

Title Information
 OLD REPUBLIC TITLE INSURANCE COMPANY
 TITLE COMMITMENT #514104668
 EFFECTIVE DATE: OCTOBER 18, 2021 AT 8:00 A.M.

Schedule A Description

Tract 1:
 All that certain lot, tract or parcel of land situated on the MARTHA DILLARD SURVEY, Abstract No. 36, Gregg County, Texas, and being part of a 39.31 acre tract conveyed to Alan C. Woods and Ott B. Woods by Helen Woods Thompson by Warranty Deed dated 13 March 1969 and recorded in Vol. 764, Page 264, of the Deed Records of said County, and being part of a 19.741 acre tract conveyed to Raymond Allen out of said 39.31 acres. Said lot, tract or parcel of land being more particularly described as follows:
 BEGINNING at an iron pin in the North ROW line of State Highway Loop No. 485, said point being S 77 deg. 02 min. W 161.69 feet, S 76 deg. 09 min. W 106.00 feet and S 80 deg. 33 min. W 22.46 feet from the East line of said 39.31 acre tract;
 THENCE Westerly 368.47 feet along said ROW and a circular curve to the right to an iron pin for corner, the radius of said curve being 5639.58 feet and the long chord being S 82 deg. 07 min. 30 sec. W 368.40 feet;
 THENCE N 02 deg. 53 min. W 905.55 feet along the West line of the Allen 19.741 acre tract to an iron pin for corner;
 THENCE N 87 deg. 27 min. 30 sec. E 367 feet to an iron pin for corner;
 THENCE S 02 deg. 53 min. E 871.12 feet to the place of beginning, containing 7.50 acres of land, more or less.

Tract 2:
 All that certain lot, tract, or parcel of land situated on the MARTHA DILLARD SURVEY, ABSTRACT NO. 56, GREGG COUNTY, TEXAS, and being part of a 19.741 acre tract conveyed to Bronco Service Company, Inc. by Warranty Deed dated 8 January 1982 and recorded in VP 1339/419 of the Deed Records of said County. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at an iron pin at the Northeast corner of said 19.741 acre tract;
 THENCE S 02 deg. 53 min. E 676.79 ft. along the East line of said tract to an iron pin for corner;
 THENCE S 87 deg. 25 min. W 374.61 ft. to an iron pin for corner;
 THENCE N 02 deg. 53 min. W 380.29 ft. to an iron pin for corner;
 THENCE S 87 deg. 27 min. 30 sec. W 367 ft. to an iron pin for corner in the West line of said tract;
 THENCE N 02 deg. 53 min. W 296.73 ft. to an iron pin for corner in the South line of Eddie Street;
 THENCE N 87 deg. 27 min. 26 sec. E 741.63 ft. along said street to the place of beginning, containing 8.321 acres of land, more or less.

Tract 3:
 All that certain lot, tract or parcel of land situated on the Martha Dillard Survey, Abstract No. 56, Gregg County, Texas, and being part of a 19.741 acre tract described in Deed to Bronco Service Company, Inc. in a Warranty Deed dated January 8, 1982, and recorded in VP 1339/419 of the Deed Records of said County. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at an iron pin at the Southeast corner of said 19.74 acre tract, said point being in the North R.O.W. of State Highway Loop No. 485;
 THENCE South 77 degrees 02 minutes 22 seconds West 161.49 feet, South 76 degrees 08 minutes 53 seconds West 196.90 feet and South 89 degrees 33 minutes West 22.46 feet along said R.O.W. to an iron pin for corner;
 THENCE North 02 degrees 53 minutes West 490.83 feet to an iron pin for corner in the center of a pipe line R.O.W.;
 THENCE North 87 degrees 25 minutes East 374.61 feet along said pipe line to an iron pin in the East line of said 19.741 acre tract;
 THENCE South 02 degrees 53 minutes East 420.54 feet along said East line to the PLACE OF BEGINNING, containing 3.920 acres of land, more or less.

Assurance Note

The Schedule A Description and the Schedule B - Section II items are the same as that described in Title Commitment issued by Old Republic Title Insurance Company. Commitment file no. 514104668, with an effective date of October 18, 2021 at 8:00 A.M.

Significant Observations

None Apparent at the time of the survey.

Flood Note

By graphic plotting only, this property is in Zones X, Shaded X and A of the Flood Insurance Rate Map, Community Panel No. 4818300063F, which bears an effective date of 09/05/2014 and is partially in a Special Flood Hazard Area

Zone Definitions According to the FEMA website.
 Zone "X" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.
 Zone "Shaded X" - Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
 Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

Zoning Information		
PROPERTY IS CURRENTLY ZONED: O - OIL INDUSTRIAL DISTRICT		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	INDUSTRIAL	INDUSTRIAL
MIN. LOT AREA	NONE REQUIRED	859,933 SF±
MIN. LOT WIDTH	50'	753.19'
MAX. BLDG COVERAGE	N/A	9.00%
MIN. SETBACKS FRONT	NONE REQUIRED	134.2'
MIN. SETBACKS SIDE	NONE REQUIRED	24.8'
MIN. SETBACKS REAR	NONE REQUIRED	721.1'
MAX BUILDING HEIGHT	6 STORIES/75'	1 STORY/32.1±'
PARKING REGULAR	N/A	28
PARKING HANDICAP	N/A	1
PARKING TOTAL	NONE REQUIRED	29
PARKING FORMULA: NONE REQUIRED		

