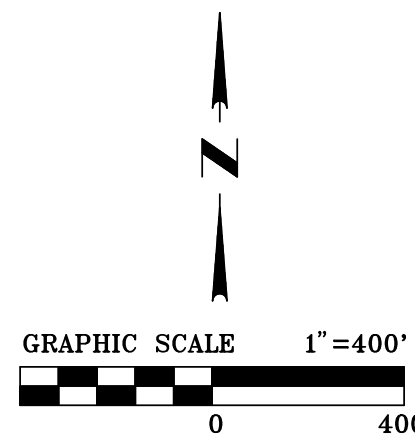


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KEY TO ALTA-SURVEY

- | | |
|-----------------------|---------------------------|
| 1 SCALE | 10 PARKING INFORMATION |
| 2 LEGEND | 11 FLOOD INFORMATION |
| 3 VICINITY MAP | 12 UTILITY INFORMATION |
| 4 SURVEY DRAWING | 13 TITLE INFORMATION |
| 5 ADDRESS OF PROPERTY | 14 SCHEDULE "B" ITEMS |
| 6 CLIENT INFORMATION | 15 BASIS OF BEARINGS |
| 7 LAND AREA | 16 SURVEYOR'S NOTES |
| 8 CEMETERY | 17 PROPERTY DESCRIPTION |
| 9 RECORD INFORMATION | 18 SURVEYOR CERTIFICATION |

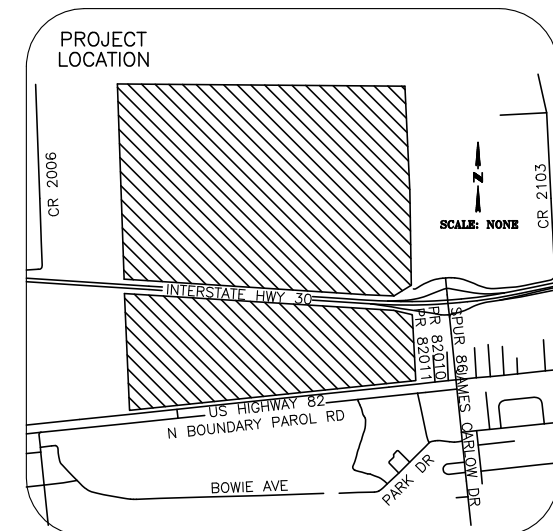
1 SCALE



2 LEGEND

- | | |
|-----|-----------------------------------------|
| □ | SIGN |
| □ | JUNCTION BOX (TELEPHONE) |
| ⌵ | POWER POLE |
| ⊕ | LIGHT POLE |
| ● | FOUND MONUMENT |
| ○ | SET 1/2" STEEL ROD CAPPED MTC 101011-00 |
| ○ | TXDOT TYPE I ROW MONUMENT |
| —E— | OVERHEAD ELECTRIC |
| —G— | GAS LINE |
| ▨ | ZONE A FLOOD AREA |

