

ALTA SURVEY
A part of the Southeast Quarter of Section 28, T. 14 N., R. 1 E., I.M
AND
Luther Country Home Estates
Oklahoma County, Oklahoma

Surveyor's Certificate

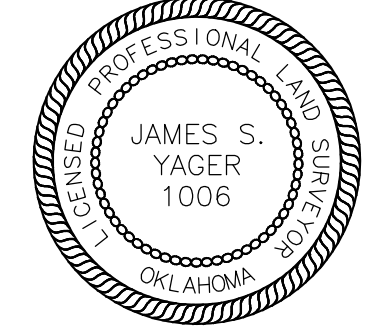
To: Fidelity National Title Insurance Company
 American Eagle Title Group, LLC.
 724 Enterprises LLC, a Texas limited liability company
 Stephen Dean Homes, Inc.
 CSM Partners, LLC
 Texas Bank

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (graphically depicted in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A hereof. The field work was completed on 6 October 2022.

Revised: 12 October 2022 (Schedule B Part I Items 6 Certification)
 29 November 2022 (3 New Legal Descriptions)

Date Signed: 11-29-22

James S. Yager
 Licensed Professional Land Surveyor, 1006
 Certificate of Authorization Number 2778
 Expires: 6-30-2023
 1212 South Air Depot Number 19 Suite 102
 Midwest City, Oklahoma 73110
 405-737-3412



Legal Description

Tract 1
 ALL OF LUTHER COUNTRY HOME ESTATES, a subdivision in the southeast quarter of the southeast quarter of Section 28, Township 14 North, Range 1 East of the Indian Meridian, Oklahoma County, Oklahoma, according to the plat recorded in Book 53 of Plats, page 72.

ORIGINAL Tract 2
 A part of Government Lot 9 in the southeast quarter of Section 28, Township 14 North, Range 1 East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the southeast corner of said Government Lot 9, also known as the northeast corner of the southeast quarter of said Section 28, thence South 89°45'01" West along the south line of said Government Lot 9 and the north line of the southeast quarter of said Section 28, a distance of 547.11 feet to THE POINT OF BEGINNING; thence continuing South 89°45'01" West along the south line of said Government Lot 9 and the north line of said southeast quarter of the southeast quarter of said Section 28, a distance of 768.97 feet to the southwest corner of said Government Lot 9 and the northeast corner of the southeast quarter of said Section 28; thence North 0°08'44" West along the west line of said Government Lot 9, a distance of 142.52 feet to the south line of Delaporte 2nd Addition, an addition to Oklahoma County, Oklahoma; thence North 89°47'56" East along the south line of said Delaporte 2nd Addition, a distance of 182.52 feet to the east line of said Delaporte 2nd Addition; thence North 0°22'22" West along the east line of said Delaporte 2nd Addition a distance of 720.00 feet to the south line of 51st Street, formerly Deland Avenue; thence North 89°47'56" East along the south line of said Delaporte 2nd Addition a distance of 340.00 feet to the west line of Delaporte Addition, an addition to Oklahoma County, Oklahoma; thence South 0°22'22" East along the west line of said Delaporte Addition a distance of 340.00 feet; thence North 89°47'56" East a distance of 80.00 feet; thence South 0°22'22" East a distance of 340.00 feet; thence North 89°47'56" East a distance of 229.70 feet to the centerline of Main Street (Hog Back Road); thence northeasterly along the centerline of Main Street on a curve to the left having a radius of 954.93 feet and whose chord bears North 16°42'53" East with a chord distance of 355.38 feet, an arc distance of 357.46 feet; thence North 89°47'56" East a distance of 43.24 feet to the easterly right of way line of Main Street (Hog Back Road), said point being in a curve; thence southeasterly along the easterly right of way line of Main Street (Hog Back Road) on a curve to the right having a radius of 997.93 feet and whose chord bears South 19°30'50" West with a chord distance of 479.87 feet, an arc distance of 484.62 feet to a point of tangency; thence South 33°32'50" West along the easterly right of way line of Main Street (Hog Back Road) a distance of 84.74 feet to the point or place of beginning.

The above legal description is the same as listed in Fidelity National Title Insurance Company commitment for title insurance, file commitment number 2207-0015-68 dated September 20, 2022.

Schedule B Part I Item 6 Certification

I, James S. Yager, Licensed Professional Land Surveyor, certify that Tract Number 1 and Tract Number 2, do not lie within the Oklahoma County Warranty Deed recorded in Book 184 at Page 612. I further certify that Tract Number 2 is wholly contained within Judgment Quelling Title in Case No. CJ-2006-8978 in the District Court of Oklahoma County, State of Oklahoma recorded in Book 10348 at Page 117, Oklahoma County Records.

Land Area

Tract	Square Feet	Acres
Tract 1	141,203,917	3,242
Block 1	151,110,174	3,469
Block 2	417,185,451	9,577
Total	709,499,542	16,288

DOES NOT INCLUDE THE STREET WITHIN LUTHER COUNTRY HOME ESTATES

Zoning Information

Pursuant to Item 6 (b), the surveyor was not provided with a current Zoning Report.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (area determined to be outside 500 year floodplain) AND Flood Zone X Shaded (area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood) AND Flood Zone "AE" (base flood elevation determined) as shown on Flood Insurance Rate Map, Panel Number 40109C011541, with an effective date of December 18, 2009, which is the current map for this area.

