

LAND DESCRIPTION

BEING a tract of land situated in the Reuben Bebee Survey, Abstract No. 29, City of Sanger, Denton County, Texas and being a portion of a 91.02 acre tract of land described in Special Warranty Deed to PAAGE, Ltd. as recorded in Instrument No. 2015-143392 and all of a 3 acre tract of land described in General Warranty Deed to PAAGE, Ltd. as recorded Instrument No. 2021-90853 of the Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument" at the southwest corner of said PAAGE, Ltd. tract (2015-143392), said point being on the easterly right-of-way line of 1-35 (a variable width right-of-way);

THENCE, along the easterly right-of-way line of said 1-35, North 01 degrees 17 minutes 14 seconds East a distance of 1,045.75 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument" at the southerly corner of a tract of land described in Agreed Final Judgement to the State of Texas as recorded in Instrument No. 2022-170924 (O.P.R.D.C.T.);

THENCE, along the easterly line of said State of Texas tract the following:

North 11 degrees 06 minutes 45 seconds East a distance of 234.44 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument";

North 01 degrees 17 minutes 43 seconds East a distance of 938.63 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT Survey Marker Right of Way Monument" on the north line of said PAAGE, Ltd. tract (2015-143392);

THENCE, along the north line of said PAAGE, Ltd. tract (2015-143392), South 89 degrees 07 minutes 32 seconds East a distance of 1,929.42 feet to a 1/2 inch iron rod found at the northeast corner of said PAAGE, Ltd. tract (2015-143392), said point being on the westerly right-of-way line of the Burlington Northern Santa Fe Railroad (a 100' right-of-way no deed of record found;

THENCE, along the westerly right-of-way line of said Burlington Northern Santa Fe Railroad the following;

South 09 degrees 57 minutes 54 seconds West a distance of 700.50 feet to a 1/2 inch iron rod found with plastic cap stamped "Alliance" at the beginning of a curve to the left having a central angle of 13 degrees 27 minutes 51 seconds, a radius of 5,779.58 feet, and subtended by a 1,355.04 foot chord which bears South 03 degrees 13 minutes 41 seconds West;

Along said curve to the left an arc distance of 1,358.16 feet to a 1/2 inch iron rod found with plastic cap stamped "Alliance";

South 03 degrees 23 minutes 30 seconds East a distance of 179.61 feet to a 1/2 inch iron rod found at the southeast corner of said PAAGE, Ltd. tract (2015-143392);

THENCE, along the south line of said PAAGE, Ltd. tract (2015-143392), North 88 degrees 49 minutes 23 seconds West a distance of 1,832.59 feet to the POINT OF BEGINNING, and containing 4,058,034 Square Feet or 93.16 Acres of land, more or less.

Title Commitment Notes

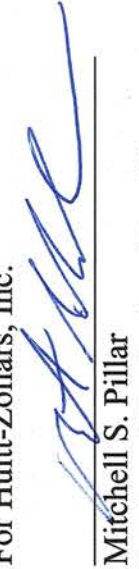
This survey relies on the Commitment for Title Insurance, GF No. DF231015 issued March 17, 2023, effective March 12, 2023, as furnished by Westcor Land Title Insurance Company for all easements, rights-of-way and other matters of record affecting title to the subject property. The following affect the subject tract as noted;

10. The following matters and all terms of the documents creating or offering evidence of the matters:
 - f. Right-of-Way Easement in favor of State of Texas, recorded in Volume 415, Page 194, Denton County, Texas. (affects, as shown on survey)
 - g. Right of Way Easement in favor of Bolivar Water Supply Corporation, recorded in Volume 603, Page 137, Denton County, Texas. (affects, as shown on survey)
 - h. Sewer Easement in favor of City of Sanger, Texas, recorded in Volume 869, Page 859, Denton County, Texas. (affects, as shown on survey)
 - i. Right of Way Easement in favor of Boliver WSC, recorded in Clerk's File No. 2013-30467, Denton County, Texas. (affects 3-acre parcel shown, blanket in nature)
 - j. Intentionally deleted.
 - k. Possession and Use Agreement in favor of State of Texas, recorded in Clerk's File No. 2020-206657, Denton County, Texas. (affects, as shown on survey)
 - l. Intentionally deleted.
 - m. Easement Agreement for Access by All in Properties, LLC to Paage, Ltd., recorded in Clerk's File No. 2021-211208, Denton County, Texas. (affects, as shown on survey)
 - n. Utility Easement by Hollyhill Ranch County Inc., Trustee Ranch Property Trust to the City of Sanger, recorded in Clerk's File No. 2016-5891, Official Public Records, Denton County, Texas. (affects, as shown on survey)
 - o. Easement in Agreed Final Judgement under No. PR-2021-01527, in the Probate Court of Denton County, Texas, recorded in Clerk's File No. 2022-170924, Official Public Records, Denton County, Texas. (affects, as shown on survey)
 - p. Mineral and/or royalty interest in all of the oil, gas, and other minerals and/or other substances in and under the subject property, including royalties, bonuses, rentals, ingress/egress and all other rights set out in Volume 1583, Page 816, Volume 1586, Page 142, Denton County, Texas. (affects, blanket in nature)
 - q. Mineral conveyance as shown in deed from Hollyhill Ranch County, Inc. to Carrie County Minerals, Inc., a Nevada Corporation, as Trustees of the Carrie County Mineral Trust, dated May 20, 2005 and recorded in Clerk's File No. 2005-121161, Official Public Records of Denton County, Texas. (affects, blanket in nature)

SURVEYOR'S CERTIFICATE

To: PNK Holdings, LLC and Westcor Land Title Insurance 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 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 16, 17, 18 and 19 of Table A thereof. The field work was completed on August 15, 2022.

For Huitt-Zollars, Inc.

Mitchell S. Pillar
Registered Professional Land Surveyor
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Date of Certification: August 16, 2022
Revised date: March 17, 2023 (kitchens kelley gains comments, title notes)
Revised date: April 18, 2023 (kitchens kelley gains comments, title notes)

Except as shown no part of the subject property lies within a "Special Flood Hazard Area" as described on Community Panel Number 48121C0070G of the Flood Insurance Rate Map, Denton County, Texas, dated April 18, 2011. Per this map, the subject property is located within Zone X ("areas determined to be outside the 0.2% annual chance floodplain") and Zone A ("No Base Flood Elevations determined").

NOTES:

- 1) There are no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.
- 2) The parcels contained in the legal description are contiguous without any gaps, gores or overlaps.

ALTA/NSPS LAND TITLE SURVEY
93.16 ACRES
OUT OF THE RUEBEN BEBEE SURVEY, ABST. NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS

PREPARED FOR
RESEARCH, LLC
1000 WILMINGTON STREET
WILMINGTON, DE 19801

AUGUST 2022
Sheet No.
2 OF 2
Project No.
R315610.01

HUITT-ZOLLARS
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