ORDER OF THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS DESIGNATING, CREATING AND ESTABLISHING COUNTY REINVESTMENT ZONE NO. 12

WHEREAS, pursuant to Chapter 312, Subchapter C of the *Texas Property Tax Code* and the Fourth Amended and Restated Freestone County Tax Abatement Guidelines, the Freestone County Commissioners Court is authorized to create county reinvestment zones for purposes of allowing for tax abatements to encourage the expansion and/or retention of primary employment, attract major investment to the zone, and contribute to the economic development of Freestone County;

WHEREAS, C1 Freestone 1, LLC is proposing to develop and construct/install facilities and equipment for, at least two (2) 90,000 square feet data centers in an unincorporated area of Freestone County (hereinafter "Project") on the property described in Exhibit "A" and on Exhibit "B" which are attached hereto and incorporated herein by reference;

WHEREAS, notice of the consideration by the Commissioners Court of the creation of a County Reinvestment Zone having the same boundaries as the property boundaries set forth in Exhibits "A" and "B" and the public hearing thereon was given in accordance with Section 312.401 of the *Texas Property Tax Code*;

WHEREAS, a public hearing was held in accordance with Section 312.401 of the *Texas Property Tax Code*; and

WHEREAS, after considering the information before it, including input from the public hearing, the Commissioners Court finds that creation of the Reinvestment Zone is in the best interest of the County and its citizens.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF FREESTONE COUNTY, TEXAS THAT:

1. the above recitals are incorporated herein for all purposes;

2. the Commissioners Court hereby finds that the creation and establishment of a County Reinvestment Zone having the boundaries set forth in Exhibit "A" and Exhibit "B" would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property to be included in the zone, would be a benefit to the taxing units with jurisdiction over the land after expiration of the Zone or any abatement agreements entered into for property within the Zone, would contribute to the economic development and tax base of Freestone County; and would support the Texas economy; and

3. County Reinvestment Zone No. 12 having the boundaries set forth in Exhibits "A" and "B" is hereby created, designated and established, which Zone shall be eligible for tax abatement subject to the *Texas Property Tax Code*, the Freestone County Tax Abatement

Guidelines, and approval of any applicable Tax Abatement Agreement by this Commissioners Court.

PASSED and APPROVED at a meeting of the Freestone County Commissioners Court noticed and held in accordance with Chapter 551 of the *Government Code* on December 3, 2025.

Lloyd Lane, County Judge

Attest:

Renee Gregory
County Clerk

COMMISSIONERS COURT
FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9 ,o'clock A M

DEC 03 2025

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By Renee Gregory

EXHIBIT A

DESCRIPTION OF A 506.556-ACRE (22,065,592 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES H. HAYWORTH SURVEY, A-272, THE A. RIDLIN SURVEY, A-542, THE SILAS H. BATES SURVEY, A-99 AND THE ELLIS BENSON SURVEY, A-104, FREESTONE COUNTY, TEXAS

Being a 506.556-acre (22,065,592 square foot) tract of land situated in the James H. Hayworth Survey, A-272, the A. Ridlin Survey, A-542, the Silas H. Bates Survey, A-99 and the Ellis Benson Survey, A-104, Freestone County, Texas. Said 506.556-acre tract being all of the residue of a called 506.254-acre tract of land conveyed to Freestone Power Generation, L.P., by deed recorded in Volume 1103, Page 685 of the Official Public Records of Freestone County, Texas. and being all of a 7.914-acre tract conveyed to the Freestone Power Generation, LLC, by deed recorded in File No. 2304588 of the Official Public Records of Freestone County, Texas, and being more particularly described as follows, with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83) (2011) (Epoch 2010.00), all coordinates shown herein are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000008794, all distances are surface distances:

BEGINNING (N=10,678,655.11, E=3,604,695.00) at a ⅝-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of the residue of said 506.254-acre tract, being a southwest corner of a called 1,075.668-acre tract conveyed to the Jason C. Webster, by deed recorded in File No. 2101954 of the Official Public Records of Freestone County, Texas, and being located in the east right-of-way line of FM Road 488 (width varies), from which a ½-inch iron rod with cap stamped "3B", bears South 80 deg. 13 min. 36 sec. West, a distance of 1.62 feet;

