

TITUS COUNTY

TITUS COUNTY COURTHOUSE

KENT COOPER
COUNTY JUDGE



February 7, 2025

Luminant Mining Company, LLC
6555 Sierra Drive
Irving TX, 75039

To whom it may concern,

Please consider this letter as acknowledgement of the difference in the acreage conveyed in Exhibit A of the Special Warranty Deed, and the acreage listed in Section 4 of Resolution 2023- 08 approved in Commissioners' Court on October 23, 2023. The tracts described in the deed are accepted by Titus County in lieu of the acreages listed in the Resolution. Thank you for your attention to this matter.

Best regards,

A handwritten signature in blue ink, appearing to read "Kent Cooper", is written over a faint, larger version of the same signature.

Kent Cooper
Titus County Judge

TITUS COUNTY, TEXAS

A RESOLUTION OF THE COMMISSIONERS COURT FOR TITUS COUNTY, TEXAS, AUTHORIZING THE CITY OF MOUNT PLEASANT, TEXAS INDUSTRIAL DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION TO UNDERTAKE A PROJECT WITHIN TITUS COUNTY BY PROVIDING CERTAIN ECONOMIC DEVELOPMENT ASSISTANCE TO LUMINANT GENERATION COMPANY LLC, AND LUMINANT MINING COMPANY LLC, GENERALLY LOCATED ON THE WEST SIDE OF TITUS COUNTY, ALONG THE EXISTING LUMINANT RAILROAD, AS GENERALLY DEPICTED IN *EXHIBIT A*, WITHIN TITUS COUNTY, TEXAS; COUNTY ASSUMING CERTAIN OBLIGATIONS FROM LUMINANT GENERATION COMPANY, LLC, AND LUMINANT MINING COMPANY, LLC, AS GENERALLY DEPICTED IN *EXHIBIT B*; COUNTY ACQUIRING CERTAIN REAL PROPERTY FROM LUMINANT GENERATION COMPANY, LLC, AND LUMINANT MINING COMPANY, LLC, AS GENERALLY DEPICTED IN *EXHIBIT C*; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Mount Pleasant, Texas Industrial Development Corporation is a Type A economic development corporation, created pursuant to Chapter 504 of the Texas Local Government Code, to provide economic development assistance in accordance with Chapters 501 to 505 of the Texas Local Government Code; and

WHEREAS, the City of Mount Pleasant, Texas Industrial Development Corporation desires to provide economic development assistance to Luminant Generation Company, LLC, and Luminant Mining Company, LLC, through a development agreement and/or other agreements between the parties concerning economic development activities regarding the creation and development of a rail-served park located on the west side of Titus County along the existing Luminant Railroad, as generally depicted in *Exhibit A*, which is attached hereto and is incorporated herein for all purposes (hereinafter referred to as the "Project"); and

WHEREAS, the Project is located outside the city limits of the City of Mount Pleasant, Texas, and within the unincorporated area of Titus County, Texas; and

WHEREAS, Section 501.159(a) of the Texas Local Government Code provides the following:

A corporation may acquire, by construction, devise, purchase, gift, lease, or otherwise, or any one or more of those methods and may construct, improve, maintain, equip, and furnish one or more projects undertaken by another corporation or located within this state, including within the coastal waters of this state, and within or partially within the limits of the authorizing unit of the corporation or **within the limits of another unit, if the governing body of the**

other corporation or the unit requests the corporation to exercise its powers within that unit; and

WHEREAS, in accordance with Section 501.159(a) of the Texas Local Government Code, the City of Mount Pleasant, Texas Industrial Development Corporation requests the Commissioners Court for Titus County, Texas, to authorize the City of Mount Pleasant, Texas Industrial Development Corporation to undertake the Project which is located outside the city limits of the City of Mount Pleasant, Texas, but within the unincorporated area of Titus County, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT FOR TITUS COUNTY, TEXAS, THAT:

Section 1. FINDINGS INCORPORATED. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. COUNTY AUTHORIZES CORPORATION TO UNDERTAKE PROJECT. The Commissioners Court for Titus County, Texas, in accordance with the authority contained in Section 501.159 of the Texas Local Government Code does hereby request and authorize the City of Mount Pleasant, Texas Industrial Development Corporation to undertake the Project which is located outside the city limits of the City of Mount Pleasant, Texas, but within the unincorporated area of Titus County, Texas.

Section 3. COUNTY OBLIGATIONS. The County assumes from Luminant Generation Company, LLC, and Luminant Mining Company, LLC, the obligations related to improvements, which include:

- (a) Titus County shall be solely responsible for all maintenance obligations pertaining to the bridges located on Titus County Road 1140 and County Road 1200 (collectively referred to as the "County Roads"), if any; and
- (b) Titus County will relinquish all rights to Closed Titus County Road NW-28 and Closed Titus County Road 2250, as depicted in *Exhibit B*.

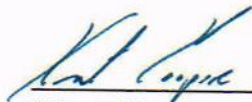
Section 4. COUNTY LAND ACQUISITION BY PRECINCT. The County is accepting from Luminant Generation Company, LLC, and Luminant Mining Company, LLC, certain real property, which is attached hereto as *Exhibit C* and is incorporated herein for all purposes, which include:

- (a) PRECINCT 1: an approximately 25 contiguous acres north of CR 1400, just west of FM 2152 currently used by the County.
- (b) PRECINCT 2: an approximately 16.5 total acres in three locations in the following general areas: a) approximately 5 acres north of FM 1734 at FM 1165 currently used by the County; b) an approximately 6 acres in the northwest corner of the intersection at CR 2650 and CR S W 49; and c) an approximately 5.5 acres north of FM 127 and west of FM 2470.

- (c) PRECINCT 3: an approximately 25 contiguous acres west of FM 1402 along FM 1860 currently used by the County.

Section 5. EFFECTIVE DATE. This Resolution shall become effective from and after its passage.

DULY RESOLVED by the Commissioners Court for Titus County, Texas, on this the 23 day of Oct, 2023.



Kent Cooper, County Judge

ATTEST:

