710 and legally described herein was made on the ground on this, the 29th day of JULY 2021, by me or under my supervision and correctly shows the boundary lines, dimensions, and area of the land, and all ditches, streets, rights-of-way, easements, and other matters of record which, to my knowledge, affect the property. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, protrusions, overlapping of lines, errors, omissions, or rights-of-way except as shown herein.

BRIAN SALTER, PROFESSIONAL LAND SURVEYOR NO. 5597

GENERAL SURVEY NOTES

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BRIAN SALTER
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5597

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