3 VICINITY MAP



5 ADDRESS OF PROPERTY

US HIGHWAY 82
HOOKS, TEXAS

6 CLIENT INFORMATION

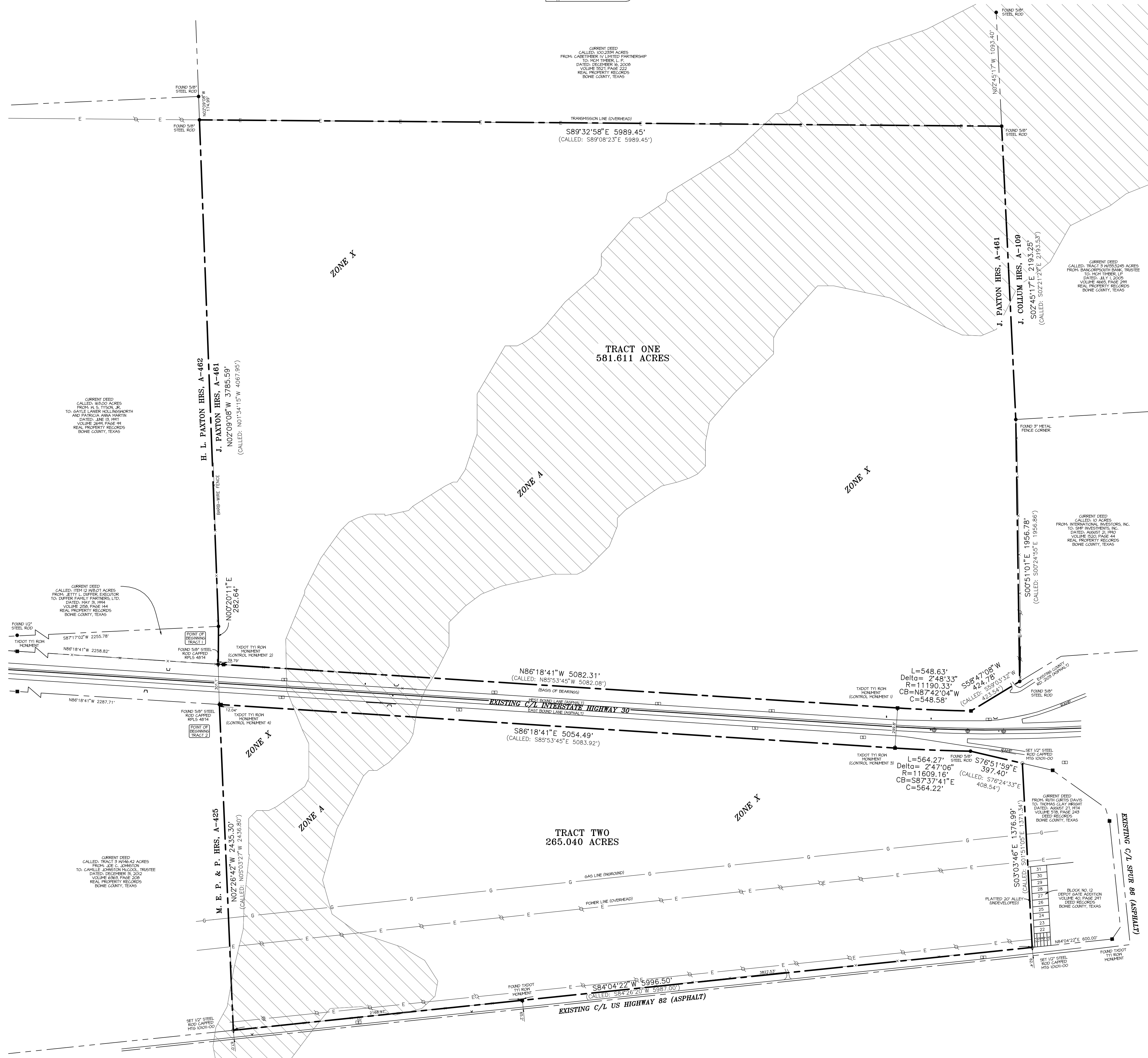
HOOKS ECONOMIC DEVELOPMENT CORPORATION
NEW BOSTON SPECIAL INDUSTRIAL DEVELOPMENT CORPORATION, BOWIE COUNTY, TEXAS

7 LAND AREA

TRACT 1 = 581.611 ACRES
TRACT 2 = 265.040 ACRES

ALTA / NSPS LAND TITLE SURVEY

4 SURVEY DRAWING



8 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 RECORD INFORMATION

ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED. DISTANCES PER DEED SHOWN AS "CALLED"

10 PARKING INFORMATION

NO PARKING AREAS OBSERVED ON SUBJECT PROPERTY

11 FLOOD INFORMATION

FLOOD STATEMENT:

By graphic plotting only, a portion of this property is in Zone A, areas determined to be inside the 1% Annual Chance Flood, in Community of Bowie County, Texas, Number 481194, Panel 0305, Suffer D, Map Number 4803703050, dated October 19, 2010. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

12 UTILITY INFORMATION

The underground utilities shown on this plat have been located from field survey information and existing drawings. The size, type or pressure of the underground utilities is not known (water lines, gas lines, etc.). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor, further, does not warrant that the underground utilities shown on this plat are in the exact location indicated; although, he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Call Texas One Call before digging at 811.

13 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE GUARANTEE COMPANY, OF NO. 2623247, DATED MARCH 15, 2020.