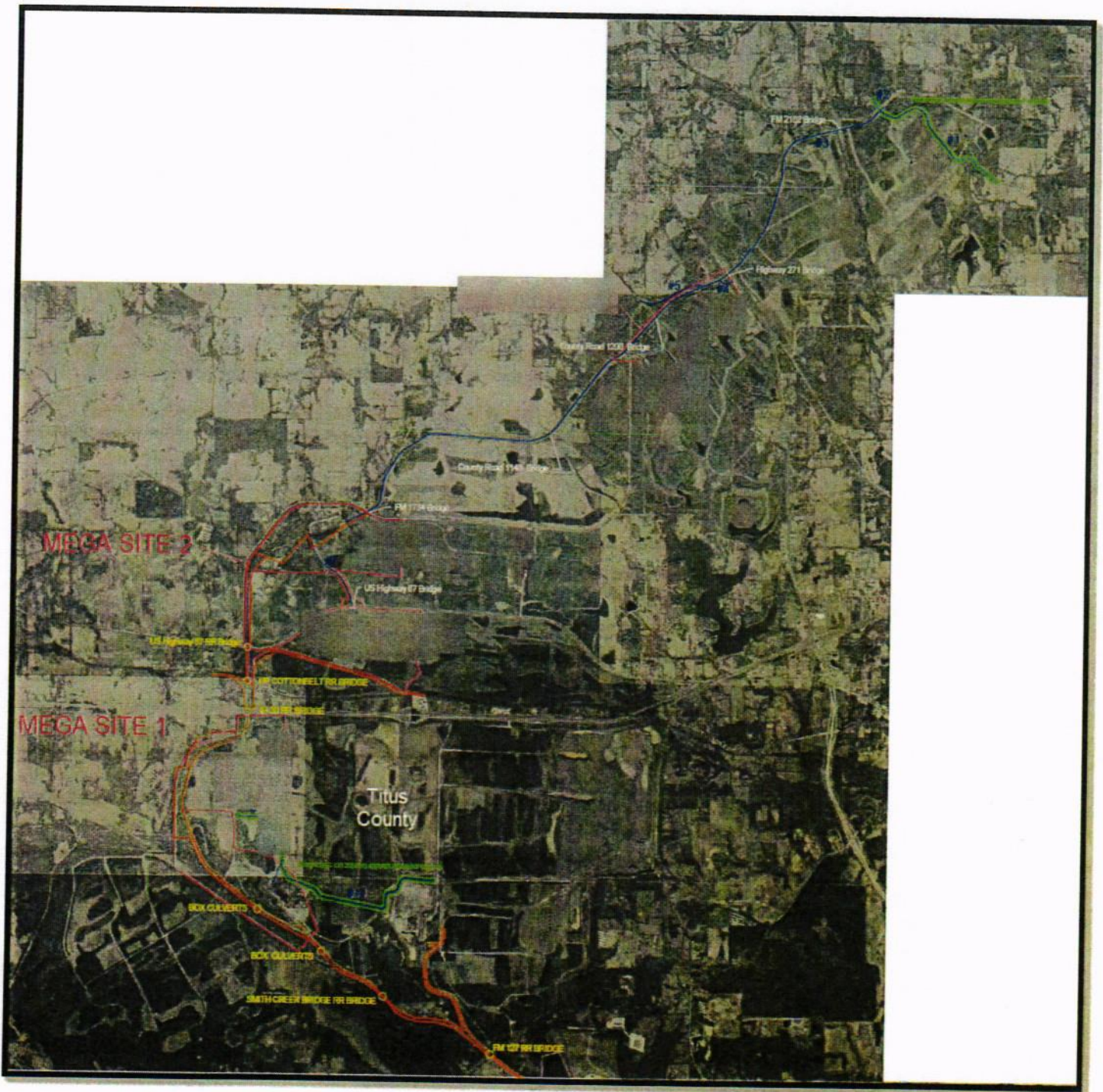


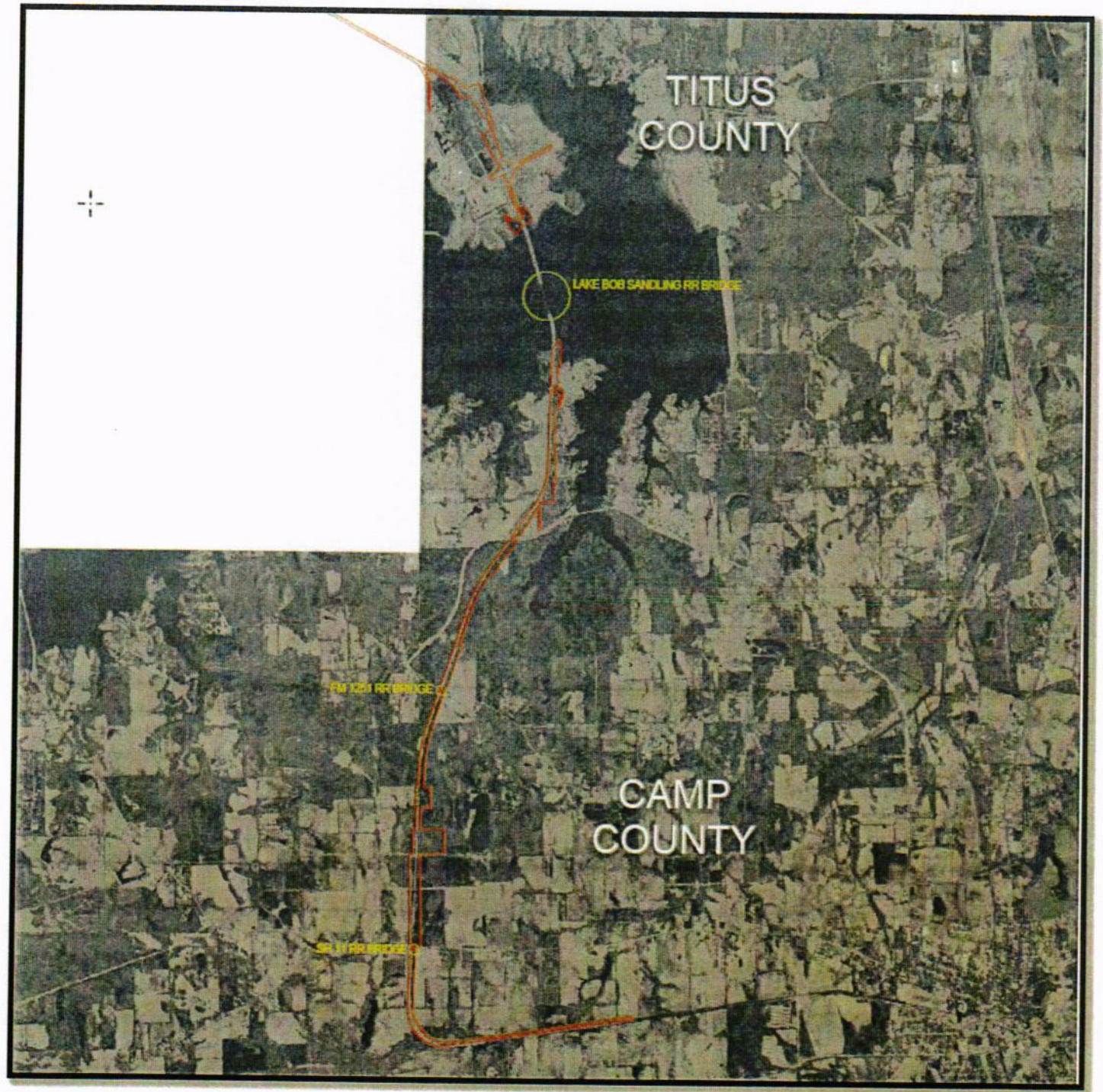
Leslie Brosnan, County Clerk



Exhibit A

[Depiction of Location]





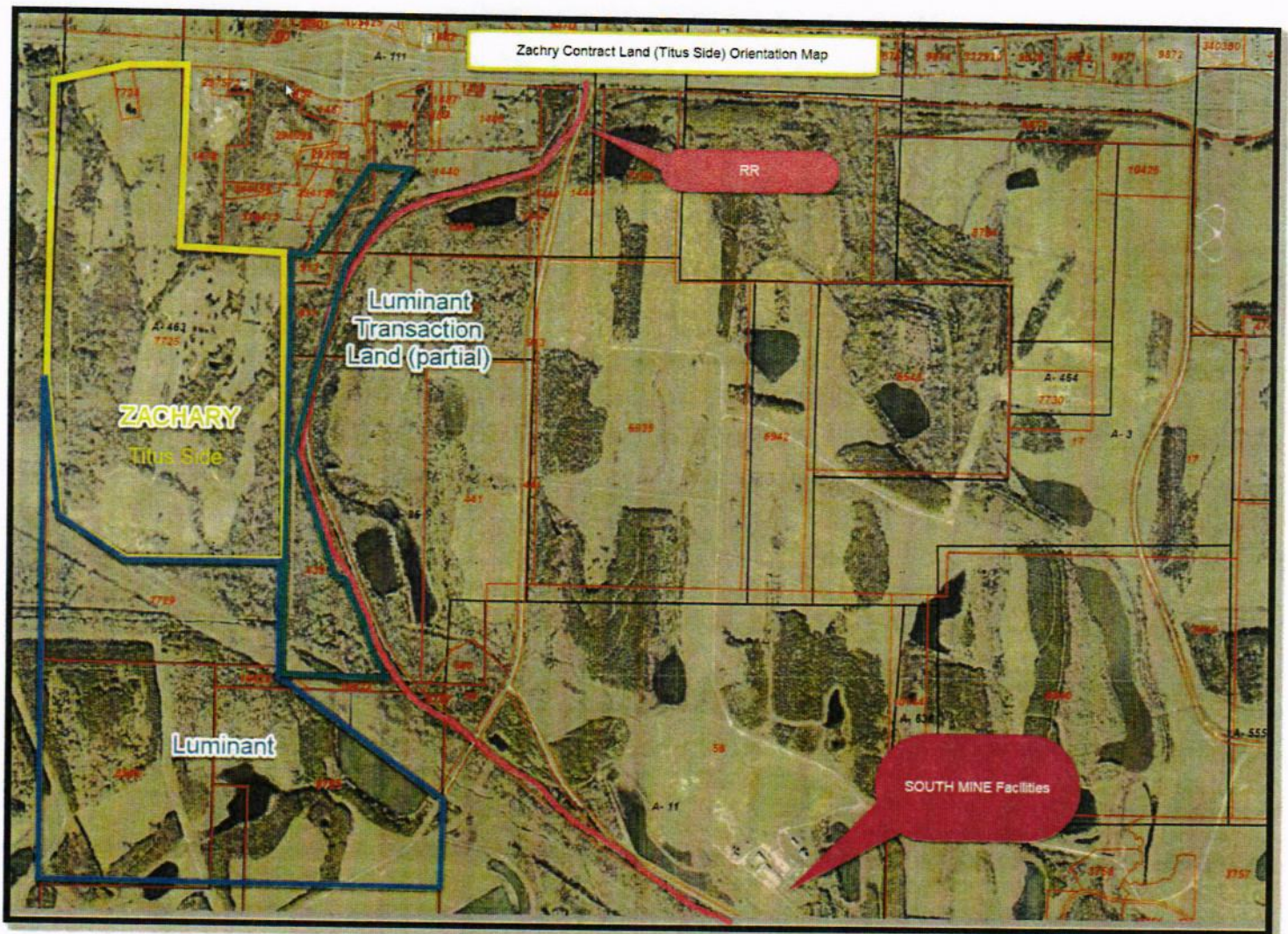


Exhibit B

[Depiction of Location]