THENCE North 57 deg. 21 min. 47 sec. East, with a southeast line of said 1,075.668-acre tract, with the northwest line of the residue of said 506.254-acre tract, and with the northwest line of said tract herein described, a distance of 2,506.33 feet to a "T" post found for a northwest corner of said tract herein described;

THENCE South 77 deg. 52 min. 23 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract, and with a northeast line of said tract herein described, a distance of 747.03 feet to a "T" post found for a northeast corner of said tract herein described;

THENCE South 32 deg. 51 min. 15 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract, and with a northeast line of said tract herein described, a distance of 823.39 feet to a "T" post found for an angle point;

THENCE South 33 deg. 58 min. 26 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract and with a southwest line of a called 425.8-acre tract conveyed to the SJR Ranches LLC, by deed recorded in File No. 2204727 of the Official Public Records of Freestone County, Texas, and with a northeast line of said tract herein described, a distance of 3,744.99 feet to a "T" post found for the southeast corner of said tract herein described;

THENCE South 56 deg. 01 min. 36 sec. West, with a northwest line of said 425.8-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 3,047.75 feet to a ⅝-inch iron rod found for a south corner of said tract herein described, located in the northeast line of a called 568.653-acre tract conveyed to the Metzgar MD 2016 Living Trust, by deed recorded in File No. 01662942 of the Official Public Records of Freestone County, Texas;

THENCE North 34 deg. 26 min. 51 sec. West, with a northeast line of said 568.653-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 998.17 feet to a ½-inch iron rod found for an interior corner;

THENCE South 57 deg. 13 min. 45 sec. West, with a northwest line of said 568.653-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 1,985.37 feet to a ½-inch iron rod found for a south corner of said tract herein described, located in the northeast line of a called 11.77-acre tract (Second Tract) conveyed to Harry R. and Mickie Millerd, by deed recorded in Volume 1089, Page 616 of the Deed Records of Freestone County, Texas;

THENCE North 34 deg. 36 min. 34 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 239.32 feet to a "T" post found for an angle point, being the southeast corner of a called 11.77-acre tract (First Tract) conveyed to Harry R. and Mickie Millerd, by deed recorded in Volume 1089, Page 616 of the Deed Records of Freestone County, Texas;

THENCE North 34 deg. 25 min. 12 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 184.88 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE North 30 deg. 36 min. 18 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 400.03 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE North 33 deg. 43 min. 01 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southwest line of said tract herein described, a distance of 128.09 feet to ½-inch iron rod, for an interior corner;

THENCE South 48 deg. 18 min. 45 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 29.80 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE South 66 deg. 09 min. 06 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 167.12 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for an angle point;

THENCE South 63 deg. 20 min. 30 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 141.29 feet to a ½-inch with cap "PR HILL JR RPS 1641" iron rod found for on angle point;

THENCE South 58 deg. 00 min. 01 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 138.75 feet to an angle point within a 22-inch oak tree;

THENCE South 55 deg. 04 min. 11 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 332.92 feet to a ½-inch capped iron rod found for an angle point;

THENCE South 52 deg. 23 min. 43 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 159.60 feet to a ½-inch iron rod found for the southwest corner of said tract herein described, located in the east right-of-way line of said FM Road 488;

THENCE North 09 deg. 30 min. 14 sec. East, with the east right-of-way line of said FM Road 488, with the west line of the residue of said 506.254-acre tract, and the west line of said tract herein described, a distance of 4,328.64 feet to the POINT OF BEGINNING and containing 506.556 acres (22,065,592 square feet) of land.