14 SCHEDULE "B" ITEMS

10. The following matters and all terms of the documents creating or offering evidence of the matters:
- Any portion of the property herein described which falls within the boundaries of any road or roadway.
 - All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use on or across property described in Schedule A.
 - Right of Way Easement dated September 2, 1941 in favor of Southwestern Gas & Electric Co., recorded in Volume 190, Page 74, Deed Records of Bowie County, Texas. AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE
 - Right of Way Easement dated September 9, 1976 in favor of Southwestern Electric Power Co., recorded in Volume 605, Page 145, Deed Records of Bowie County, Texas. AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE
 - Right of Way Easement dated May 18, 1932 in favor of the State of Texas, recorded in Volume 143, Page 417, Deed Records of Bowie County, Texas. AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE

15 BASIS OF BEARINGS

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (GCRS96, EPOCH 2002.0), at the surface, with a bearing of North 86 degrees 18 minutes 41 seconds West. The combined scale factor to go from surface to grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1 N=743303.3901 E=3236777.1237	CONTROL MONUMENT #2 N=743627.8030 E=3231745.0529
CONTROL MONUMENT #3 N=743304.1932 E=3236757.6983	CONTROL MONUMENT #4 N=743308.4741 E=3231725.6796

16 SURVEYOR'S NOTES

- This survey substantially complies with the current professional and technical standards of the Texas Board of Professional Land Surveying.
- Upon conducting the survey, no evidence was observed that the property is being used as a solid waste dump, sump, or sanitary landfill.
- No evidence of recent earth moving work and no existing buildings were observed in the process of conducting the fieldwork.
- No evidence of wetland delineation was observed in the process of conducting the fieldwork.
- All monuments are set 1/2" steel rods capped MTC 101011-00, unless otherwise indicated.
- Subject property has direct frontage to Interstate Highway No. 3, and U. S. Highway No. 82, publicly open and dedicated rights-of-ways. Tract No. 1 has direct physical access from County Road 2103. Tract No. 2 has direct physical access to Highway No. 82.

18 SURVEYOR CERTIFICATION

To: RED, Hooks Economic Development Corporation,
New Boston Special Industrial Development Corporation
Twin City Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 13, and 16 of Table A thereof. The fieldwork was completed on January 28, 2021.

Jeffrey A. Wood
JEFFREY A. WOOD
PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
E-MAIL: wood@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: JANUARY 30, 2021



2 TRACTS IN JOHN PAXTON HEADRIGHT SURVEY, ABSTRACT-461 HOOKS, BOWIE COUNTY, TEXAS
HOOKS ECONOMIC DEVELOPMENT CORPORATION, NEW BOSTON SPECIAL INDUSTRIAL DEVELOPMENT CORPORATION