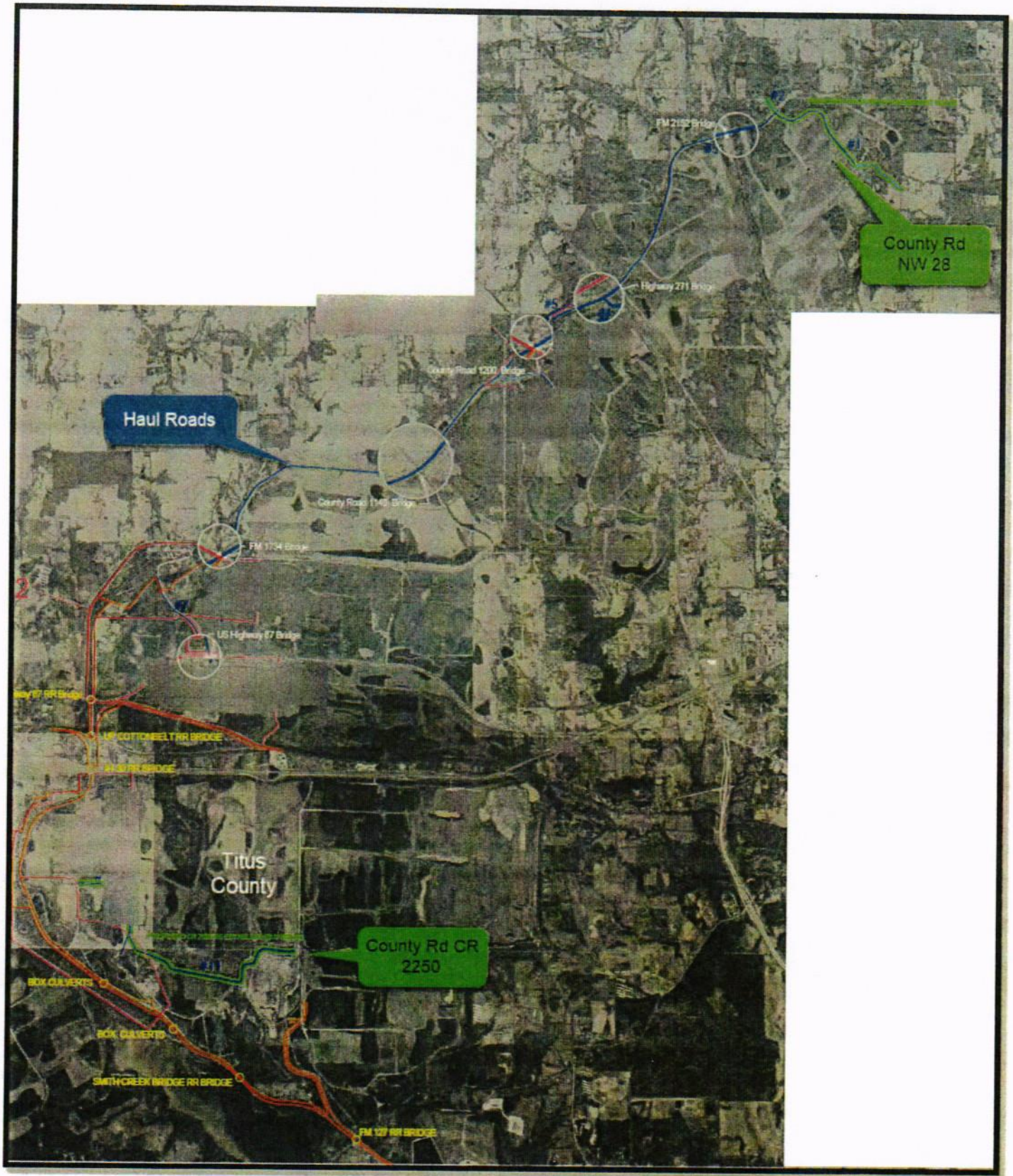
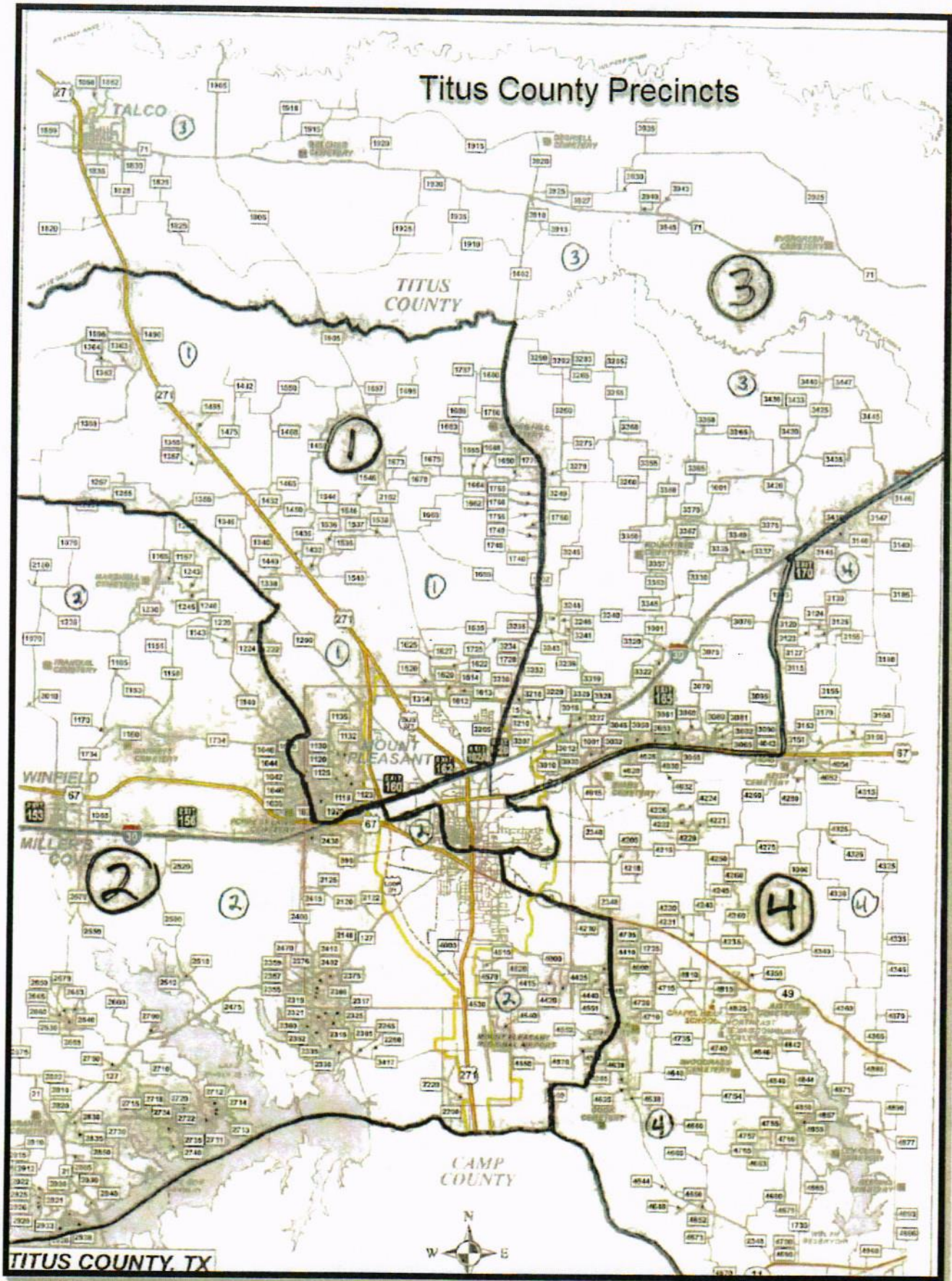
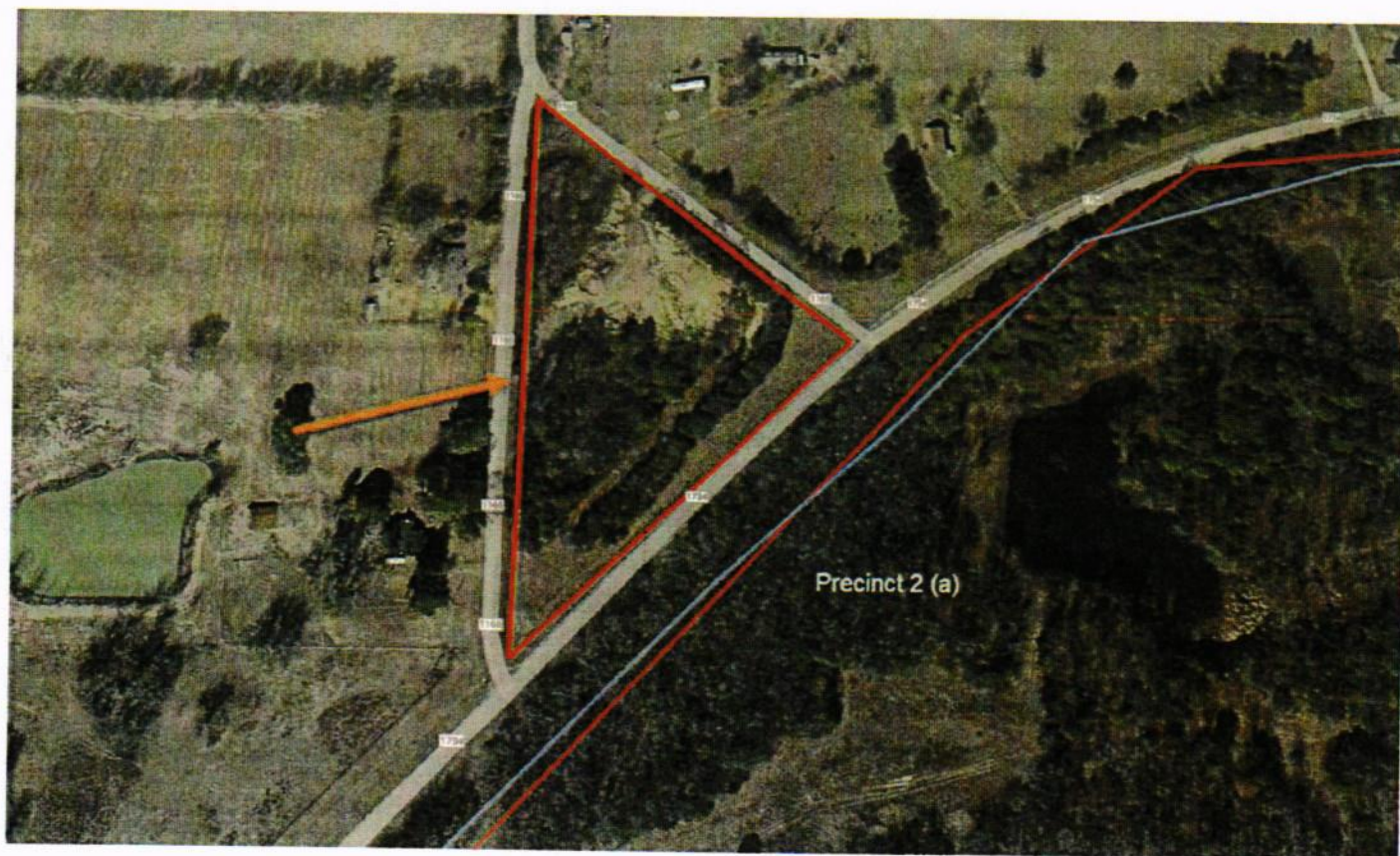
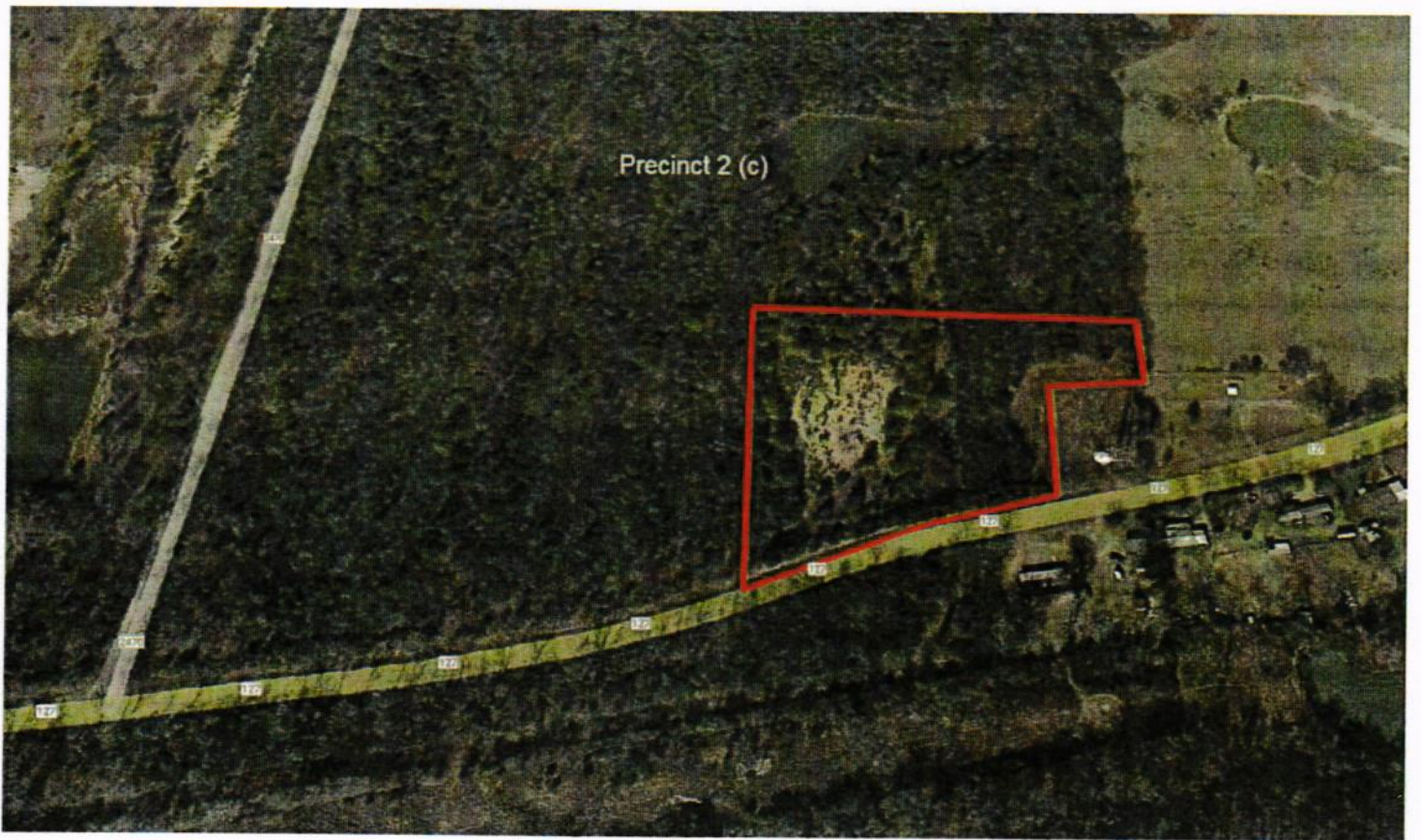


