

GENERAL NOTES:

1. The property described hereon is the same as the property described by Washita Valley Abstract & Title in Commitment No. 157235 with an effective date of January 24, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
2. Tracts 1, 2, 3 & 4 are located within an area having a Zone Designation "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40051C0200E, with a date of identification of April 3, 2012, for Community No. 400483, in Grady County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Tract 5 is located within areas having Zone Designations "A" (Special Flood Hazard Areas) and "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40051C0200E, with a date of identification of April 3, 2012, for Community No. 400483, in Grady County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated and is shown hereon in its approximate location as determined by scaled map location and graphic plotting only

Flood Zone Definitions:

Zone "A" - is a Special Flood Hazard Area that is subject to flooding by the 1% annual chance flood but does not have any Base Flood Elevations determined. The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone "X" (Unshaded) - is a Non Special Flood Hazard area that has been determined to be outside the 0.2% annual chance floodplain.

3. The Property has direct access to County Street 2820, a dedicated public street.
4. This survey meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.
5. The Oklahoma State Plane Coordinate System (NAD83 - South Zone) using a bearing of South 00°05'21" West, along the west line of the Northwest Quarter of Section 17, Township 8 North, Range 7 West of the Indian Meridian and as shown hereon was used as the basis of bearing for this survey.

TITLE COMMITMENT EXCEPTION NOTES:

2. TRANSMISSION LINE EASEMENT in favor of Western Farmers Electric Cooperative, for an electric system, recorded in Book 527, Page 518 affects subject property and is shown hereon. (Affects Tract 5 only)
3. PIPELINE RIGHT OF WAY AND EASEMENT AGREEMENT in favor of Iron Horse Midstream, LLC, for a pipeline, recorded in Book 5396, Page 152 does not affect subject property.
4. Statutory roadway right of way 33 feet (2 rods) in width created pursuant to Federal Statute Title 43 ss 1095 affects subject property and is shown hereon. (Affects Tracts 1, 2, 3, 4, & 5)

OTHER EASEMENTS: (Not a part of Title Commitment)

- A. Easement in favor of Arkansas Louisiana Gas Company, for a pipeline, recorded in Book 942, Page 296 abuts the subject property and is shown hereon for reference purposes only. (Does not affect subject property)