SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING 10.5226 ACRE TRACT OF LAND SITUATED IN THE **B. MATTHEWS SURVEY, ABSTRACT NO. 612, AND THE J. LEVINS SURVEY, ABSTRACT NO. 283** IN THE CITY OF MOUNT VERNON, FRANKLIN COUNTY, TEXAS, AND BEING A PART OF THE 48.289 ACRE TRACT OF LAND DESCRIBED IN DEED TO **FRANKLIN COUNTY INDUSTRIAL FOUNDATION, INC.** AS RECORDED IN VOLUME 198 AT PAGE 433 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF NORTH SERVICE ROAD FOR INTERSTATE HIGHWAY 30 (VARIABLE WIDTH RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF A 2.151 ACRE TRACT OF LAND DESCRIBED IN DEED FROM FRANKLIN COUNTY INDUSTRIAL FOUNDATION, INC. TO ROSEROCK INVESTMENTS, L.P., AN OKLAHOMA LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 144 AT PAGE 469 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE SAID NORTH RIGHT OF WAY LINE OF NORTH SERVICE ROAD FOR INTERSTATE HIGHWAY 30 AND ALONG THE SOUTH LINE OF SAID 48.289 ACRE FRANKLIN COUNTY INDUSTRIAL FOUNDATION INC. TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 5;

1. SOUTH 78° 52' 52" WEST FOR A DISTANCE OF 103.93 FEET TO A POINT FOR CORNER;

2. SOUTH 70° 52' 52" WEST FOR A DISTANCE OF 440.10 FEET TO A POINT FOR CORNER;

3. SOUTH 76° 15' 52" WEST FOR A DISTANCE OF 185.48 FEET TO A POINT FOR CORNER;

4. SOUTH 82° 26' 52" WEST FOR A DISTANCE OF 293.77 FEET TO A POINT FOR CORNER;

5. NORTH 67° 40' 08" WEST FOR A DISTANCE OF 167.89 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF GADLIN STREET, AN UNDEDICATED PRESCRIPTIVE ROADWAY, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 48.289 ACRE FRANKLIN COUNTY INDUSTRIAL FOUNDATION INC. TRACT;

THENCE NORTH 20° 58' 43" EAST LEAVING THE SAID NORTH RIGHT OF WAY LINE OF NORTH SERVICE ROAD FOR INTERSTATE HIGHWAY 30 AND ALONG THE WEST LINE OF AFORESAID 48.289 ACRE FRANKLIN COUNTY INDUSTRIAL FOUNDATION, INC. TRACT AND THE CENTERLINE OF SAID GADLIN STREET FOR A DISTANCE OF 480.46 FEET TO A POINT FOR CORNER;

THENCE NORTH 87° 23' 13" EAST LEAVING THE CENTERLINE OF SAID GADLIN STREET AND ACROSS SAID 48.289 ACRE FRANKLIN COUNTY INDUSTRIAL FOUNDATION, INC. TRACT FOR A DISTANCE OF 966.45 FEET TO A POINT FOR CORNER IN THE WEST LINE OF AFORESAID 2.151 ACRE ROSEROCK INVESTMENTS, L.P. TRACT;