Exhibit C

[Depiction of Location]







Tract 1717, 1724



SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TITUS

That Luminant Mining Company LLC, a Texas limited liability company and Luminant Generation Company, LLC, a Texas limited liability company (the Grantor herein, whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto:

Titus County, TX
(the Grantee herein, whether one or more)

Address: 100 West First Street, Suite 204
Mt. Pleasant, TX 75455

the SURFACE ESTATE ONLY in and to six (6) tracts as follows:

- 1) 4.057 acres in the Joseph Matthews Survey, A-355
- 2) 5.250 acres in the G. A. Davis Survey, A-180
- 3) 6.268 acres in the Joseph A. Clark Survey, A-122
- 4) 23.000 acres in the James W. Green Survey, A-229
- 5) 30.640 acres in the Thomas McPeters Survey, A-374

situated in Titus County, Texas, and more particularly described in the attached Exhibit 'A'.

Restrictive Covenants. The following will be restrictive covenants running with the herein described Property:

The Property will not be used for the commercial production or commercial generation of electricity in any form, nor will it be used for the siting of a commercial power station or energy storage facility of any kind. This covenant restricting any use of the Property to commercially generate, produce or store electricity or to otherwise site a power station or energy storage facility, in any form or of any kind, shall be a covenant running with, touching and encumbering the Property, binding upon Grantor and all successors in interest or title, transferees, vendees, lessees, mortgagees, and assigns who are owners and/or uses of the

Property.

It is hereby understood and agreed to by and between Grantor and Grantee that Grantor hereby reserves all interests in the oil, gas and other minerals in and under and that may be produced from the above described Property; however, such reservation does not retain for Grantor or Grantor's successors and assigns, the right to use the surface for mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals or removing the same therefrom, and Grantor and Grantor's successors and assigns do not reserve the right to use the surface for the removal of oil and gas, its production, location, transportation or storage, or drilling of injection wells, or any other disturbance of the surface. Grantor does reserve the right to include minerals under this Property in any oil and gas unit for the purpose of removal of oil and gas which may be contained under the subsurface so long as there is no disturbance of the surface or of the rights of the surface owners.

Grantor conveys the Property in its present "as is" condition as of this date, with all faults, and Grantor expressly disclaims and Grantee acknowledges and accepts that Grantor has disclaimed any and all representations, warranties or guaranties, of any kind, oral or written, express or implied, or arising by operation of law (except as to title), of or concerning the Property, including without limitation, the manner, construction, condition and state of repair or lack of repair of any improvements located thereon on the surface or subsurface thereof, whether or not obvious, visible or apparent, and there is expressly negated any warranty as to condition, habitability, fitness for any specific or particular purpose, merchantability or otherwise.

This conveyance is made and accepted subject to all encumbrances, easements, rights of way, prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Water Improvement District or other applicable governmental district, agency, authority (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, subject only to the Permitted Encumbrances.

EXECUTED to be effective this _day of December, 2024.

Luminant Mining Company LLC and Luminant Generation Company, LLC

BY: _____
Name: Kyle Box
Title: Vice President, Real Estate

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this the _____ day of December 2024, by Kyle Box as the Vice President of Real Estate for LUMINANT MINING COMPANY LLC, a Texas limited liability company and LUMINANT GENERATION COMPANY, LLC, a Texas limited liability company, on behalf of said company.

[Stamp]

NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:
Titus County, TX
100 West First Street, Suite 204
Mt. Pleasant, TX 75455



Exhibit A
Page 1

LacySurveying.com
Phone (903) 859 - 9942
P.O. Box 736 • Arp, TX 75750
TBPLS Firm #100299-00

December 14, 2023
Field Notes for Luminant Mining Company LLC
4.057 Acres
Joseph Matthews Survey A-355
Titus County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the Joseph Matthews Survey A-355, Titus County, Texas and also being a part of that certain called 86.857 acre (Tract No. 1) and all of that certain called 0.719 acre (Tract No. 3) that is described in a deed dated August 18, 1971 from R.K. Egger, et al, to L.D. Cross, Trustee, that is recorded in Volume 371, Page 333 and also being all of that certain called 0.770 acre (Tract 2) tract of land that is described in a deed dated January 2, 1973 from Preston Smith, Governor of the State of Texas to L.D. Cross, Trustee, that is recorded in Volume 381, Page 342 and both of the above instruments are recorded in the Deed Records of Titus County, Texas and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a mag nail with a washer stamped "Lacy Surveying" set for corner at the North corner of the above mentioned 0.719 acre tract and near the centerline of County Road 1170, which has a Texas North Central Coordinate value of (N: 562,810.64) (E: 2,735,104.61);

Thence South 46 degrees 28 minutes and 18 seconds East, along the Northeast boundary line of said 0.719 acres, the Northeast boundary line of the above mentioned 0.770 acres and along the Southwest right-of-way (R.O.W.) line of County Road 1165, at a distance of 335.40 feet, pass a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set at the East corner of said 0.770 acres, in the Northwest boundary line of the above mentioned 86.857 acres and also being at a West corner of the State of Texas called 7.145 acre tract (Volume 379 - Page 383, Parcel 1) and continue across said 86.857 acres and along a Southwest boundary line of said 7.145 acres and continuing along said R.O.W. line, for a total distance of 572.84 feet, to a point for corner at a reentrant corner of said 7.145 acres and being the West R.O.W. line of F.M. Road 1734, from which a found concrete R.O.W. monument bears North 48 degrees 25 minutes and 28 seconds West, a distance of 0.37 feet;

Thence across said 86.857 acres and along a Northwest boundary line of said 7.145 acres and along said R.O.W. line as follows;



South 08 degrees 26 minutes and 36 seconds West, for a distance of 90.13 feet, to a point for corner, from which a found concrete R.O.W. monument bears South 48 degrees 57 minutes and 48 seconds West, a distance of 3.08 feet;

South 39 degrees 04 minutes and 57 seconds West, for a distance of 203.93 feet, to a concrete R.O.W. monument found for corner;

and South 38 degrees 04 minutes and 05 seconds West, for a distance of 216.57 feet, to a point for corner at a reentrant corner of said 7.145 acres, from which a found concrete R.O.W. monument bears South 41 degrees 48 minutes and 01 seconds East, a distance of 0.62 feet;

Thence North 52 degrees 40 minutes and 32 seconds West, continuing across said 86.857 acres and said R.O.W. line and along a Northeast boundary line of said 7.145 acres, for a distance of 92.23 feet, to a concrete R.O.W. monument found for corner at a Northwest corner of said 7.145 acres, in the Northwest boundary line of said 86.857 acres, in the East R.O.W. line of County Road 1170 and also being in a curve to the right;

Thence Northeasterly, 276.38 feet, along said Northwest boundary line and along said curve, which has a central angle of 20 degrees 36 minutes and 20 seconds, a radius of 768.50 feet, a chord which bears North 07 degrees 43 minutes and 31 seconds East, for a chord distance of 274.89 feet, to a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner at the South corner of said 0.770 acres;

Thence North 71 degrees 58 minutes and 23 seconds West, along the South boundary line of said 0.770 acres, for a distance of 99.99 feet, to a mag nail with a washer stamped "Lacy Surveying" set for corner at the Southwest corner of said 0.770 acres, at the South corner of said 0.719 acres and being near the East edge of the pavement of County Road 1170;

Thence North 01 degrees 04 minutes and 37 seconds West, along the West boundary line of said 0.719 acres and along said road, for a distance of 453.28 feet, to the place of beginning, and containing **4.057 acres.**

Plat prepared of even date.