Notes:
 Because there may be a need for interpretation of the applicable zoning codes, we refer you to Gregg County for zoning laws and applicable codes.
 Contact: Corey Phelps, Global Zoning LLC
 Phone: (409) 792-2975
 Email: corey.phelps@globalzoning.com
 Global Zoning, Inc. GZ19176
 Dated: January 10, 2022

ALTA/NSPS Land Title Survey

Schedule B - Section II

- ① The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- ① Easement executed by E.M. Woods, to Gulf Production Company, dated June 3, 1931, filed June 18, 1931, recorded in/under VP 89/415 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to The Texas Pipe Line Company, dated June 15, 1931, filed July 2, 1931, recorded in/under OOC - ROW - VP 94/197 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Humble Oil & Refining Company, dated June 10, 1931, filed July 14, 1931, recorded in/under OOC - ROW - VP 94/293 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- ① Easement executed by E.M. Woods, to Humble Pipe Line Company, dated October 27, 1931, filed November 6, 1931, recorded in/under OOC - ROW - VP 106/505 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to The Prairie Oil & Gas Company, dated October 15, 1931, filed November 23, 1931, recorded in/under OOC - ROW - VP 110/417 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Sinclair Texas Pipe Line Company, dated October 27, 1931, filed December 4, 1931, recorded in/under OOC - ROW - VP 114/404 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Sinclair Texas Pipe Line Company, dated September 16, 1931, filed December 4, 1931, recorded in/under OOC - ROW - VP 115/192 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Empire Gas & Fuel Co., dated October 5, 1931, filed February 1, 1932, recorded in/under OOC - ROW - VP 117/335 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Empire Pipe Line Co., dated March 4, 1932, filed March 10, 1932, recorded in/under OOC - ROW - VP 117/335 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Empire Pipe Line Company, dated April 4, 1932, filed April 15, 1932, recorded in/under OOC - ROW - VP 126/10 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Hanton-Buchanan, Inc., dated February 23, 1934, filed February 27, 1934, recorded in/under OOC - ROW - VP 160/81 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Sinclair Prairie Oil Company, dated August 17, 1934, filed November 24, 1934, recorded in/under OOC - ROW - VP 174/166 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by C.H. Moore, to Gladeview Gasoline Company, dated December 18, 1933, filed March 27, 1936, recorded in/under OOC - ROW - VP 198/276 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (AFFECTS CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- ① Easement executed by E.M. Woods, to C.R. Starnes, dated April 22, 1936, filed April 25, 1936, recorded in/under Volume 198, Page 559 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. OOC - ROW - VP 198/559 (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Atlas Pipeline Corporation, dated March 13, 1937, filed July 6, 1937, recorded in/under OOC - ROW - VP 219/444 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Sinclair Refining Company, dated May 26, 1936, filed July 14, 1937, recorded in/under OOC - ROW - VP 219/564 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Delta Drilling Company, dated December 17, 1941, filed December 20, 1941, recorded in/under OOC - ROW - VP 264/462 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to East Texas Salt Water Disposal Company, dated January 21, 1944, filed February 1, 1944, recorded in/under OOC - ROW - VP 277/621 of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Sinclair Refining Company, dated February 3, 1944, filed April 22, and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- ① Easement executed by E.M. Woods, to Southern Gas Company, dated October 17, 1940, filed May 25, 1944, recorded in/under OOC - ROW - VP 280/531, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to Gulf Refining Company, dated September 26, 1951, recorded in/under OOC - ROW - VP 280/531 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to The Texas Pipe Line Company, dated October 23, 1952, recorded in/under OOC - ROW - VP 392/328 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement to Humble Pipe Line Company, dated December 12, 1954, filed January 21, 1955, recorded in/under OOC - ROW - VP 397/04 and as affected by DOC #20072312, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)