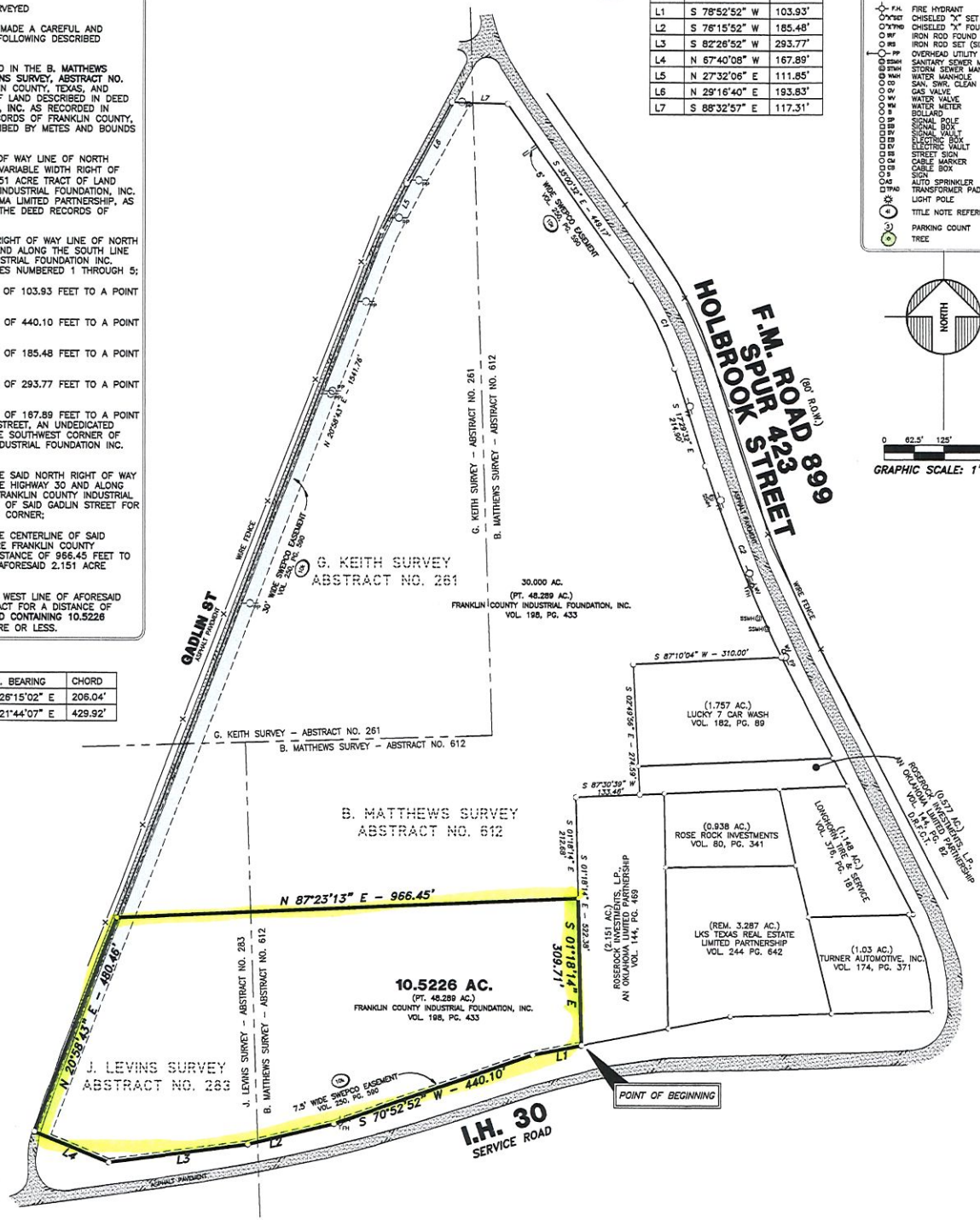
THENCE SOUTH 01° 18' 14" EAST ALONG THE WEST LINE OF AFORESAID 2.151 ACRE ROSEROCK INVESTMENTS, L.P. TRACT FOR A DISTANCE OF 309.71 FEET TO THE **POINT OF BEGINNING AND CONTAINING 10.5226 ACRES (458,366 SQUARE FEET)** OF LAND, MORE OR LESS.

~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	676.59'	17°31'00"	206.85'	S 26°15'02" E	206.04'
C2	2905.21'	08°29'11"	430.31'	S 21°44'07" E	429.92'

~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	S 78°52'52" W	103.93'
L2	S 76°15'52" W	185.48'
L3	S 82°26'52" W	293.77'
L4	N 67°40'08" W	167.89'
L5	N 27°32'06" E	111.85'
L6	N 29°16'40" E	193.83'
L7	S 88°32'57" E	117.31'