Grid bearings based on Texas State Plane Coordinate system, Texas North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the combined scale factor of 0.9998585.



Exhibit A
Page 3

LacySurveying.com
Phone (903) 859 - 9942
P.O. Box 736 · Arp, TX 75750
TBPLS Firm #100299-00

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, on December 8, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of December, 2023.

Daniel Lee Cooper
Daniel Lee Cooper R.P.L.S. No. 6148



LEGEND

- Set 1/2" Ir. Rod with cap stamped "LACY SURVEYING PROPERTY CORNER"
- Found Ir. Rod (size noted)
- ▲ Set Mag Nail with washer stamped "Lacy Surveying"
- ▲ Point for Corner
- Found Right-of-Way Monument
- ⚡ Power Pole
- Telephone Pedestal
- Underground Cable
- x — x — x — Wire Fence
- • — • — • — Pipe Fence
- — — — — Chain Link Fence
- — — — — Aerial Power Line
- — — — — Pipeline
- — — — — Road
- — — — — Abstract Line (Scaled)

Point of Beginning
Set Mag Nail with washer
stamped "Lacy Surveying"
N. 582,810.64
E. 2,735,104.81

Tract 342

R.K. Egger, et al
to L.D. Cross, Trustee
August 18, 1971
Volume 371, Page 333
Called 0.718 Acres
Tract No. 3

Dale Martin, et al
Instrument 20220409
Called 1.00 Acres

Dane Owens
Instrument 20201933
Called 56 Acres

Anthony Ramirez and
Rafael Ramirez
Volume 1271, Page 289
Called 1.829 Acres

Cynthia Ann Perryman
Instrument 20210340
Called 11.71 Acres

Point for Corner
wit. Fnd. Concrete
R.O.W. Monument brs.
N 48°25'28" W 0.37'

State of Texas
Volume 379, Page 383
Called 7.145 Acres
(Parcel 1)

Point for Corner
wit. Fnd. Concrete
R.O.W. Monument brs.
S 48°57'48" W 3.08'

Preston Smith, Governor of
the State of Texas to
L.D. Cross, Trustee
January 2, 1973
Volume 381, Page 342
Called 0.770 Acres
(Tract 2)

4.057 ACRES
Tract 342

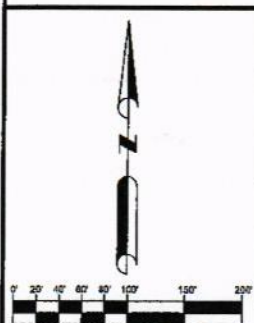
R.K. Egger, et al
to L.D. Cross, Trustee
August 18, 1971
Volume 371, Page 333
Part of Called 86.857 Acres
(Tract No. 1)

D = 20°38'20"
R = 788.60'
A = 276.39'
B = N 07°43'31" E
C = 274.89'

Point for Corner
wit. Fnd. Concrete
R.O.W. Monument brs.
S 41°48'01" E 0.82'

NOTES

- Grid Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the CSF of 0.9998555
- This survey was prepared without the benefit of a title commitment.
- No attempt has been made to locate easements, utilities or improvements other than those shown hereon.
- Deed references shown hereon refer to the Deed, Land or Official Public Records of Tllus County, Texas and may not reflect current ownership.
- Field Notes prepared of even date.



**PLAT OF SURVEY
SHOWING
PART OF THE JOSEPH MATTHEWS SURVEY A - 355
TITUS COUNTY, TEXAS**

I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO 8148,
do hereby certify that this plat was prepared from an on the ground survey performed
under my direction and supervision on December 8, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of December, 2023.

Daniel Lee Cooper

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8148



ADDRESS:

JOB #: 2023202

CLIENT: Luminant

SCALE: 1" = 100.00'



P.O. BOX 736
ARP, TEXAS 75750
PHONE & FAX (903) 859 - 9942
LacySurveying.com
Texas Board of Professional
Engineers and Land Surveyors
Firm #100299



November 28, 2023
Field Notes for Luminant Mining Company LLC
5.250 Acres
George A. Davis Survey A-180
Titus County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the George A. Davis Survey A-180, Titus County, Texas and also being a part of that certain called 129.960 tract of land that is described in a deed dated October 18, 1982 from Hamilton Y. Smith and Lee Ida Alexopoulos to Texas Utilities Generating Company that is recorded in Volume 457, Page 528 of the Deed Records of Titus County, Texas and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a point for corner in the South boundary line of the above mentioned 129.960 acre tract, at the Southwest corner of the Tri Special Utility District called 0.61 acre tract (Instrument 201000003548) and being in the North right-of-way (R.O.W.) line of F.M. Road 127, from which a found 1/2 inch iron rod with a cap stamped "DCA" bears North 00 degrees 49 minutes and 22 seconds West, a distance of 0.38 feet, and a 1/2 inch iron rod with a cap stamped "DCA" found at the Southeast corner of said 0.61 acres and at the Southwest corner of the Tri Water Supply Corporation called 0.085 acre tract (Volume 473, Page 159) bears North 74 degrees 04 minutes and 15 seconds East, a distance of 95.93 feet, and said beginning point has a Texas North Central Coordinate value of (N: 536,393.67) (E: 2,756,569.71);

Thence South 74 degrees 04 minutes and 15 seconds West, along said South boundary line and said R.O.W. line, for a distance of 124.50 feet, to a concrete R.O.W. monument found for corner at the P.C. of a curve to the left;

Thence Southwesterly, 220.78 feet, continuing along said lines and along said curve, which has a central angle of 10 degrees 40 minutes and 00 seconds, a radius of 1185.90 feet, a chord which bears South 68 degrees 44 minutes and 15 seconds West, for a chord distance of 220.46 feet, to a point for corner at the P.T. of said curve, from which a found concrete R.O.W. monument bears South 30 degrees 30 minutes and 32 seconds West, a distance of 0.69 feet;

Thence South 63 degrees 24 minutes and 15 seconds West, continuing along said South boundary line and said R.O.W. line, for a distance of 132.85 feet, to a concrete R.O.W. monument found for corner;



Exhibit A
Page 6

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TBPLS Firm #100299-00

Thence North 01 degrees 29 minutes and 08 seconds West, across said tract, for a distance of 551.03 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner;

Thence North 88 degrees 30 minutes and 56 seconds East, for a distance of 592.10 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner in the East boundary line of said tract and in the West boundary line of the Texas Utilities Mining Company called 41.55 acre tract (Volume 772, Page 38) from which a 1/2 inch iron rod found for corner at a reentrant corner of said 129.960 acres and at the Northwest corner of said 41.55 acres bears North 01 degrees 29 minutes and 04 seconds West, a distance of 1082.80 feet;

Thence South 01 degrees 29 minutes and 04 seconds East, along said lines, for a distance of 158.02 feet, to a 1/2 inch iron rod with cap stamped "DCA" found for corner at the Northerly Southwest corner of said 41.55 acres, at the Northeast corner of said 0.61 acres and at the Northwest corner of the Adams Chapel Cemetery called 1 acre tract (Volume 435, Page 761), from which a concrete R.O.W. monument found at the Southwest corner of said 1 acre, at the Southeast corner of said 0.085 acres and in the North R.O.W. line of F.M. Road 127 bears South 00 degrees 47 minutes and 29 seconds East, a distance of 194.56 feet;

Thence South 89 degrees 12 minutes and 04 seconds West, along the North boundary line of said 0.61 acres, for a distance of 141.10 feet, to a 1/2 inch iron rod found for corner at the Northwest corner of said 0.61 acres;

Thence South 00 degrees 49 minutes and 22 seconds East, along the West boundary line of said 0.61 acres, for a distance of 232.68 feet, to the place of beginning, and containing **5.250 acres**.

Plat prepared of even date.

Grid bearings based on Texas State Plane Coordinate system, Texas North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the combined scale factor of 0.999858.



Exhibit A
Page 7

LacySurveying.com
Phone (903) 859 - 9942
P.O. Box 736 · Arp, TX 75750
TBPLS Firm #100299-00

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, on November 15, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 28th day of November, 2023.

Daniel Lee Cooper
Daniel Lee Cooper R.P.L.S. No. 6148





Exhibit A
Page 9

LacySurveying.com
Phone (903) 859 - 9942
P.O. Box 736 • Arp, TX 75750
TBPLS Firm #100299-00

November 21, 2023
Field Notes for Luminant Mining Company LLC
6.268 Acres
Joseph A. Clark Survey A-122
Titus County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the Joseph A. Clark Survey A-122, Titus County, Texas and also being a part of that certain called 50.453 acre tract of land that is described in a deed dated February 14, 1997 from Linda Dees, Trustee, to Texas Utilities Mining Company that is recorded in Volume 1019, Page 140 of the Deed Records of Titus County, Texas and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a mag nail with a washer stamped "Lacy Surveying" set for corner in the South boundary line of the above mentioned 50.453 acre tract and near the centerline of County Road 2665, which bears North 89 degrees 00 minutes and 06 seconds East, a distance of 570.30 feet, from a 1/2 inch iron rod found for corner at the Southwest corner of said 50.453 acres and in the centerline of County Road 2670, and from said iron rod, another found 1/2 inch iron rod bears North 75 degrees 04 minutes and 59 seconds West, a distance of 15.64 feet;

Thence North 00 degrees 37 minutes and 57 seconds West, across said tract, for a distance of 835.57 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner;

Thence North 85 degrees 58 minutes and 28 seconds East, for a distance of 324.93 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner in the East boundary line of said 50.453 acres, at the Southwest corner of the Texas Utilities Mining Company called 72.973 acre tract (Volume 1019, Page 140) and also being at the Northwest corner of the Carlos Roberts Zuniga called 2.085 acre tract (Volume 999, Page 144);