EXHIBIT B

STEWART TITLE GUARANTY COMPANY, G.F. No. 20230347, EFFECTIVE DATE: 11/10/2023, ISSUED: 11/21/2023

Schedule B Title Exceptions:

10a. Right of Way dated 08/23/1962, from Edd Banner and wife, Angie Banner to Sunray Mid-Continent Oil Co., recorded in Volume 318, Page 73, Deed Records of Freestone County, Texas, and as set out on Surveyors Plat prepared by Dennis H. Walker, R.P.L.S. #2117, and dated 04/25/2023.(Shown)

10b. Right of Way dated 08/04/1962, from Edd Banner and wife, Angie Banner to Sunray Mid-Continent Oil Co., recorded in Volume 311 6, Page 34, Deed Records of Freestone County, Texas, and as set out on Surveyor's Plat prepared by Dennis H. Walker, R.P.L.S. #2117, and dated 04/25/2023.(Shown)

10j. Easement dated 12/20/2000 and recorded on 01/08/2001, from Freestone Power Generation, L.P. to Navarro County Electric Coop., Inc., recorded in Volume 1144, Page 730 and Volume 1144, Page 735, Deed Records of Freestone County, Texas, as set out on Surveyor's Plat prepared by Dennis H. Walker, R.P.L.S. #2117, and dated 04/25/2023.(Shown)

10o. Easement and Right of Way dated 01/03/1963, from Edd Banner to Texas Power and Light Co., recorded in Volume 322, Page 289, Deed Records of Freestone County, Texas, and as set out on Surveyor's Plat prepared by Dennis H. Walker, R.P.L.S. #2117, and dated 04/25/2023.(Shown)

10p. Easement and Right of Way dated 10/10/1963, from Edd Banner to Texas Power and Light Co., recorded in Volume 337, Page 239 Deed Records of Freestone County, Texas, and as set out on Surveyor's Plat prepared by Dennis H. Walker, R.P.L.S. #2117, and dated 04/25/2023.(Shown)

10ss. Pipeline Easement Agreement dated November 21, 2002, executed by Freestone Power Generation, L.P. to Calpine Texas Pipeline L.P., of record in Vol. 1215, Page 408, Official Records of Freestone County, Texas.(Shown)

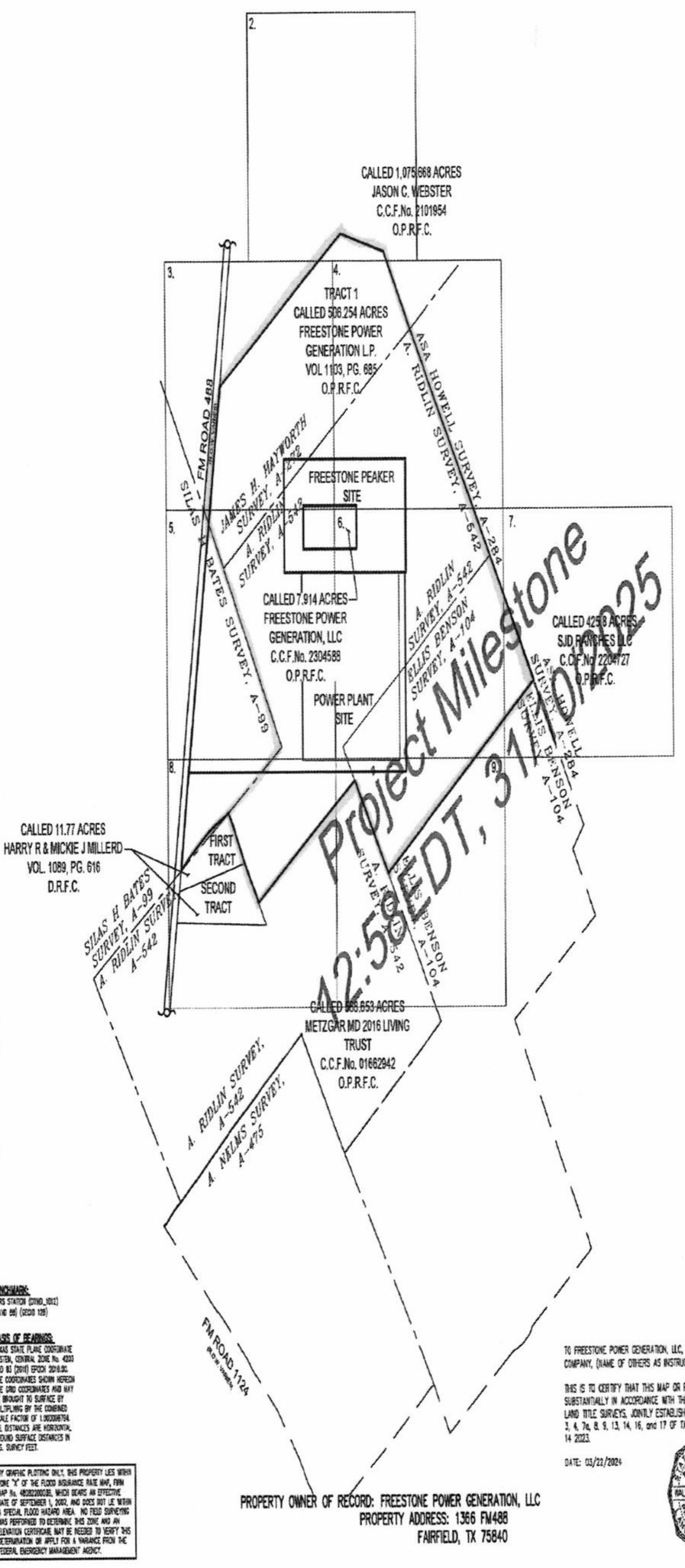
10tt. Substation Switchyard Easement filed May 29, 2001, executed by Freestone Power Generation, LP to TXU Electric Company, of record in Vol. 1155, Page 660, Official Records of Freestone County, Texas.(Shown)

