

SURVEYOR'S NOTES:

- (1) BEARINGS, DISTANCE, AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM - CENTRAL ZONE, NAD83; SCALE FACTOR: 0.99990328.
- (2) METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.
- (3) LOCATION OF PIPELINES SHOWN HEREON ARE BASED ON PASSIVE LOCATION TECHNIQUES (ELECTRONIC LOCATING, SIGNAGE, ETC.). ACTUAL LOCATION IS NOT GUARANTEED BY UNDERSIGNED SURVEYOR AND ONE CALL SERVICE SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION.
- (4) TITLE COMMITMENT OF No. 17-020; EFFECTIVE DATE: JANUARY 24, 2017.
- (5) EASEMENT CONVEYED TO JOHN SEALY, et al IN VOLUME 58, PAGE 40 IN DEED RECORDS OF LEON COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THIS PROPERTY.
- (6) EASEMENT CONVEYED TO MAGNOLIA PETROLEUM Co., INC IN VOLUME 66, PAGE 139 IN DEED RECORDS OF LEON COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THIS PROPERTY.
- (7) EASEMENT CONVEYED TO MAGNOLIA PIPELINE Co., IN VOLUME 66, PAGE 150 IN DEED RECORDS OF LEON COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THIS PROPERTY.
- (8) RIGHT OF WAY EASEMENT CONVEYED TO DELHI GAS PIPELINE CORP. IN VOLUME 856, PAGE 132 IN DEED RECORDS OF LEON COUNTY, TEXAS - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (9) DISPOSAL SITE AGREEMENT CONVEYED TO CITIES SERVICE OIL AND GAS CORPORATION IN VOLUME 658, PAGE 126 IN OFFICIAL RECORDS OF LEON COUNTY, TEXAS DOES AFFECT THIS PROPERTY - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (10) SURFACE EASEMENT CONVEYED TO DELHI GAS PIPELINE CORP IN VOLUME 910, PAGE 135, VOLUME 910, PAGE 137, VOLUME 910, PAGE 139, & VOLUME 941, PAGE 51 IN OFFICIAL RECORDS OF LEON COUNTY, TEXAS DOES AFFECT THIS PROPERTY - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- (11) THE FOLLOWING EASEMENTS ITEMIZED IN AFOREMENTIONED TITLE COMMITMENT DO NOT AFFECT THIS PROPERTY:
 - k) ENSERCH CORPORATION - VOLUME 731, PAGE 425, OFFICIAL RECORDS LEON COUNTY, TEXAS.
 - x) ENBRIDGE PIPELINES (EAST TEXAS) LP - VOLUME 1205, PAGES 154, 161, 168, 176, OFFICIAL RECORDS OF LEON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 57°51'56" W	399.79'
L2	S 67°00'55" W	218.18'
L3	S 27°32'27" E	385.40'
L4	S 68°23'04" W	167.24'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2814.79'	183.23'	S 62°37'17" E	163.34'
C2	904.83'	890.23'	S 71°57'58" W	518.56'

W. BURLESON SURVEY
ABSTRACT No. 142

J. MYERS SURVEY
ABSTRACT No. 242

89 ACRES
ROBERT W. & BRANHY D.A. WALKER
VOLUME 1600, PAGE 315
O.R.L.C.

M. WOOD SURVEY
ABSTRACT No. 944

84.01 ACRES
HAROLD WILLIAM BOGGS, JR
VOLUME 1638, PAGE 774
O.R.L.C.

170.345 ACRES
(7,420,210 SQ. FT.)

660.8 ACRES
SAND HILL PINE PLANTATION, LC
VOLUME 932, PAGE 885
O.R.L.C.

Option Tract

WELLSBORO SURVEY
ABSTRACT No. 1299

GELLIS SURVEY
ABSTRACT No. 1013

30' PIPELINE EASEMENT
MARATHON OIL COMPANY
VOLUME 988, PAGE 366
VOLUME 988, PAGE 362
VOLUME 988, PAGE 358
VOLUME 988, PAGE 354
O.R.L.C.

50' PIPELINE EASEMENT
TEXAS UTILITIES FUEL COMPANY
VOLUME 532, PAGE 816
D.R.L.C.

33' PIPELINE EASEMENT
CITIES SERVICE COMPANY
VOLUME 536, PAGE 61
D.R.L.C.

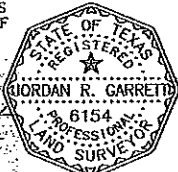
SUBJECT TRACT
2.04 ACRES
S 27°57'05" W
FND. 1/2" IRON ROD
CAPPEL "STRANCIER"
8.83'

2.04 ACRES
THOMAS E. BLACK, JR
VOLUME 1684, PAGE 689
O.R.L.C.

SCALE: 1 INCH = 20 FEET

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED ON THE GROUND, FEBRUARY 16, 2017.