Thence South 00 degrees 06 minutes and 39 seconds East, along said East boundary line, along the West boundary line of said Zuniga tract, and along the West side of County Road No. 2650, for a distance of 219.66 feet, to a 5/8 inch iron rod found at the Southwest corner of said Zuniga tract and at the Northwest corner of the Arely Nava called 2.085 acre tract (Instrument 20225538);



Exhibit A
Page 10

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Thence South 01 degrees 16 minutes and 51 seconds East, along the West boundary line of said Nava tract, the East boundary line of said 50.453 acres and along said County Road, for a distance of 192.93 feet, to a 1/2 inch iron rod found for corner at the Southwest corner of said Nava tract and at the Northwest corner of the Cameron Lee Vaughn called 1.00 acre tract (Volume 1653, Page 114), from which a 5/8 inch iron rod found for reference bears South 87 degrees 03 minutes and 07 seconds East, a distance of 14.27 feet;

Thence South 00 degrees 20 minutes and 57 seconds East, along the West boundary line of said Vaughn 1.00 acre, along the West boundary line of the Cameron Lee Vaughn called 0.8 acre tract (Volume 832, Page 6), along the West boundary line of the Kyle A. Vaughn called 0.307 acre tract (Instrument 201200004489), along the West boundary line of the Kyle A. Vaughn tract (Instrument 201200004492), along the West boundary line of the Robin Lee Harris called 1.505 acre tract (Instrument 20134229, Tract One), continuing along the East boundary line of said 50.453 acres and along said County Road 2650, at a distance of 310.30 feet, pass a 1/2 inch iron rod found for reference, 13.62 feet left of line, in the South boundary line of said 0.307 acres and in the North boundary line of said Vaughn tract (Instrument 201200004492) and continue for a total distance of 440.18 feet, to a mag nail with a washer stamped "Lacy Surveying" set for corner at the Southeast corner of said 50.453 acres and being near the centerline intersection of County Road 2650 and County Road 2665, from which a 60d nail found at the Northeast corner of the Moises Ramirez and Carolina Rodarte Munoz called 5.94 acre tract (Instrument 201000004771) bears South 73 degrees 34 minutes and 50 seconds West, a distance of 3.95 feet;

Thence South 89 degrees 00 minutes and 06 seconds West, along the South boundary line of said 50.453 acres and along the centerline of County Road 2665, for a distance of 322.38 feet, to the place of beginning, and containing **6.268 acres**.

Plat prepared of even date.

Grid bearings based on Texas State Plane Coordinate system, North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet, To convert to grid, multiply by the combined scale factor of 0.999853.



Exhibit A
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TBPLS Firm #100299-00

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, on November 16, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of November, 2023.

Daniel Lee Cooper R.P.L.S. No. 6148



• Grid Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the CSF of 0.999853.

- This survey was prepared without the benefit of a title commitment

• No attempt has been made to locate easements, utilities or improvements other than those shown herein.

• Deed references shown hereon refer to the Deed, Land or Official Public Records of Titus County, Texas and may not reflect current ownership.

* Field Notes prepared of even date.

Traci 222

Linda Dees, Trustee
to
Texas Utilities Mining Company
February 14, 1997
Volume 1019, Page 140
Called 72,973 Acres

JOSEPH A. CLARK SURVEY A - 122

County Road 2650

Tract 654

Linda Daves, Trustee
to
Texas Utilities Mining Company
February 14, 1987
Volume 1019, Page 140
Called 50.453 Acres

Point of Beginning
N: 531,895.61
E: 2,732,017.61

6.268 ACRES

N 85°58'29" E 324.93'
S 00°08'38" E 219.60'
S 01°14'53" E 192.83'
N 00°37'37" W 835.57'

County Road 2655

Carlos Roberts Zuniga
Volume 999, Page 144
Called 2.085 Acres

Fnd. 5/8" Ir. Rod

Fnd. 1/2" Ir. Rod from which
a Fnd. 5/8" Ir. Rod brs.
S 87°03'07" E 14.27'

Arley Nava
Instrument 20225538
Called 2.095 Acres

Cameron Lee Vaughn
Volume 1553, Page 114
Called 1.00 Acres

Cameron Lee Vaughn
Volume 932, Page 5
Called 0.8 Acres

Kyle A. Vaughn
Instrument 201200004459
Called 0.907 Acres

Kyle A. Vaughn
Instrument 201200004492

Robin Lee Harris
Instrument 20134229
Called 1.805 Acres
Tract One

Fnd. 60d Nail brs.
S 73°34'50" W 3.95'

Moises Ramirez and
Carolina Rodarte Munoz
Instrument 201000004771
Called 5.94 Acres

S 89°00'06" W 570.30'
S 89°00'06" W 322.38'

58 sq. ft. dead overlap

County Road 2655

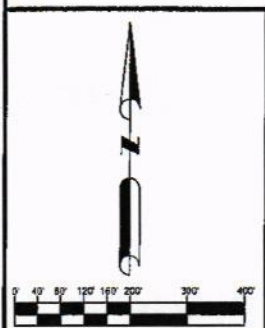
John W. Hargrove Survey

0 Rod with cap stamped "LACY
NG PROPERTY CORNER"
Rod (size noted)
Nail with washer stamped "Lacy Surveying"
0 Nail
ht-of-Way Monument
er
nk

— x — x — Wire Fence
— • — • — Pipe Fence
— — — Chain Link Fence
— e — e — Aerial Power Line
— t — t — Pipeline
— — — Road
— — — Abstract Line (Scaled)

- Set 1/2" Ir. Rod with cap stamped "LACY SURVEYING PROPERTY CORNER"
- Found Ir. Rod (size noted)
- ▲ Set Mag Nail with washer stamped "Lacy Surveying"
- ▲ Found SOD Nail
- Found Right-of-Way Monument
- ⚡ Power Pole
- ⊙ Water Meter
- Septic Tank

_____ X _____ X _____ Wire Fence
 _____ • _____ • _____ Pipe Fence
 _____ Chain Link Fence
 _____ Aerial Power Line
 _____ t _____ t _____ Pipeline
 _____ Road
 _____ Abstract Line (Scale)



I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO 6148,
do hereby certify that this plat was prepared from an on the ground survey performed
under my direction and supervision on November 16, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of November, 2023.

Daniel Lee Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148



ADDRESS: CR 2650 and CR 2685

JOB # - 2023206

CLIENT : Luminant

SCALE: 1" = 200.00'



P.O. BOX 738
ARP, TEXAS 75750
PHONE & FAX (903) 859 - 9942
LacySurveying.com
Texas Board of Professional
Engineers and Land Surveyors
Firm #100299



Exhibit A
Page 13

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TBPLS Firm #100299-00

November 21, 2023
Field Notes for Luminant Mining Company LLC
23.00 Acres
James W. Green Survey A-229
Titus County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the James W. Green Survey A-229, Titus County, Texas and also being a part of that certain called 43.64 acre tract of land that is described in a deed dated February 16, 1999 from Shirl David Ellis and wife Juanita, to First Security Bank, N.A., that is recorded in Volume 1154, Page 82 and also being all of that certain called 8.93 acre tract of land that is described in a deed dated February 16, 1999 from Shirl David Ellis and wife Juanita, to First Security Bank, N.A., that is recorded in Volume 1154, Page 78 and both of the above instruments are recorded the Deed Records of Titus County, Texas and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner in the North boundary line of the above mentioned 43.64 acre tract and in the South boundary line of the Learon Shawn Roberts called 28.733 acre tract (Instrument 20164074) which bears North 88 degrees 26 minutes and 54 seconds East, a distance of 885.91 feet, from a 5/8 inch iron rod found for corner at the Northwest corner of said 43.64 acres, and said beginning iron rod has a Texas North Central Coordinate value of (N: 588,664.84) (E: 2,779,214.24);

Thence North 88 degrees 26 minutes and 54 seconds East, along said lines and along the South boundary line of the BLC Corporation called 5.125 acre tract (Volume 1428, Page 302) for a distance of 383.86 feet, to a 2 inch angle iron found for corner at the Northeast corner of said 43.64 acres and at the Northwest corner of the David J. Rice and Patricia L. Rice called 4.996 acre tract (Instrument 20170539) from which, a found 5/8 inch iron rod bears North 03 degrees 31 minutes and 09 seconds West, a distance of 0.26 feet;

Thence South 01 degrees 07 minutes and 29 seconds East, along the East boundary line of said 43.64 acres, the West boundary line of said 4.996 acres and the West boundary line of the TXU Mining Company LP, called 3.01 acre tract (Volume 1479, Page 319), at a distance of 206.86 feet, pass a 1/2 inch iron rod with a cap stamped "RPLS 4021" found for corner at the Southwest corner of said 4.996 acres and at the Northwest corner of said 3.01 acres, from which a found 5/8 inch iron rod bears North 88 degrees 05 minutes and 27 seconds East, a distance of 8.13 feet, and



continue for a total distance of 414.46 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner at the Southwest corner of said 3.01 acres and at the Northwest corner of the above mentioned 8.93 acre tract, from which a fence corner bears North 87 degrees 09 minutes and 45 seconds East, a distance of 7.98 feet;

Thence North 87 degrees 50 minutes and 29 seconds East, along the North boundary line of said 8.93 acres and the South boundary line of said 3.01 acres, for a distance of 631.15 feet, to a cross tie fence corner found for corner at the Northerly Northeast corner of said 8.93 acres, at the Southeast corner of said 3.01 acres, at the Southwest corner of the BLC Corporation called 1.99 acre tract (Volume 1411, Page 140, Exhibit "D") at the Northwest corner of the TXU Mining Company LP, called 2.00 acre tract (Volume 1474, Page 54) and also being at the Northeast corner of a called 0.56 acre Right of Way Easement (Volume 1479, Page 319);

Thence South 00 degrees 33 minutes and 16 seconds West, along the Northerly East boundary line of said 8.93 acres and said 0.56 acres and along the West boundary line of said 2.00 acres, for a distance of 209.60 feet, to a 5/8 inch iron rod found for corner at a reentrant corner of said 8.93 acres and said 0.56 acres and at the Southwest corner of said 2.00 acres;

