

THENCE, N 85 "42" 32" E, ALONG THE NORTH LINE SAID 114.270 ACRE TRACT("TRACT TWO"), SAME BEING THE SOUTH LINE SAID 114.270 ACRE CREED GAP, PASSING AT 688.30 FEET A GALVANIZED BOLT FOUND 1.29 FEE LEFT OF THE LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 1,053.70

N-10,522,156-44, E-4,067;/R-2-39;
THÉNECE, S.O.3 38 26" E, ALONG THE EAST LINE OF SAID 22-50 ACRE TRACT
AND WITHIN THE MARGING OF SAID LIGHTFOOT FOAD, A DISTANCE OF
BEAS 48.6 FEET TO A DOINT FOR THE SOUTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT, FROM WITH A 3/4 INCH IRON PRE-FOUND WITH CAP
(ILLEGIBLE) FOR THE SOUTHEAST CORNER OF SAID 22-50. AGNE TRACT, SAME
BEING THE MORTHEAST CORNER OF THAT CERTAIN CALLED 200° 3:76'
TRACT DESCRIBED IN THE DEOR TO FOOM AS C. (ISHTFOOT IN INSTRUMENT)

SCHEDULE B

EXCEPTIONS FROM COVERAGE

IN ADDITION TO THE EXCLUSIONS AND CONDITIONS AND STIPULATIONS, YOUR POLICY WILL NOT COVER LOSS, COSTS, ATTORNIEY'S FEES, AND EXPENSES

- HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY OF ANY SPOUSE OF ANY INSURED, (APPLIES TO THE OWNER'S POLICY ONLY, (NOT SURVEY RELATED.)
- ANY TITLES OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, PERSONS. THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER
- TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, OR
- NAMIGABLE OR PERSINAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, ON CHEMING THE HARBOR OR BLICHEAD LINES AS ESTABLISHED OR CHANGES BY ANY GOVERNMENT, OR C. TO FILLEDHI LANDS, OR ARTHRAL BLANDS, OR THE STANDS OF THE STAN
- STANDBY FEES, TAKES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2023, AND SUBSEQUENT YEARS: AND SUBSEQUENT TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR PROR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP, BUT NOT THOSE TAXES OR ASSESSMENTS FOR PRIOR YEARS BECAUSE OF AN EXEMPTION CRAFTED TO A PREVIOUS TAXE OF THE PROPERTY UNDER SECTION 11,3, TEXAS TAX YEAR, OF TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF THE RESURPLIED FOR A PREVIOUS TAX YEAR, OF TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF THE DISCRIPTION OF THE PROPERTY BUT AS THE PROPERTY BUT AND THE PROPE
- THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND. (NOT SURVEY RELATED.)
- MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION SERVICE SIGNING AND DELIVERING THE LIBE HOUSE THE CONTROL OF THE CONFERCE OF THE CONTROL OF
- THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEOULE B OF THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-RX) APPLIES TO EXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-RX) GIVEN) SEPARATE EXCEPTIONS 1 THROUGH SO FITHS SCHEOULE B ON ION FAPELY TO THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-RX), (NOT SURVEY RELATED.)
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION);
- RIGHTS OF PARTIES IN POSSESSION, (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED.)
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGHTE, OIL, GAS AND OTHER NINERALS TOGETHER WITH ALL RIGHTS PRIVILEGES AND DIMERTHES HEALTHON THERETO A PAPEARING IN THE PRIVILEGES AND PAPEARING IN THE PLANT OF THE PRIVILEGES OF NOT, THERE IN SECRETARY ATTOMS OR MINERAL NITEREST THAT ARE NOT LESTED, (NOT SURVEY RELATED.)
- RIGHT OF WAY/EASEMENT TO DIXE PIPE LINE COMPANY FROM VIOLA BERRY AND HUSBAND T. B. BERRY, DATED AUGUST 11, 1927, RECORDED IN VOLUME 68, PAGE 534 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TITLE TO SAID INTEREST(S) NOT CHECKED SUBSEQUENT TO DATE OF AFORESSAID INSTRUMENT, (DOES AFFECT THE SUBJECT TRAFF.)
- RIGHT OF WAY/EASEMENT TO DIXTE GULF GAS COMPANY FROM DIXTE PIPE LINE COMPANY, DATED JANUARY 11, 1928, RECORDED IN <u>VOLUME 70. PAGE 350</u> OF THE DEED RECORDED OF ANOLHAN COUNTY, TEXAS. TITLE TO SAID INTEREST(S) NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT, (DOES AFFECT THE SUBJECT TRACT, BLANKE AFORESAID INSTRUMENT, (DOES AFFECT THE SUBJECT TRACT, BLANKE