Drawing Date
1/30/2021
Project Number
202272
Sheet Number
1 OF 3

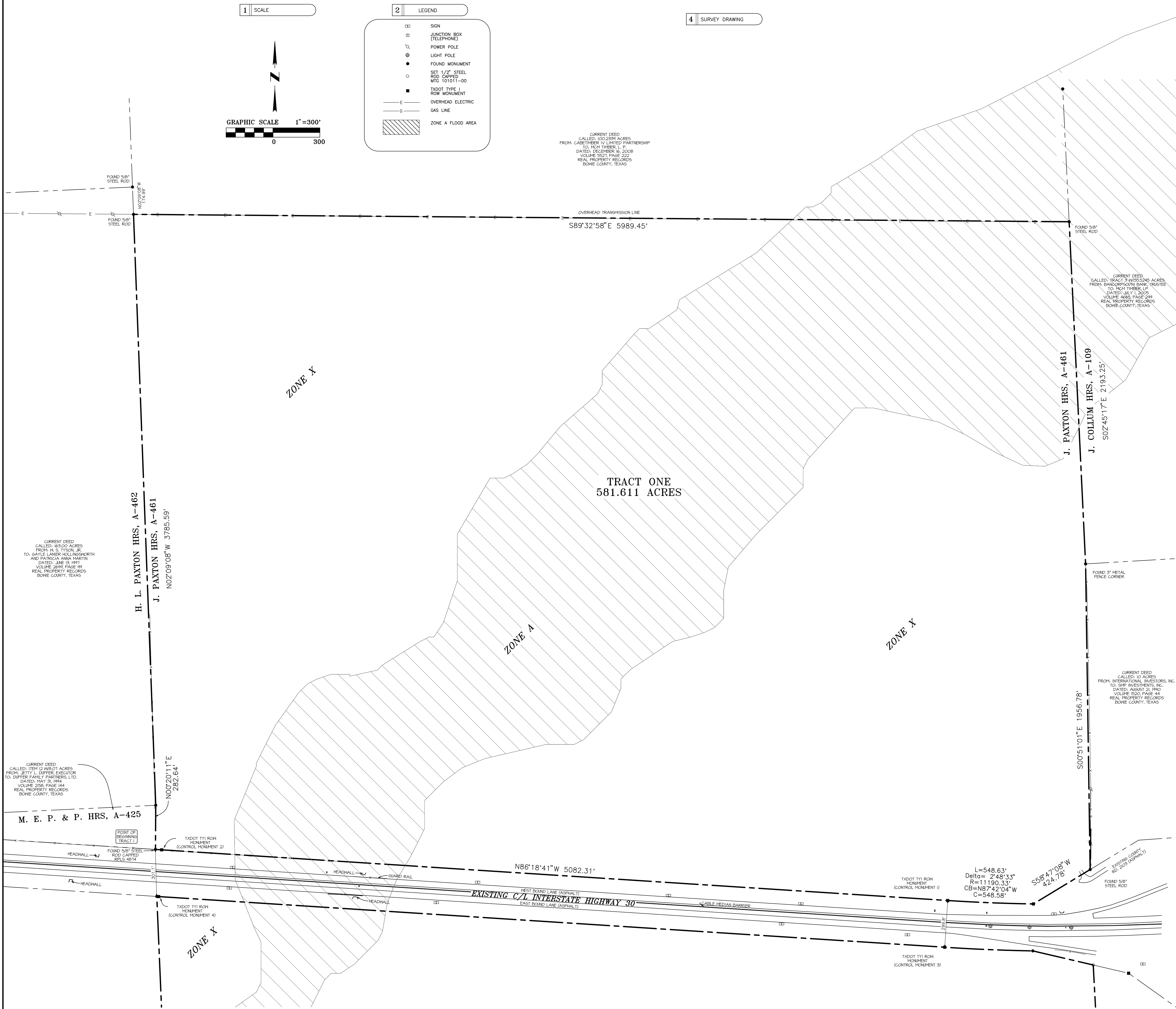
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MTG ENGINEERS & SURVEYORS
15400 COA NO. 125
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Scale
1" = 400'
Drawn By
BLB
Checked By
JAN
File No.

Revision/Description

Date

ALTA / NSPS LAND TITLE SURVEY



17	PROPERTY DESCRIPTION
----	----------------------

Property Description
581.611 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John Paxton Headright Survey, Abstract 461, Bowie County, Texas, being all of that certain tract of land described as Tract 1 with 582.1942 acres in the deed from Gurdon Timber LTD. to Hooks Special Industrial Development Corporation, New Boston Special Industrial Development Corporation, dated March 31, 2020, recorded in Document No. 2020-00003195 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 seconds steel rod, capped RPLS 4874, found in the corner, lying in the West line of the said J. Paxton Survey, lying in the line of the E. P. & W. R. Survey, and running North 89° 15' 00" East to the North right-of-way line of Interstate Highway No. 30 (H30), 150.00 feet left and end at a right angle from centerline station 1509+60.37, the Northwest corner of the East 1/4 of the said Section 12, Township 10N, Range 10E, of that certain tract of land described as Item 12 with 8.07 acres in the deed from Jetty L. Duffer, individually and as Independent Contractor, to the State of Texas, by and through the Texas Land Commission, dated May 31, 1994, recorded in Volume 2158, Page 144 of the Real Property Records, Bowie County, Texas, said corner bears North 86 degrees 18 minutes 41 seconds West a distance of 2258.82 feet to a 1x20 Type 1 iron pipe monument, found for the Southwest corner of the said 8.07 acre tract.