Thence North 87 degrees 50 minutes and 28 seconds East, along the Easterly North boundary line of said 8.93 acres and said 0.56 acres and the South boundary line of said 2.00 acres, for a distance of 417.01 feet, to a 1/2 inch iron rod found for corner at a 12 inch sweet gum tree at the Easterly Northeast corner of said 8.93 acres and said 0.56 acres, at the Southeast corner of said 2.00 acres and also being in the West right-of-way (R.O.W.) line of F.M. Road 1402;

Thence South 00 degrees 22 minutes and 08 seconds East, along the East boundary line of said 8.93 acres and said 0.56 acres and along said R.O.W. line, crossing the centerline of County Road 1760 at 30.5 feet and continuing for a total distance of 42.41 feet, to a 1/2 inch iron rod found for corner at the Easterly Southeast corner of said 8.93 acres and said 0.56 acres and also being at the Northeast corner of the BLC Corporation called 0.50 acre tract (Volume 1365, Page 42);

Thence South 88 degrees 06 minutes and 42 seconds West, along the Easterly South boundary line of said 8.93 acres and said 0.56 acres, the North boundary line of said 0.50 acres, the North boundary line of the Danny Hightower called 1.00 acre tract (Volume 1477, Page 271), the North boundary line of the TXU Mining Company LP, called 1.247 acre tract (Volume 1498, Page 145), and the North boundary line of the TXU Mining Company LP, called 1.246 acre tract (Volume 1498, Page 142), at a distance of 147.77 feet, pass a 1/2 inch iron rod found at the Northwest corner of said 0.50 acres and at the Northeast corner of said 1.00 acres, at a distance of 287.77 feet, pass a 3/4 inch iron rod found at the Northwest corner of said 1.00 acres and at the Northeast corner of said 1.247 acres, at a distance of 403.72 feet, pass a 3/4 inch iron rod found at the Northwest corner



of said 1.247 acres and at the Northeast corner of said 1.246 acres, at a distance of 447.59 feet, pass a 5/8 inch iron rod with a cap stamped "Longview Surveying" found at the Southwest corner of said 0.56 acres and continue for a total distance of 519.79 feet, to a 4 inch pipe fence corner found for corner at a reentrant corner of said 8.93 acres and at the Northwest corner of said 1.246 acres;

Thence South 00 degrees 11 minutes and 25 seconds West, along the Southerly East boundary line of said 8.93 acres and the West boundary line of said 1.246 acres, for a distance of 334.60 feet, to a 1 inch iron pipe found for corner at the Southwest corner of said 1.246 acres and at the Northwest corner of the North Titus Properties, Inc., called 1.00 acre tract (Instrument 20202068);

Thence South 00 degrees 00 minutes and 20 seconds West, continuing along said East boundary line and along the West boundary line of said 1.00 acre, for a distance of 84.06 feet, to a 4 inch pipe fence corner found for corner at the Southerly Southeast corner of said 8.93 acres, at the Southwest corner of said 1.00 acre and also being in the North boundary line of the TXU Mining Company LP, called 6.228 acre tract (Volume 1466, Page 5);

Thence South 88 degrees 44 minutes and 18 seconds West, along the South boundary line of said 8.93 acres and along said North boundary line, for a distance of 25.21 feet, to a 5/8 inch iron rod with a cap stamped "Longview Surveying" found for corner at the Northwest corner of said 6.228 acres and at the Northeast corner of the BLC Corporation called 5.31 acre tract (Volume 1348, Page 240);

Thence South 88 degrees 03 minutes and 00 seconds West, continuing along said South boundary line and along the North boundary line of said 5.31 acres, for a distance of 487.05 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner at the Southwest corner of said 8.93 acres, at the Northwest corner of said 5.31 acres and being in the East boundary line of said 43.64 acres, from which a found 4 inch pipe fence corner bears North 89 degrees 19 minutes and 54 seconds East, a distance of 2.45 feet;

Thence South 01 degrees 07 minutes and 29 seconds East, along said East boundary line and along the West boundary line of said 5.31 acres, crossing the centerline of County Road 1755 at 470.7 feet and continuing for a total distance of 480.32 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner at the Southeast corner of said 43.64 acres, at the Southwest corner of said 5.31 acres and also being in the North boundary line of the BLC Corporation called 10.25 acre tract (Volume 1330, Page 283), from which a wood fence corner post found for witness bears North 01 degrees 13 minutes and 37 seconds West, a distance of 33.02 feet;



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Thence South 89 degrees 35 minutes and 45 seconds West, along the South boundary line of said 43.64 acres and said North boundary line, the North boundary line of the BLC Corporation called 15.061 acre tract (Volume 1402, Page 2) and along the South side of said road, for a distance of 403.41 feet, to a 60d nail with a washer stamped "Lacy Surveying" set for corner near the centerline of said County Road 1755, from which a 5/8 inch iron rod with a cap stamped "Longview Surveying" found at the Northwest corner of said 15.061 acres, bears South 89 degrees 35 minutes and 45 seconds West, a distance of 479.63 feet;

Thence North 00 degrees 24 minutes and 15 seconds West, across said 43.64 acres, for a distance of 1552.53 feet, to the place of beginning, and containing **23.00 acres**.

Plat prepared of even date.

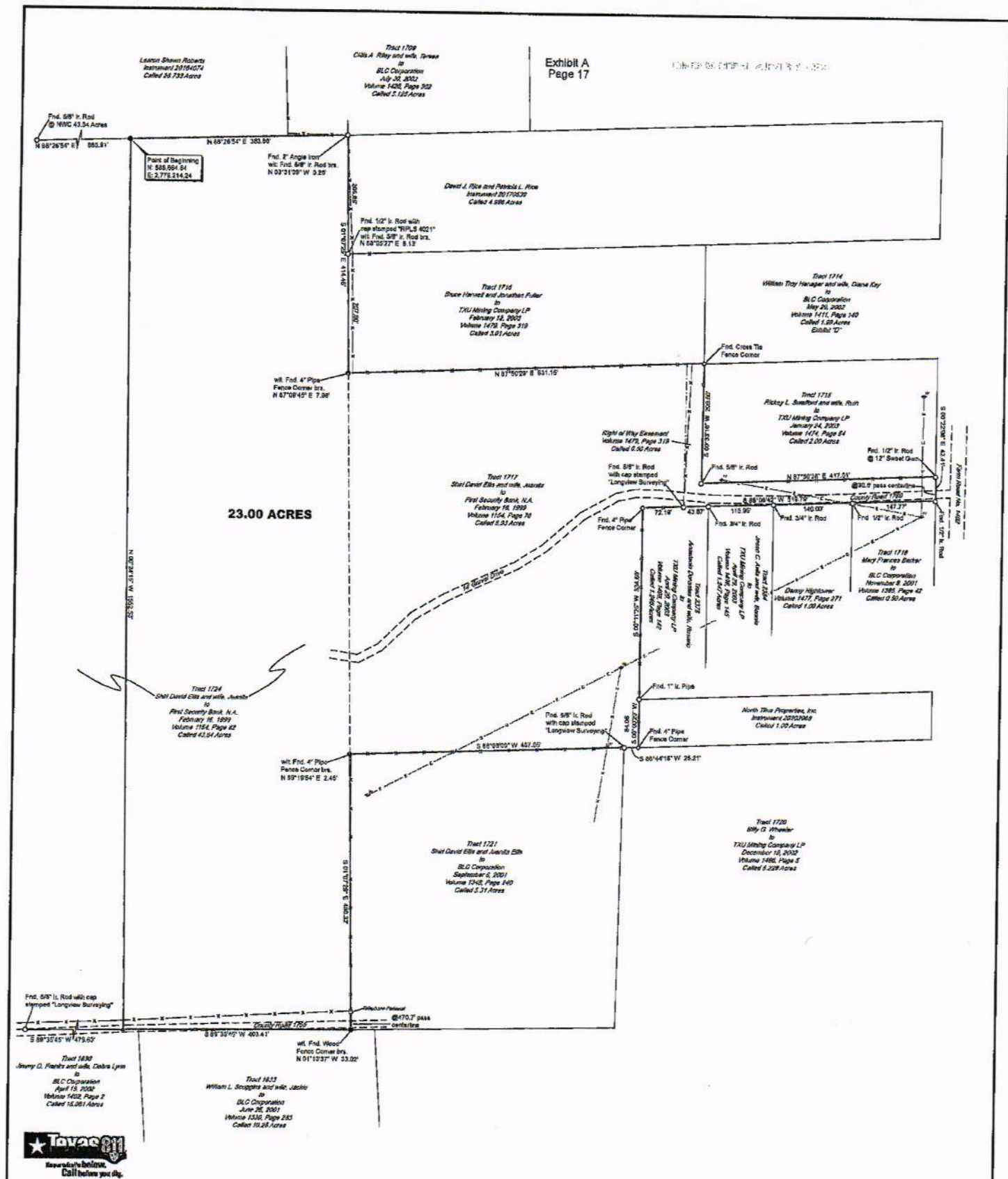
Grid bearings based on Texas State Plane Coordinate system, North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the combined scale factor of 0.9998609.

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, during the month of November, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 17th day of November, 2023.