Schedule B Items

Fidelity National Title Insurance Company Commitment No. 2207-0015-68, having an effective date of September 20, 2022, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

- Items 1 through 7 are not survey related items and are not shown.
- 8. Deed of Dedication in favor of the town of Luther recorded in Book 10395, page 1873. AFFECTS THE DESCRIBED TRACT 2.
- 9. All matters shown on the plat of Luther Country Home Estates recorded in Book 53 of Plats, page 72. AFFECTS AS SHOWN.
- 10. Easement for Right-of-Way in favor of Oklahoma County recorded in Book 64, page 46. AFFECTS AS SHOWN.
- 11. Easement for Right-of-Way in favor of Oklahoma County recorded in Book 64, page 48. AFFECTS AS SHOWN.
- 12. Right of Way Grant — Pipeline in favor of Mustang Fuel Corp. recorded in Book 2765, page 719, subject to assignments of record. BLANKET EASEMENT COVERING THE DESCRIBED TRACTS.
- 13. Right of Way in favor of Southwestern Bell Telephone Company recorded in Book 4520, page 1052. BLANKET EASEMENT COVERING TRACT 1.
- 14. Right of Way in favor of Southwestern Bell Telephone Company recorded in Book 4520, page 1054. BLANKET EASEMENT COVERING TRACT 1.
- 15. Right of Way Agreement in favor of Oklahoma Natural Gas Company, a division of ONEOK Inc. recorded in Book 4992, page 325. AFFECTS AS SHOWN.
- 16. Right of Way Agreement in favor of Oklahoma Natural Gas Company, a division of ONEOK Inc. recorded in Book 5529, page 793. AFFECTS AS SHOWN.
- 17. Right of Way Grant — Pipeline recorded in Book 2765, page 718, subject to assignments of record. BLANKET EASEMENT COVERING TRACT 2.
- 18. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 8270, page 1861. AFFECTS AS SHOWN.
- 19. Unrecorded right of way for 7th Street as shown on the Oklahoma County Assessor's map. AFFECTS AS SHOWN.

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the North Line of Luther Country Home Estates, an addition to Oklahoma County, Oklahoma, being S.89°45'01"W. bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors in the State of Oklahoma.