PARENT TRACT PROPERTY LINE

IRON ROD/REBAR FOUND (AS NOTED) IRON ROD/REBAR SET (AS NOTED)
IRON PIPE FOUND (AS NOTED)

ADJOINER TRACT
APPROXIMATE SURVEY LINE
BARBED WIRE FENCE

OVERHEAD ELECTRIC

FASEMENT LINE FLOOD ZONE LINE

GUY ANCHOR

FENCE POST

GAS VALVE

O.P.R.A.C.T.

THENCE, N. 88° 08' 12" E, ALONG THE NORTH LINE OF SAID 22.5 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 38.37 ACRE TRACT, A DISTANCE OF LINE SOUTH LINE OF SAID 38.37 ACRE TRACT, A DISTANCE OF LINE SOUTH LINE OF SAID 38.37 ACRE TO SAID 38.37 ACRE TO SAID 38.37 ACRE TO SAID 38.37 ACRE SOF LAND, OF WHICH APPROXIMATELY 0.06 ACRE LISS WITH THE OCCUPIED LIMITS OF LIGHTFOOT ROOD, LEAVING 39.06 NET ACRES MORE OR

UNDERGROUND PIPELINE EDGE OF DIRT/GRAVEL ROAD

GALVANIZED BOLT FOUND

UTILITY POLE W/RECTIFIER

CROSSTIE FENCE POST

GAS MARKER POST

CABLE PEDESTAL

BUILDING POINT OF BEGINNING

DEED RECORDS OF ANGELINA COUNTY, TEXAS

OFFICIAL RECORDS OF ANGELINA COUNTY, TEXAS

- RIGHT OF WAYYEASEMENT TO TEXAS ILLINO'S NATURAL GAS PIPE COMPANY FROM T. B. BERRY AND WIFE VIOLA BERRY, DATED OC 31, 1950, RECORDED IN VOLUME 159, PAGE 621 OF THE DEED REC OF ANGELINA COUNTY, TEXAS, TITLE TO SAID INTEREST(S) NOT OF SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT, (DOES AFFE SUBJECT TRACT, IS BLANKET IN NATURE.)

ALTA/NSPS TITLE SURVEY
WATTBRIDGE TEXAS HOLDING, LLC
99.12 ACRES (4,317,554.38 SQ.FT.)