Daniel Lee Cooper
Daniel Lee Cooper R.P.L.S. No. 6148





	LEGEND <ul style="list-style-type: none">● Set 1/2" Iron Rod with cap stamped "LACY SURVEYING PROPERTY CORNER"○ Found Corner (also noted)▲ Set 3/4" Iron Rod with washer stamped "Lacy Surveying"▲ Found 600 Nail□ Found Right-of-Way Monument⚡ Power Pole○ Water Meter○ Septic Tank— Wire Fence— Pipe Fence— Chain Link Fence— Aerial Power Line— Pipeline— Road— Railroad Line (Scaled)	NOTES <ul style="list-style-type: none">• Grid Bearings based on Texas State Plane Coordinate System, North Central Zone 4302, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the CSF of 0.9999999.• This survey was prepared without the benefit of a title commitment.• No attempt has been made to locate monuments, utilities or improvements other than those shown hereon.• Dead references shown hereon refer to the Deed, Land or Official Public Records of Tarrant County, Texas and may not reflect current ownership.• Field Notes prepared of even data.	<p align="center">PLAT OF SURVEY SHOWING PART OF THE JAMES W. GREEN SURVEY A - 229 TITUS COUNTY, TEXAS</p> <p>I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8148, do hereby certify that this plat was prepared from an on the ground survey performed under my direction and supervision on November 16, 2023.</p> <p> GIVEN UNDER MY HAND AND SEAL, this 21st day of November, 2023.</p> <p align="center">REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8148</p> <div align="center"></div>	<p>ADDRESS:</p> <p>JOB #: 2023004 CLIENT: LacySurvey SCALE: 1" = 100.00'</p> <div align="center"></div> <p>P.O. BOX 738 APT. TEXAS 75760 PHONE & FAX (955) 899-9943 LacySurveying.com Texas Board of Professional Engineers and Land Surveyors Form 8100289</p>
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November 10, 2023
Field Notes for Luminant Mining Company LLC
30.64 Acres (part of Tract 1221)
Thomas McPeters Survey A-374
Titus County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the Thomas McPeters Survey A-374, Titus County, Texas and also being a part of that certain called 59.86 tract of land that is described in a deed dated November 22, 1991 from Acker Acres, Inc., to Texas Utilities Mining Company that is recorded in Volume 685, Page 36 of the Deed Records of Titus County, Texas and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 inch iron rod with a cap stamped "Lacy Surveying Property Corner" set for corner in the West boundary line of the above mentioned 59.86 acre tract and in the East boundary line of the Texas Utilities Mining Company called 40.071 acre tract (Volume 712, Page 156) which bears South 00 degrees 40 minutes and 45 seconds East, a distance of 1022.90 feet, from a 1/2 inch iron rod with a cap stamped "SEMPCO" found for corner at the Northwest corner of said 59.86 acres, and said beginning iron rod has a Texas North Central Coordinate value of (N: 574,002.57) (E: 2,766,462.96);

Thence across said 59.86 acres as follows;

South 83 degrees 09 minutes and 52 seconds East, for a distance of 292.11 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner;

South 67 degrees 11 minutes and 11 seconds East, for a distance of 496.43 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner;

and North 89 degrees 04 minutes and 52 seconds East, for a distance of 474.67 feet, to a 5/8 inch iron rod found for corner in the East boundary line of said 59.86 acres and at the Southwest corner of the Texas Utilities Mining Company called 7.00 acre tract (Volume 766, Page 235) and also being at the Northwest corner of the residue of the Texas Utilities Mining Company called 73.36 acre tract (Volume 769, Page 18);



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Thence South 00 degrees 39 minutes and 42 seconds East, along said East boundary line and along the West boundary line of said residue tract, for a distance of 995.80 feet, to a 1/2 inch iron rod with cap stamped "Lacy Surveying Property Corner" set for corner at the Southeast corner of said 59.86 acres and at the Northeast corner of the Texas Utilities Mining Company called 122.714 acre tract (Volume 772, Page 34);

Thence South 88 degrees 12 minutes and 57 seconds West, along the South boundary line of said 59.86 acres, the North boundary line of said 122.714 acres and the North boundary line of the Texas Utilities Mining Company called 13.87 acre tract (Volume 723, Page 290) and crossing County Road 1400, for a distance of 1219.47 feet, to a point for corner near the South edge of pavement of said road, at the Southwest corner of said 59.86 acres and at the Southeast corner of said 40.071 acres, from which a 1/2 inch iron rod with a cap stamped "Lacy Surveying Ref Marker" set for witness bears North 00 degrees 40 minutes and 45 seconds West, a distance of 60.05 feet;

Thence North 00 degrees 40 minutes and 45 seconds West, along the West boundary line of said 59.86 acres and along the East boundary line of said 40.071 acres, for a distance of 1253.43 feet, to the place of beginning, and containing **30.64 acres**.

Plat prepared of even date.

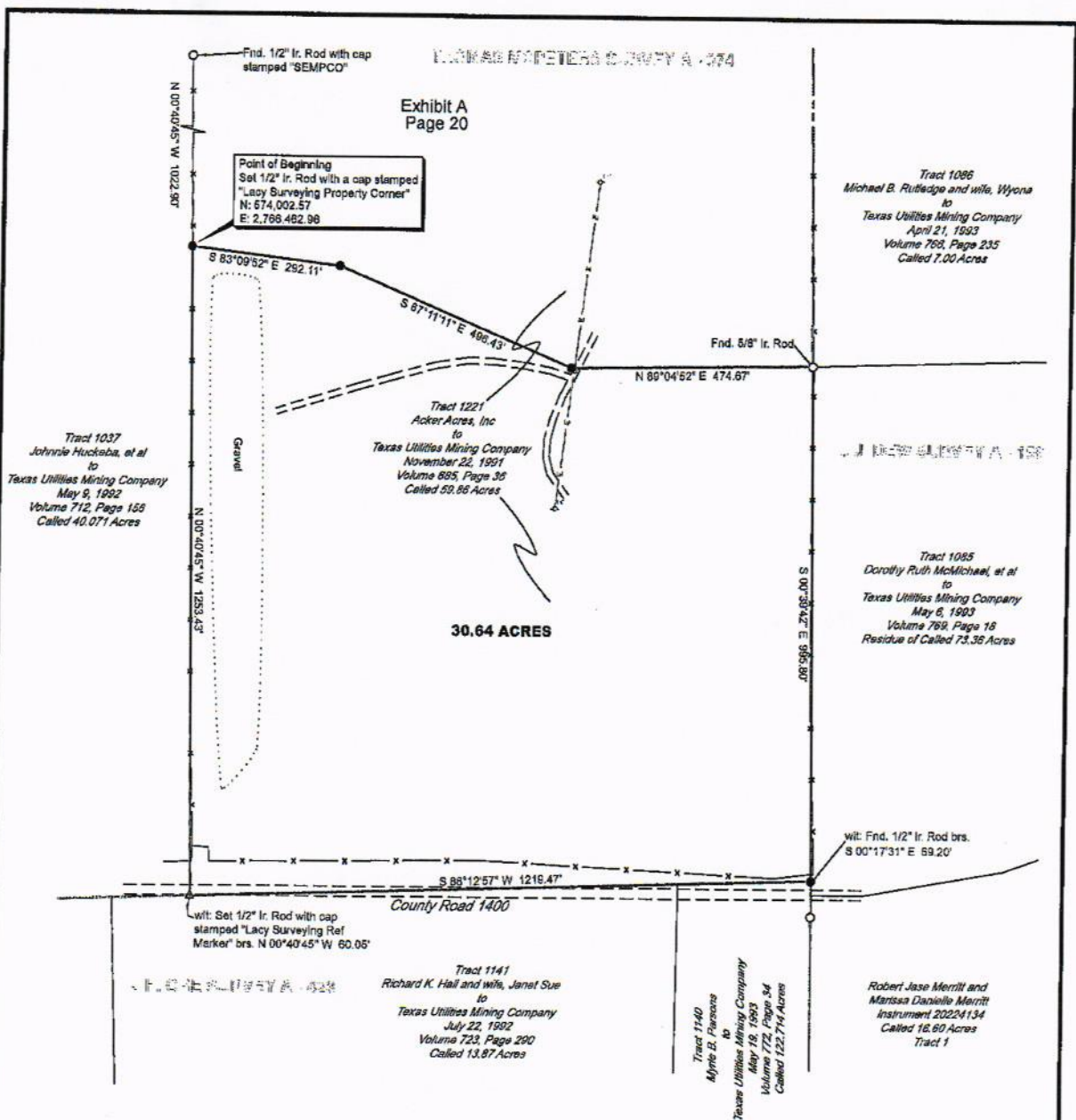
Grid bearings based on Texas State Plane Coordinate system, Texas North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet, To convert to grid, multiply by the combined scale factor of 0.999859.

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, during the month of November, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 10th day of November, 2023.

Daniel Lee Cooper
Daniel Lee Cooper R.P.L.S. No. 6148





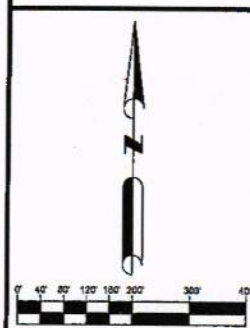
**PLAT OF SURVEY
SHOWING
PART OF THE THOMAS MCPETERS SURVEY A - 374
TITUS COUNTY, TEXAS**

I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO 6148,
do hereby certify that this plat was prepared from an on the ground survey performed
under my direction and supervision on November 7, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 10th day of November, 2023.

Daniel Lee Cooper

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148



LEGEND

- Set 1/2" Ir. Rod with cap stamped "LACY SURVEYING PROPERTY CORNER"
- Found Ir. Rod (size noted)
- ▲ Point for corner
- ▲ Found 60D Nail
- Found Right-of-Way Monument
- ⊕ Power Pole
- ⊙ Water Meter
- ⊙ Septic Tank
- x — x — x — Wire Fence
- • — • — • — Pipe Fence
- — — — — Chain Link Fence
- — — — — Aerial Power Line
- — — — — Pipeline
- — — — — Road
- — — — — Abstract Line (Scaled)

NOTES

- Grid coordinates and bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD 27. Distances and acreage shown in surface feet. To convert to grid, multiply by the CSF of 0.999859
- This survey was prepared without the benefit of a title commitment
- No attempt has been made to locate easements, utilities or improvements other than those shown hereon.
- Deed references shown hereon refer to the Deed, Land or Official Public Records of Titus County, Texas and may not reflect current ownership.
- "CM" Denotes Controlling Monument
- Field Notes prepared of even date.

ADDRESS: CR 1400

JOB #: 2023203

CLIENT: Luminant

SCALE: 1" = 200.00'



P.O. BOX 738
ARP, TEXAS 75750
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