At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

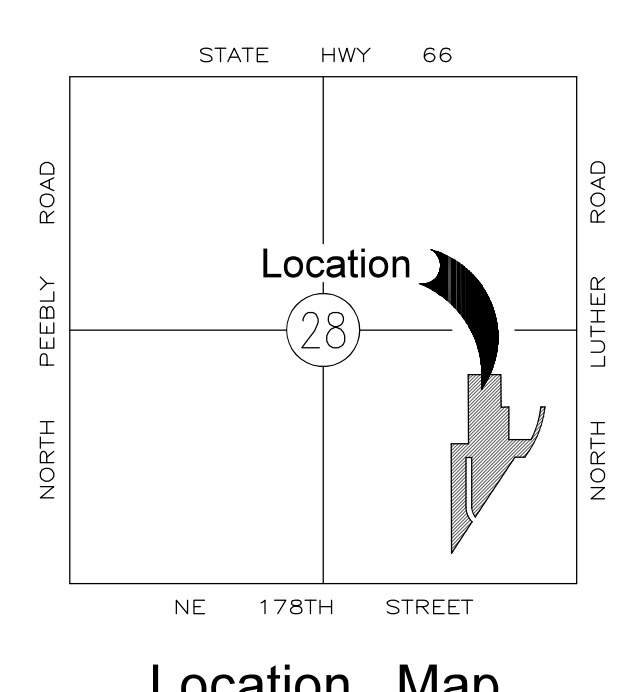
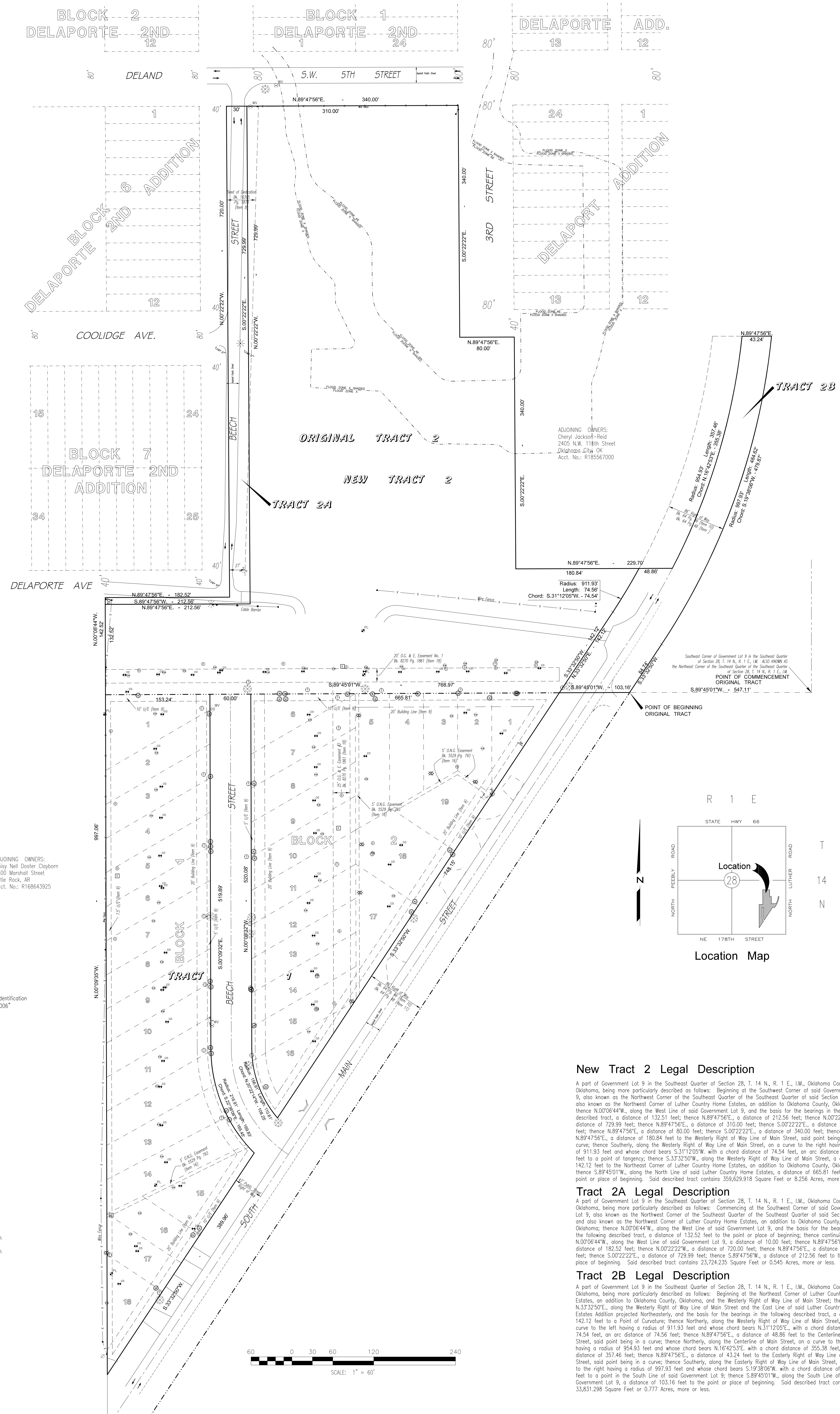
At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has direct access to Main Street/Hog Back Road, a publicly dedicated street.

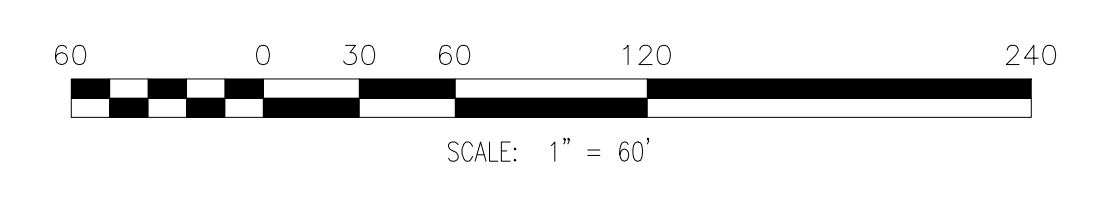
Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Oklie Before You Dig 405-840-5032.



- Legend**
- - Iron Pin set with Surveyor's Identification Cap stamped "S Yager LS 1006"
 - - Traffic Direction Arrow
 - ⊕ - Water Meter
 - ⊖ - Water Valve
 - ⊗ - Sanitary Sewer Manhole
 - ⊕ - Electric Meter
 - ⊖ - Sanitary Sewer Cleanout
 - ⊗ - Gas Meter Riser NO Meter
 - ⊕ - Buried Gas Line Marker
 - ⊖ - Fire Hydrant
 - ⊗ - Electric Service Pedestal
 - ⊕ - Guy Anchor
 - ⊖ - Area Light
 - ⊗ - Fence Line
 - ⊕ - Power Pole
 - ⊖ - Electric Transformer Box
 - ⊗ - Corrugated Metal Pipe 24 inch
 - ⊕ - Corrugated Metal Pipe 18 inch
 - ⊖ - Underground Telephone Sign
 - ⊗ - Telephone Pedestal



Survey and Plat by:
James S. Yager
 Licensed Professional Land Surveyor
 Certificate of Authorization Number 2778 Expires 30 June 2023
 1212 South Air Depot • Number 19 Suite 102
 Midwest City, Oklahoma 73110 • Telephone: 405-737-3412/Fax: 405-737-4115

File Name: C:\SURVEYS\LUTHER MOBILE HOME PARK\2022 ALTA.DWG
 Date of Survey: 6 October 2022
 Date of Revision: 10-12-22; 11-29-2022
 Page 1 of 1