MARCELINA COUNTY, TEXAS

F.W. 2024.000 | 18: 1 × 1 | 180 C

Con Invested Engineering Continues C

TEXAS

WATTBRIDGE

- RIGHT OF WAY/EASEMENT FROM TEXAS ILLINO'S NATURAL GAS PIPELINE COMPANY TO PEOPLES QUILF CAST MATURAL GAS PIPELINE COMPANY, OATED DECEMBER 15, 1998, RECORDED IN VOLIME 281, PAGE 82 OF THE DEED RECORDS OF ANGELINA COLUMY, TEXAS, TITLE TO SAD INTERESTIS, INOT CHECKED SUBSEQUENT TO DATE OF APORESAD INSTRUMENT, DOES AFFECT THE SUBJECT TRACE, BLANKET IN NATURE.)
- RIGHT OF WAY/EASEMENT TO THE STATE OF TEXAS FROM N. V. SESSIONS, FILED FOR RECORD ON MAY 26, 1949, RECORDED IN <u>VOLUME 124, PAGE 2960</u> THE DEED RECORDS OF ANGELINA COUNTY, TEXAS. TITLE TO SAID INTEREST(S) NOT CHECKED SUBS
- REGIT OF WAYELSELBERT TO TEXAS LINKES MYTURAL CAS PHELINE COMMANY REGIONAL X, ERSESSION AND WITE DATE OF CORORDAY REGION AND ARE DEFINED COTORIORS IN SURFACE AND ELSES OF THE DIECE DECORDS OF ANGELINA COUNTY, TEXAS, THIS TO SAD INTEREST(S) NOT CHECKED SUBSEQUENT TO DATE OF AFORESAD INSTRUMENT, (DOES AFFECT THE SUBJECT TRACT, BLANKET IN MYTURE.)
- RIGHT OF WAY/EASEMENT FROM TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY TO PEOPLES GULF COAST NATURAL GAS PIPELINE COMPANY, DATED DECEMBER 15, 1959, RECORDED IN JOUIME 28, PAGE &OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TITLE TO SAID.

 MITTERSTYSIN DATE CHEFCHES INSPECIFIENT TO DATE OR ADDRESS AND THE CONTROL OF THE COMPANY.
- RIGHT OF WAY/EASEMENT TO TEXAS POWER AND LIGHT COMPANY FROM EQUIA V. RUILLOCK & L. L. BULLOCK, DATED MAY 16, 1980, RECORDED IN ESWA V. BULLOCK & L. L. BULLOCK, DATED MAY 16, 1980, RECORD VOLUME 504, PAGE 5780F THE DEED RECORDS OF ANGELINA COTEXAS, TITLE TO SAID INTEREST(S) NOT CHECKED SUBSEQUENT OF AFORESAID INSTRUMENT. (DOES NOT AFFECT THE SUBJECT 1
- m. RIGHT OF WAY/EASEMENT TO TEXAS POWER AND LIGHT COMPANY FROM YULE WALLACE, DATED JUNE 24, 1980, RECORDED IN YOULME 906, PAGE 2600 FT NE DEED RECORDS OF AMERICAN COUNTY, TEXAS, TITLE TO SHID INTEREST(5) NOT OFEICED SUBSCIDENT TO DATE OF APONESSIAD INSTRUMENT, (DOES NOT AFFECT THE SUBSCITT TRACT).

- ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UNPOIT THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE RISURED AGAINST LOSS, IF ANY, SUSTAINED BY THE RISURED LOAGHIST AND PLACED FOR THE POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF ANGELINA. COUNTY, TEASP PRIOR TO THE DATE HERGOF.

LABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO S
LABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE
MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED T
SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED
IMPROVEMENTS AT THE TIME THE LOSS OCCURS, ANY EXPENDITURES

ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE NUSURED AGAINS LOSS, IF ANY, SUSTANDED BY THE ROUBED UNDER THIS POLICY FOR LIENS, IF ANY, SUSTANDED BY THE ROUBED UNDER THIS POLICY FOR COUNTY, TEASON PRIOR TO THE ACT WITH THE COUNTY CLERK OF ANGELINA COUNTY, TEASON PRIOR TO THE ACT HEREOF.

PROVISION OF THIS POLICY. (NOT SURVEY RELATED.)

GENERAL NOTES:

SURVEYOR'S CERTIFICATION

I. CULLEN D. WEISHUHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WATTERDOE TEXAS HOLDING, LLC, GILLESPIE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, AND STEWART ITTLE GUARANT COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIBUM STANDARD DETAL REQUIREMENTS FOR ALTANSES LAND TITLE SURVEY, JOINTY ESTABLESHED AND ADOPTED BY ALTA AND NSES, AND INCLIDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(b-1)(c), 8, 11(a), 13, 14, 16, 17, 18 AND 19 OF THE TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2023.



CULLEN D. WEISHUHN REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 6850 - STATE OF TEXAS