THENCE North 00 degrees 20 minutes 11 seconds East a distance of 282.64 feet along the West line of the said J. Paxton Survey, same being the West line of the said J. Paxton Survey, same being the West line of the said J. Paxton Survey, same being the East line of the said 8.07 acre tract of land of a 1 inch steel pipe found for a corner, at an angle point, the Northeast corner of the said M. E. P. & F. Survey, same being the Northeast corner of the said M. E. P. & F. Survey, same being the Southeast corner of the said M. E. P. & F. Survey, Abstract 462, same being the Southeast corner of that certain tract of land described as 163.00 acres in the deed from W. S. Tyson, Jr. to Gayle Linn & Gayle Linn, Jr., both single persons, dated and recorded in Public Record Volume 2699, Page 99 of the Real Property Records, Bowie County, Texas;

THENCE North 02 degrees 09 minutes 08 seconds West a distance of 3785.5 feet along the West line of the said J. Paxton Survey, some being the West line of the said 582.194 acre tract, and the East line of the said H. L. Powell Survey, some being the East line of the said 143.0 acre tract to a 5/8 inch steel rod, found for a corner, lying in the center of a power line, the Northwest corner of the said 582.194 acre tract, lying in the East line of the said 163.0 acre tract, and the Southwest corner of the said 163.0 acre tract, and thence S 22 degrees 02 minutes 40 seconds East from the Cribmelter IV Limited Partnership to MCM Timber, L. P., dated December 16, 2008, recorded in Volume 5527, Page 222 of the Real Property Records, Bowie County, Texas, to a 5/8 inch steel rod, found for a corner, the Northwest corner of the said 163.0 acre tract, and thence S 22 degrees 02 minutes 40 seconds East from the said 5/8 inch steel rod, found for a corner, the Northeast corner of the said 163.0 acre tract;

THENCE South 89 degrees 32 minutes 58 seconds East a distance of 5984.9 feet, generally along the center of said powerline, the North line of the said 1942 acre tract and the South line of the said 100,233.9 acre tract, and lying 5/8 inch steel rod, 17 corners, the Northwest corner of the said 5984.9 feet said 1942 acre survey, same being the Northeast corner of the said 582,192 acre tract, the Southeast corner of the said 100,233.9 acre tract, and lying 5/8 inch steel rod, 17 corners, the Northwest corner of the said 582,192 acre tract, and being the West line of that certain tract of land described as Tract 3 with 155,5245 acres in the deed from BancorpSouth Bank, Trustee to MCM Timber, LP, dated July 1, 2005, recorded in Volume 4665, Page 299 of the Real Property Records of the State of Texas, and lying 5/8 inch steel rod, 45 minutes 17 seconds West a distance of 10933.40 feet to a 5/8 inch steel rod, found for a corner, the Northwest corner of the said 155,5245 acres tract;

THENCE South 02 degrees 45 minutes 17 seconds East a distance of 2193.2 feet along the East line of the said J. Paxton Survey, same being the East line of the said 582.942 acre tract and the West line of the said J. Colburn Survey, same being the West line of the said 1552.425 acre tract, to a 3 inch metal fence corner post in place, for the said 1552.425 acre tract, to the Southwest corner of the said 155.5245 acre tract, and the Northwest corner of that certain tract of land described as 10 acres in the deed from Interstate, Inc. to SMP Investments, Inc. dated August 2, 1960, recorded in Volume 1520, Page 44 of the Real Property Records, Bowie County, Texas;

THENCE South 00 degrees 51 minutes 01 seconds East a distance of 1956.7 feet along East line of the said J. Paxton Survey, same being the East line of the said 582.1942 acre tract and the West line of the said J. Collum Survey, same being the West line of the said 10 acre tract to a 5/8 inch steel rod found for a corner, lying in the North right-of-way line of the said IH30, the Southeast corner of the said 582.1942 acre tract and the Southwest corner of the said 10 acre tract;

THENCE South 58 degrees 47 minutes 08 seconds West a distance of 424.78 feet along the South line of the said 582.1942 acre tract and the North right-of-way line of the said IH30 to a TxDOT Type I right-of-way monument, found for a corner, being 150.00 feet left of and at a right angle from the centerline station 1566+00.00, at the beginning of a circular curve, to the center:

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 548.63 feet, with a delta angle of 02 degrees 48 minutes 33 seconds, a radius of 11190.33 feet, a chord bearing of North 87 degrees 42 minutes 04 seconds West, and a chord distance of 548.58 feet to a TxDOT Type I right-of-way monument (control monument), found for a corner, being 150.00 feet left of and at a right angle to centerline station 1560+42.68;

THENCE North 86 degrees 18 minutes 41 seconds West (basis of bearings) a distance of 5042.52 feet along the South line of the said 582.1942 acre tract and the North right-of-way line of the said IH30 passing a found TxDOT Type I right-of-way monument (control monument), being 150.00 feet left of and a right from centerline station 1510+00.00 and continuing along said course a distance of 39.79 feet for a total distance of 5082.31 feet to the point of beginning and containing 581.611 acres of land, at the time of this survey.

18 SURVEYOR CERTIFICATION

To: REDI, Hooks Economic Development Corporation,
New Boston Special Industrial Development Corporation
Twin City Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,13, and 16 of Table A thereof. The fieldwork was completed on January 28, 2021.

Bye Wood



JEFFREY WOOD
PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
E-MAIL: jwood@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: JANUARY 30, 2021

15 BASIS OF BEARINGS

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH 2002.0), at the surface, with a bearing of North 86 degrees 18 minutes 41 seconds West. The combined scale factor to go from surface to grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1 N=7243303.3901 E=3236777.1237	CONTROL MONUMENT #2 N=7243627.8030 E=3231745.0529
CONTROL MONUMENT #3 N=7243004.1932 E=3236757.6983	CONTROL MONUMENT #4 N=7243328.4741 E=3231725.6796

CONTROL MONUMENT #2
N=7243627.8030
E=3231745.0529

CONTROL MONUMENT #4
N=7243328.4741
E=3231725.6796

2 TRACTS IN JOHN PAXTON HEADRIGHT
SURVEY, ABSTRACT -461
HOOKS, BOWIE COUNTY, TEXAS

Drawing Date
1/30/2021

Project Number
202272

Sheet Number
2 OF 3

Revision/Description

R COA No. 125
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MTG
engineers & surveyors

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AR REG. NO. 125

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Scale

Drawn By

Checked By

File No.

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ALTA / NSPS LAND TITLE SURVEY

4 SURVEY DRAWING

17	PROPERTY DESCRIPTION
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Property Description
265.040 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John Paxton Headright Survey, Abstract 461, Bowie County, Texas, being all of that certain tract of land described as Tract 2 with 264.918 acres in the deed from Gurdon Timber LTD. to Hooks Special Industrial Development Corporation, New Boston Special Industrial Development Corporation, dated March 31, 2020, recorded in Document No. 2020-0000319 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" diameter steel rod, called RPLS 4874, found for a corner, lying in the West line of the said J. Paxton Survey, the East line of the M. E. P. & P. Headright Survey, Abstract 4225, the South right-of-way line of Interstate Highway No. 30 (H30), 150.00 feet right of way to the right of the centerline station 150+71.11, the Northwest corner of the said 264.91 acre tract, and the Northeast corner of that certain tract of land described as Tract 3 with 146.42 acres in the deed from Joe C. Johnston to Camille Johnston McCol, Trustee, dated December 31, 1912, recorded in Volume 6363, Page 208 of the Real Property Records, Blaine County, Montana, and continuing thence along the line thence 41 seconds West a distance of 2287.71 feet to a 1x0.01 inch right-of-way monument, found for corner;

THENCE South 86 degrees 18 minutes 41 seconds East (basis of bearings), at a distance of 12.04 feet along the North line of the said 264.918 acre tract and the South right-of-way line of the said IH30 passing a found monument Type 1 right-of-way monument (control monument) being 100 feet right of and at a right angle from centerline station 1510+00.00, and continuing along said course a distance of 5042.45 feet for a total distance of 5054.49 feet to a 1x0D7 Type 1 right-of-way monument (control monument) being 100 feet right of and at a right angle from centerline station 1509+00.00, and continuing along said course a distance of 150.00 feet to the left, being 150.00 feet right of and at a right angle from centerline station 1560+42.68;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 564.27 feet, with a delta angle of 02 degrees 47 minutes 06 seconds, a radius of 11609.16 feet, a chord bearing of South 87 degrees 37 minutes 41 seconds East, and a chord distance of 564.22 feet to a 5/8 inch steel rod, found for a corner, the end of said circular curve;