10uu. Sanitary Control Easement dated July 19, 200 1 executed by Freestone Power Generation, L.P. to Texas Natural Resources Conservation Commission, of Records in Vol. 1164, Page 656, Official Records of Freestone County, Texas(Shown)

10vv. Memorandum of License Agreement dated August 10, 2001 executed by F.S. Hill Company and Freestone Power Generation, L.P. of records in Vol. 1167, Page 617, Official records of Freestone County(Shown)

10ww. The I 00 ft. wide non-exclusive easement conveyed in the Deed without Wan~anty with Easement Appurtenant dated December 8, 2002, executed by Freestone Power Generation, L.P. to City of Fairfield ofrecord in Vol. 1250, Page 743, Official Records of Freestone County, Texas, conveying 7.914 acres ofland, together with I 00 ft. wide non-exclusive easement.(Shown)(Terminated By 2304588)

10xx.Pipeline Right of Way and Easement dated 8/16/2006, from Freestone Power Generation, L.P. to Trend Gathering & Treating, L.P., recorded in Vol. 1462, Pg 48, Official Records of Freestone County, Texas(Shown)



EXCEPTION OF A 506.556-ACRE (22,065,592 SQ. FT.)
TRACT OF LAND SITUATED IN THE JAMES H. HAYWORTH
SURVEY, A-272, THE A. RIDLIN SURVEY, A-542, THE SILAS H.
BATES SURVEY, A-99 AND THE ELLIS BENSON
SURVEY, A-104, FREESTONE COUNTY, TEXAS

Being a 506.556-acre (22,065,592 square foot) tract of land situated in the James H. Hayworth Survey, A-272, the A. Ridlin Survey, A-542, the Silas H. Bates Survey, A-99 and the Ellis Benson Survey, A-104, Freestone County, Texas, Said 506.556-acre tract being all of the residue of a called 506.254-acre tract of land conveyed to Freestone Power Generation, L.P., by deed recorded in Volume 1103, Page 685 of the Official Public Records of Freestone County, Texas and being all of a 7.914-acre tract conveyed to the Freestone Power Generation, LLC. by deed recorded in File No. 2304588 of the Official Public Records of Freestone County, Texas and being more particularly described as follows, with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83) (2011) (Epoch 2010.00), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00009754, all distances are surface distances:

BEGINNING (N=10,671,253.81, E=3,604,985.20) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of the residue of said 506.254-acre tract, being a northwest corner of a called 1,075.668-acre tract conveyed to the Jason C. Webster, by deed recorded in File No. 2101954 of the Official Public Records of Freestone County, Texas, and being located in the east right-of-way line of FM Road 488 (width varies), from which a 1/2-inch iron rod with cap stamped "BH" bears South 80 deg. 13 min. 39 sec. West, a distance of 8.62 feet;