Jordan R. Garrett
R.P.L.S. NO. 6154



LEGEND

- △ POINT FOR CORNER
- FND. 2" IRON BAR
- FND. 1/2" IRON ROD
- ⊙ CONCRETE MONUMENT
- ⊙ FND. 3/4" IRON ROD
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ WIRE FENCE
- ⊙ OVERHEAD ELECTRIC
- ⊙ PIPELINE
- ⊙ EASEMENT EXTENT

PLAT OF:
170.345 ACRES
BEING THE SAME TRACT CONVEYED TO SANDRA J. MALLUCH, et al IN VOLUME 894, PAGE 881 IN OFFICIAL RECORDS OF LEON COUNTY, TEXAS; SITUATED IN THE JOHN MEYERS SURVEY, ABSTRACT No. 542 IN LEON COUNTY, TEXAS.

BOUNDARY SURVEY FOR:
C. DAVID RHODES

285 COUNTY ROAD 175
LEANDER, TX 78641
(844) 4-JAGGED (2)
(855) 466-4555 (F)

JAG GEOMETRICS INCORPORATED

WWW.JAGGED.COM
REQUEST@JAGGED.COM
TDFLS FRM No. 10170208

File Name: 170202.dwg Completion Date: 02/22/17
Scale: 1" = 400' Surveyed by: DN/AC
Drawn by: JG Job No.: 170202

ADDRESS: FM 1469 JEWETT, TEXAS

57 acres

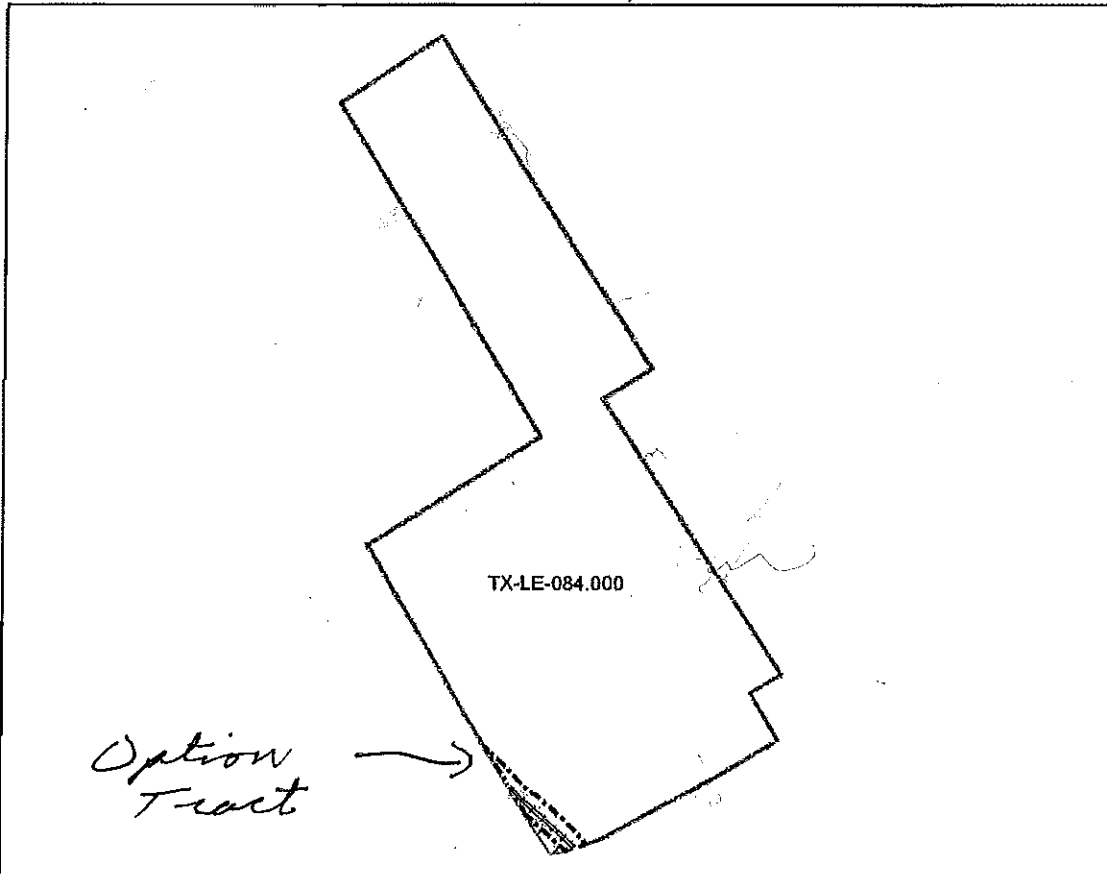
Exhibit "F"
Memorandum of Option

This Memorandum of Option (this "Memorandum") is made, executed and delivered as of the 11th day of July, 2017, by and between **C. David Rhodes and Christopher D. Rhodes**, whose address is 4405 Spring Cypress, Suite 200, Spring, Texas 77386, hereinafter referred to as "Grantor", and **Texas Central Railroad & Infrastructure, Inc.**, a Texas corporation, whose address is 1409 South Lamar, Suite 1022, Dallas, Texas 75215, its successors and assigns, hereinafter referred to as "Grantee", who agree as follows:

1. The Grantor has granted pursuant to that certain unrecorded Option Agreement for Purchase of Fee Interest (the "Option Agreement") an exclusive option (the "Option") to purchase in fee simple a portion of the property described in the attached Exhibit "A" and depicted on the map or plat attached thereto, containing 2.584 acres, more or less, (the "Property"), situated in the County of Leon, State of Texas.
2. The Option shall remain in effect until December 31, 2020 (the "Option Period"), at which time, the Option shall expire if not exercised pursuant to the terms of the Option Agreement. Throughout the Option Period, the Option Agreement shall run with and burden the Property, and shall be binding on Grantor and subsequent owners of the Property. Grantor may enter into leases for the Property throughout the Option Period, provided, however, any such lease will be subject to the Option and shall automatically terminate in the event Grantee exercises the Option and acquires the Property. The Option Agreement shall inure to the benefit of, and be binding upon Grantor and Grantee and their respective heirs, successors, and permitted assigns, and all persons claiming under them.
3. This Memorandum is prepared for purposes of recordation and shall not alter or affect in any manner the rights and obligations of the Grantor or Grantee under the Option Agreement. In the event of any conflict between this Memorandum and the terms of the Option Agreement, the terms of the Option Agreement shall prevail.
4. The purpose of this Memorandum is to give record notice of the Option Agreement. The parties, however, advise all parties acquiring interests subsequent to the date of this Memorandum, that the Option Agreement and any and all documents executed in connection therewith, may be amended from and after the date hereof with the consent of the parties thereto, and without amendment to this Memorandum. As such, third parties are hereby on notice that they may rely on this Memorandum solely for record notice of the existence of the Option Agreement and certain of the provisions thereof as of the date of this Memorandum, and not with respect to the specifics of the terms thereof as the same may be in effect from time to time.
5. This Memorandum may be executed in counterparts. The failure of one or more parties to sign a particular counterpart shall not invalidate the same so that all counterparts signed by one or more of the parties may be combined and considered together as one instrument.

option expires
Dec 31, 2020

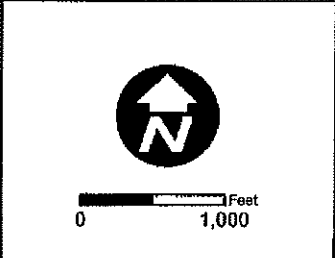
**EXHIBIT A
PRELIMINARY ACQUISITION DRAWING
LEON COUNTY, TX**



ROW LENGTH: 620.94 FT.
 TRACT ACREAGE: 170.345 AC.
 ACREAGE TO BE ACQUIRED: 2.584 AC.
 RIGHT OF WAY: 2.243 AC.
 ADDITIONAL ACREAGE: 0.341 AC.

AREAL CALCULATIONS AND LINEAR DISTANCES
 WERE CALCULATED USING: NAD1983 (2011)
 STATE PLANE ZONE TEXAS CENTRAL FIPS 4203
 (US FEET)

TRACT NO.: TX-LE-084.000



**TEXAS
CENTRAL
RAILROAD &
INFRASTRUCTURE**
TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.

OWNER NAME:
 C. DAVID RHODES AND
 CHRISTOPHER D. RHODES

- ALIGNMENT
- ACREAGE TO BE ACQUIRED
- RIGHT OF WAY
- ADDITIONAL ACREAGE
- PROPERTY BOUNDARIES
- ADJACENT PROPERTY BOUNDARIES

THIS MAP IS FOR INFORMATION PURPOSES. DISTANCES IN THIS MAP ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED FOR AUTHORITATIVE DEFINITION OF LEGAL BOUNDARY OR PROPERTY TITLE.

Tract Number: TX-LE-084.000
County: Leon

Exhibit "A"

170.345 acres of land, more or less, situated in the John Meyers Survey, A-542, Leon County, Texas, and being more particularly described in General Warranty Deed dated March 3, 2017, from Gregory L. Johnson, a single man; Carol K. O'Brien, a widow; Larry W. Johnson and Beverly Johnson, a married couple; and Sandra J. Malloch and James David Malloch, a married couple, to C. David Rhodes recorded in Volume 1694, Page 144, Official Records, Leon County, Texas, less and except any conveyances heretofore made.