THENCE South 76 degrees 51 minutes 59 seconds East a distance of 397.40 feet along the North line of the said 264.918 acre tract and the South right-of-way, set for the said IH30 to a 1/2 inch steel rod, capped MTG 101011-00, line for a corner, lying in the East line of the said J. Paxton Smith, being the Northeast corner of the said 264.918 acre tract, and lying in the West line of the J. Collum Headright Survey, Abstract 109, being the Northwest corner of that certain tract of land described in the deed from Ruth Curtis Davis to Thomas George Wright, dated August 27, 1974, recorded in Volume 578, Page 24, of the Deed Records of Bowie County, Texas, and the South 76 degrees 51 minutes 59 seconds East a distance of 232.46 feet to a TxDOT Type I right-of-way monument, found at an angle point;

THENCE South 03 degrees 03 minutes 46 seconds East a distance of 1376.99 feet along the East line of the said J. Paxton Survey, same being the East line of the said 264.918 acre tract, and the West line of the said J. Cullum Survey, same being the West line of the said Wright tract, and the East line of the said State of Texas, as recorded in Volume 40, Page 297 of the Plat Records of Bowie County, Texas, to a 1/2 inch steel rod, capped M/G 101011-00, set for a corner, lying in the North-right-of-way line of an asphalt road designated as US Highway 82 (US Highway 82 Southbound) and the said 264.918 acre tract, and the Southwest corner of the said Depot Gas Station, said station bears North 84 degrees 04 minutes 22 seconds East a distance of 600.00 feet to a TxDOT Type I right-of-way monument, found at an angle point;

THENCE South 84 degrees 04 minutes 22 seconds West, at a distance of 3827.55 feet along the South line of the said 264.916 acre tract and the North right-of-way line of the said US 82 passing a found TxDOT Type I right-of-way monument, and continuing along said course a distance of 2168.97 feet for a total distance of 5996.50 feet to a 1/2 inch steel rod, capped MTG 1010--00, set for a corner, lying in the West line of the said 264.916 acre tract, and the South line of the said 264.916 acre tract, and lying in the East line of the said M. E. P. & P. Survey, the Southeast of the said 146.42 acre tract;

THENCE North 02 degrees 26 minutes 42 seconds West a distance of 2435.30 feet along the West line of the said J. Paxton Survey, same being the West line of the said 264.918 acre tract, and the East line of the said M. E. P. & P. Survey, same being the East line of the said 146.42 acre tract to the point of beginning and containing 265.040 acres of land, at the time of this survey.

18 SURVEYOR CERTIFICATION

To: REDI, Hooks Economic Development Corporation,
New Boston Special Industrial Development Corporation
Twin City Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,8,13, and 16 of Table A thereof. The fieldwork was completed on January 28, 2021.

Bry Wood

JEFFREY WOOD
PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
E-MAIL: jwood@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: JANUARY 30, 2021



15 BASIS OF BEARING

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH 2002.0), at the surface, with a bearing of North 86 degrees 18 minutes 41 seconds West. The combined scale factor to go from surface to grid is 0.999880014398, the following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1 N=7243303.3901 E=3236777.1237	CONTROL MONUMENT #2 N=7243627.8030 E=3231745.0529
CONTROL MONUMENT #3 N=7243004.1932 E=3236757.6983	CONTROL MONUMENT #4 N=7243328.4741 E=3231725.6796

CONTROL MONUMENT
N=7243328.4741
E=3231725.6796

2 TRACTS IN JOHN PAXTON HEADRIGHT
SURVEY, ABSTRACT-461
HOOKS, BOWIE COUNTY, TEXAS

Drawing Date
1/30/2021

Project Number
202272

Sheet Number
3 OF 3

Revision/Description

MTG
engineers & surveyors

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AS CCA NO. 125

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Scale	1" = 300'
Drawn By	BLB
Checked By	JJA

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