THENCE North 37 deg. 28 min. 47 sec. East, with a northeast line of said 1,075.668-acre tract, with the northeast line of the residue of said 506.254-acre tract, and with the northwest line of said tract herein described, a distance of 2,509.33 feet to a "T" post found for a northeast corner of said tract herein described;

THENCE South 77 deg. 33 min. 33 sec. East, with a southeast line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract, and with a northeast line of said tract herein described, a distance of 747.80 feet to a "T" post found for a northeast corner of said tract herein described;

THENCE South 38 deg. 31 min. 15 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract, and with a northeast line of said tract herein described, a distance of 883.38 feet to a "T" post found for an angle point;

THENCE South 31 deg. 58 min. 36 sec. East, with a southwest line of said 1,075.668-acre tract, with a northeast line of the residue of said 506.254-acre tract and with a southeast line of a called 425.8-acre tract conveyed to the SJK Ranches LLC, by deed recorded in File No. 2204727 of the Official Public Records of Freestone County, Texas, and with a northeast line of said tract herein described, a distance of 3,244.28 feet to a "T" post found for the southeast corner of said tract herein described;

THENCE South 56 deg. 01 min. 28 sec. West, with a northwest line of said 425.8-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 1,847.75 feet to a 5/8-inch iron rod found for a south corner of said tract herein described, located in the northeast line of a called 258.853-acre tract conveyed to the Metzgar MD 2016 Living Trust, by deed recorded in File No. 01662942 of the Official Public Records of Freestone County, Texas;

THENCE North 34 deg. 26 min. 01 sec. West, with a northeast line of said 258.853-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 698.17 feet to a 5/8-inch iron rod found for an interior corner;

THENCE South 57 deg. 43 min. 49 sec. West, with a northeast line of said 258.853-acre tract, with a southeast line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 6,985.57 feet to a 1/2-inch iron rod found for a south corner of said tract herein described, located in the northeast line of a called 11.77-acre tract (Second Tract) conveyed to Harry R. and Mickie Millerd, by deed recorded in Volume 1089, Page 616 of the Deed Records of Freestone County, Texas;

THENCE North 24 deg. 26 min. 24 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 338.72 feet to a "T" post found for an angle point, being the southeast corner of a called 11.77-acre tract (First Tract) conveyed to Harry R. and Mickie Millerd, by deed recorded in Volume 1089, Page 616 of the Deed Records of Freestone County, Texas;

THENCE North 24 deg. 25 min. 12 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 184.98 feet to a 5/8-inch with cap "PM HILL JR RPS 1847" iron rod found for an angle point;

THENCE North 32 deg. 36 min. 18 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 402.53 feet to a 5/8-inch with cap "PM HILL JR RPS 1847" iron rod found for an angle point;

THENCE North 33 deg. 42 min. 01 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and southeast line of said tract herein described, a distance of 129.06 feet to a 5/8-inch iron rod, for an interior corner;

THENCE South 48 deg. 18 min. 45 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 29.89 feet to a 5/8-inch with cap "PM HILL JR RPS 1847" iron rod found for an angle point;

THENCE South 26 deg. 28 min. 08 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 161.32 feet to a 5/8-inch with cap "PM HILL JR RPS 1847" iron rod found for an angle point;

THENCE South 53 deg. 20 min. 20 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 141.59 feet to a 5/8-inch with cap "PM HILL JR RPS 1847" iron rod found for an angle point;

THENCE South 58 deg. 30 min. 01 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 128.70 feet to an angle point within a 22-inch ash tree;

THENCE South 35 deg. 54 min. 11 sec. West, with a northeast line of said 11.77-acre tract, with a southwest line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 231.92 feet to a 5/8-inch capped iron rod found for an angle point;

THENCE South 52 deg. 23 min. 43 sec. West, with a northwest line of said 11.77-acre tract, with a southeast line of the residue of said 506.254-acre tract, and a southeast line of said tract herein described, a distance of 159.08 feet to a 5/8-inch iron rod found for the southeast corner of said tract herein described, located in the east right-of-way line of said FM Road 488;

THENCE North 28 deg. 20 min. 14 sec. East, with the east right-of-way line of said FM Road 488, with the west line of the residue of said 506.254-acre tract, and the west line of said tract herein described, a distance of 4,328.84 feet to the POINT OF BEGINNING and containing 506.556 acres (22,065,592 square feet) of land.