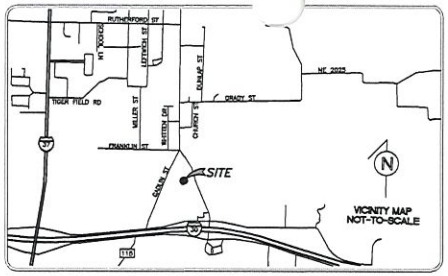
LEGEND

- F.H. FIRE HYDRANT
- "X"SET CHISELED "X" SET
- "X"FND CHISELED "X" FOUND
- IRF IRON ROD FOUND (SIZE AS NOTED)
- IRS IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- WMH WATER MANHOLE
- CO SAN. SWR. CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- B BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- SV SIGNAL VAULT
- EB ELECTRIC BOX
- EV ELECTRIC VAULT
- SS STREET SIGN
- CM CABLE MARKER
- CB CABLE BOX
- S SIGN
- AS AUTO SPRINKLER
- TPAD TRANSFORMER PAD
- LP LIGHT POLE
- 4 TITLE NOTE REFERENCE
- 3 PARKING COUNT
- TREE

NORTH

0 62.5' 125' 250'

GRAPHIC SCALE: 1"=125'



TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (GF# N0033039) EFFECTIVE DATE OF JUNE 11, 2021 AND ISSUED DATE OF JUNE 17, 2021, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): DECLARATION OF COVENANTS AND RESTRICTIONS DATED AUGUST 18, 2005, RECORDED IN VOL. 144, PAGE 469, OFFICIAL PUBLIC RECORDS, FRANKLIN COUNTY, TEXAS.

10(H). RIGHT OF WAY DEED DATED MARCH 1, 1950, EXECUTED BY SAM P. LONG AND MRS. SAM P. LONG TO STATE OF TEXAS, RECORDED IN VOL. 68, PAGE 541, FRANKLIN COUNTY, TEXAS. **(SURVEYOR'S NOTE: THIS DOCUMENT DESCRIBES A 40' RIGHT-OF-WAY DEDICATION FROM THE CENTERLINE OF F.M. HWY 899 TO THE WEST RIGHT-OF-WAY LINE OF F.M. HWY 899; LOCATED OFFSITE SUBJECT PROPERTY)**

10(I). RIGHT OF WAY DEED DATED SEPTEMBER 8, 1961, EXECUTED BY JIM LONG AND M. P. LONG TO SOUTHWESTERN ELECTRIC POWER COMPANY, RECORDED IN VOL. 81, PAGE 507, DEED RECORDS, FRANKLIN COUNTY, TEXAS. **(SURVEYOR'S NOTE: BLANKET IN NATURE; UNABLE TO DETERMINE LOCATION OF EASEMENT FOR 1 ANCHOR FROM DESCRIPTION CONTAINED HEREIN)**

10(J). RIGHT OF WAY EASEMENT DATED AUGUST 27, 1964, EXECUTED BY M. P. LONG TO SOUTHWESTERN ELECTRIC POWER COMPANY, RECORDED IN VOL. 85, PAGE 511, DEED RECORDS, FRANKLIN COUNTY, TEXAS. **(SURVEYOR'S NOTE: BLANKET IN NATURE; UNABLE TO DETERMINE LOCATION OF EASEMENT FOR 1 ANCHOR FROM DESCRIPTION CONTAINED HEREIN)**

10(K). RIGHT OF WAY EASEMENT DATED MARCH 11, 1997, EXECUTED BY FRANKLIN COUNTY INDUSTRIAL FOUNDATION TO SOUTHWESTERN ELECTRIC POWER COMPANY, RECORDED IN VOL. 250, PAGE 590, DEED RECORDS, FRANKLIN COUNTY, TEXAS. **(SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)**

CERTIFICATION

TO: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., AN OKLAHOMA CORPORATION; FRANKLIN COUNTY INDUSTRIAL FOUNDATION, INC.; AND CHICAGO TITLE INSURANCE COMPANY (GF NO. N0033039):

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 4, 8, 13, AND 14 OF TABLE A THEREOF.

David Petree

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS REGISTERED DAVID PETREE 1890 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

10.5226 ACRE PARCEL

B. MATTHEWS SURVEY - ABSTRACT NO. 612

J. LEVINS SURVEY - ABSTRACT NO. 283

MOUNT VERNON, FRANKLIN COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4500

BLUE SKY SURVEYING & MAPPING

DATE: SEPTEMBER 16, 2021
SCALE: 1"= 125'

DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

10 Acres
Appraised Value = $435,600
30
30
30
30
30
30