REVISED 02/25/2024, CERTIFICATION DATE REMAINS 12/14/2023.

1.	ADDRESSED CLIENT COMMENTS	T.E.R.	03/25/24

SYMBOLS

- AIR CONDITIONER
- ANCHOR, MARKER
- "CB" INLET
- "D" INLET
- DECIDUOUS
- ELEVATED
- "I" INLET
- "O" INLET
- "OM" INLET
- "OM" INLET
- CABLE PEDESTAL
- CIRCLE GRATE INLET
- "S" INLET
- "T" INLET
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ENDGRAIN TRANSFORMER
- FIRE HYDRANT
- GAS MONUMENT
- GUY ANCHOR
- LIGHT STANDARD
- MAILBOX
- MANHOLE
- METER POLE
- PIPELINE VENT
- PIPELINE MARKER
- POWER POLE
- SAMPLE WELL
- SIGN
- SOIL
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TEMPORARY BENCHMARK
- TOWER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- VALVE
- WATER METER

NOTES:
1. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

2. THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS AT THE TIME OF SURVEY.

3. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

4. ALL CORNERS MARKED "SET" ARE SET WITH A 5/8" I.R. W/CAP STAMPED "WEISSER ENG HOUSTON, TX".

5. SURVEYOR DID NOT ABSTRACT TITLE. ALL ENCUMBRANCES SHOWN HEREON ARE BASED SOLELY ON INFORMATION AND TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, G.F. No. 20230347, EFFECTIVE DATE 11/10/2023, ISSUED 11/21/2023.

ABBREVIATIONS

(M)	= CONTROL MONUMENT
CMP.	= CORRUGATED METAL PIPE
FND.	= FOUND
F.C.C.F.	= FREESTONE COUNTY CLERK'S FILE
F.C.D.R.	= FREESTONE COUNTY DEED RECORDS
F.C.M.R.	= FREESTONE COUNTY MAP RECORDS
I.P.	= IRON PIPE
I.R.	= IRON ROD
No.	= NUMBER
O.H.P.	= OVERHEAD POWER
O.P.R.F.C.	= OFFICIAL PUBLIC RECORDS FREESTONE COUNTY, TEXAS
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.T.P.	= PINCHED TOP PIPE
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FOOT/FEET
TYP.	= TYPICAL
VOL. PG.	= VOLUME, PAGE

BENCHMARK:
CORS STATION (CTND_1012)
(NAD 83) (GRID 139)

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE No. 4203 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00009754. ALL DISTANCES ARE HORIZONTAL, GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 48227J0003B, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 1, 2007, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROPERTY OWNER OF RECORD: FREESTONE POWER GENERATION, LLC
PROPERTY ADDRESS: 1366 FM488
FAIRFIELD, TX 75840

TO FREESTONE POWER GENERATION, LLC, (NAME OF LENDER IF KNOWN), STEWART TITLE GUARANTY COMPANY, (NAME OF OTHERS AS INSTRUCTED BY CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY 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, 7a, 8, 9, 13, 14, 16, and 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14 2023.

DATE: 03/22/2024

WALTER P. SASS
4410
REGISTERED PROFESSIONAL LAND SURVEYOR

WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 4410

WEISSER Engineering & Surveying

ALTA/NSPS LAND TITLE SURVEY OF A(N) 506.556-ACRE (22,065,592 SQ. FT.) TRACT SITUATED IN THE JAMES H HAYWORTH SURVEY, A-272, SILAS H. BATES SURVEY, A-99, A. RIDLIN SURVEY, A-542, ELLIS BENSON SURVEY, A-104, ASA HOWELL SURVEY, A284 FREESTONE COUNTY, TEXAS

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DRAWN BY:	T.E.R.	CALCULATED BY:	N.B.
F.B. No.:	4034	CHECKED BY:	N.B.
CREW CHIEF:	E.M.	DATE:	12/14/2023
SCALE:	N.T.S.	SHEET	01 OF 09
JOB No.:	C8033		