- ① Easement executed by Otis Woods, to East Texas Salt Water Disposal Company, dated November 26, 1969, filed December 19, 1969, recorded in/under OOC - ROW - VP 790/248 of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by Adlan C. Woods, to Southwestern Electric Power Company, dated February 5, 1970, filed February 27, 1970, recorded in/under OOC - ROW - VP 796/95, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by E.M. Woods, to the City of Gladeview, dated June 29, 1960, filed November 13, 1970, recorded in/under OOC - ROW - VP 796/95, of the Real Property Records of Gregg County, Texas. (UNABLE TO DETERMINE, SURVEYOR REQUESTS THE MARTHA DILLARD SURVEY ABST. NO. 56)
- ① Easement executed by Raymond Allen, to Bronco Service Company, Inc., dated June 7, 1982, filed June 9, 1982, recorded in/under OOC - ROW - VP 1370/268, of the Real Property Records of Gregg County, Texas. (AFFECTS, APPROXIMATE LOCATION SHOWN, SURVEYOR REQUESTING VOL. 764, PG 264 TO ENSURE ACCURATE PLACEMENT)
- ① Easement executed by Raymond Allen, to Entex, Inc., dated May 9, 1984, filed May 9, 1984, recorded in/under OOC - ROW - VP 1528/273, of the Real Property Records of Gregg County, Texas. (AFFECTS, APPROXIMATE LOCATION SHOWN)
- ① Easement executed by John Patrick, to Entex, Inc., dated May 9, 1984, filed May 9, 1984, recorded in/under Volume OOC - ROW - VP 1528/277, of the Real Property Records of Gregg County, Texas. (AFFECTS, APPROXIMATE LOCATION SHOWN)
- ① Easement executed by Texas Die Casting, Inc., to Southwestern Electric Power Company, dated October 17, 1995, filed December 27, 1995, recorded in/under OOC - ROW - VP 2000/138 of the Real Property Records of Gregg County, Texas. (AFFECTS, APPROXIMATE LOCATION SHOWN)
- ① Easement executed by Texas Die Casting, Inc., to the City of Gladeview, dated May 10, 2001, filed July 2, 2001, recorded in/under OOC - EASEMENT - DOC #200113443 of the Real Property Records of Gregg County, Texas. (AFFECTS, PLOTTED AS SHOWN)

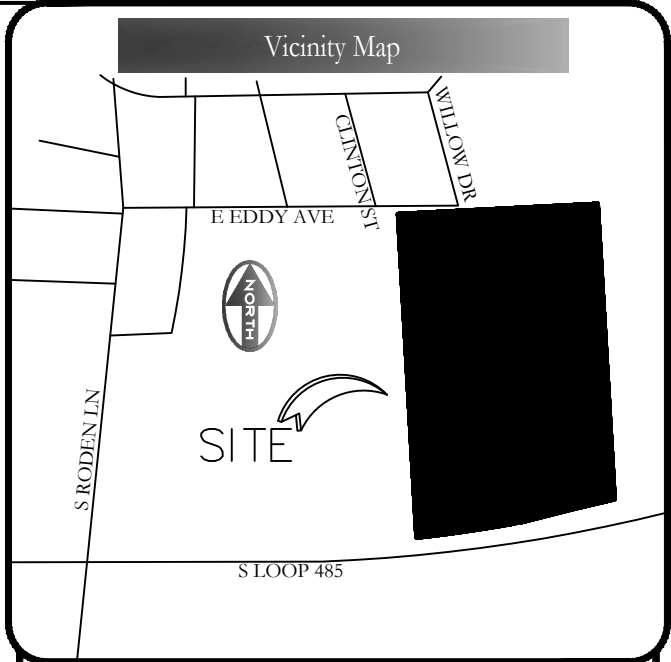
See Page 2 for Survey Drawing

Utility Notes

1. The utilities shown on this drawing hereon have been located by field measurements, utility map drawings, and one-call utility locate request. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Texas one-call at (800) 344-8377 or 811 for field locations (request for ground markings) of underground utility lines before digging.

Miscellaneous Notes

1. The field work was completed November 12, 2021.
2. The Basis of Bearing for this survey is grid North per Texas State Plane, North-Central Zone NAD83, which is based off of the west line of the subject property which bears N03°16'27"W per GPS coordinate observations. Latitude = 32°31'27.2590"
Longitude = -94°50'28.4066"
Convergence Angle = 01°56'27.3716"
3. Distances shown on plat are units of ground measurement.
4. Some features on this plat may be shown out of scale for clarity.
5. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated. Any servitudes and restrictions shown on this survey are limited to those set forth in the description furnished to surveyor, and there is no representation that all applicable servitudes and restrictions are shown hereon.
6. Any servitudes and restrictions shown on this survey are limited to those set forth in the description furnished to surveyor, and there is no representation that all applicable servitudes and restrictions are shown hereon.
7. All bearings and distances shown hereon are measured dimensions unless otherwise noted hereon. Record dimensions, if differing from measured dimensions, will be followed by "(R)".
8. The total number of striped parking spaces observed at the time of the survey is 29, which includes 1 designated ADA space.
9. Surveyor notes that the property has direct access to the right-of-way of South Loop 485. Access to the right-of-way may be subject to other agreements or proper governmental approvals.
10. At the time of the survey, there was no observable evidence of site use as a cemetery, isolated grave site or burial grounds.
11. At the time of the survey, there was no observable evidence of site use as a solid waste dump, dump, or sanitary landfill.
12. At the time of the survey, there were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
13. There was observable evidence of Earth moving work, building construction or building additions within recent months.
14. The nearest intersecting street is the intersection of East Eddy Avenue and Willow Drive, which abuts the north line of the subject property.
15. In regards to ALTA table A item 10, no visible certain division or party walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any designated by the client, necessary permissions were not provided.
16. The following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment: (I) all plottable areas denoted in the reciprocal easement agreements and (II) the boundary limits only of all offsite appurtenant easements.

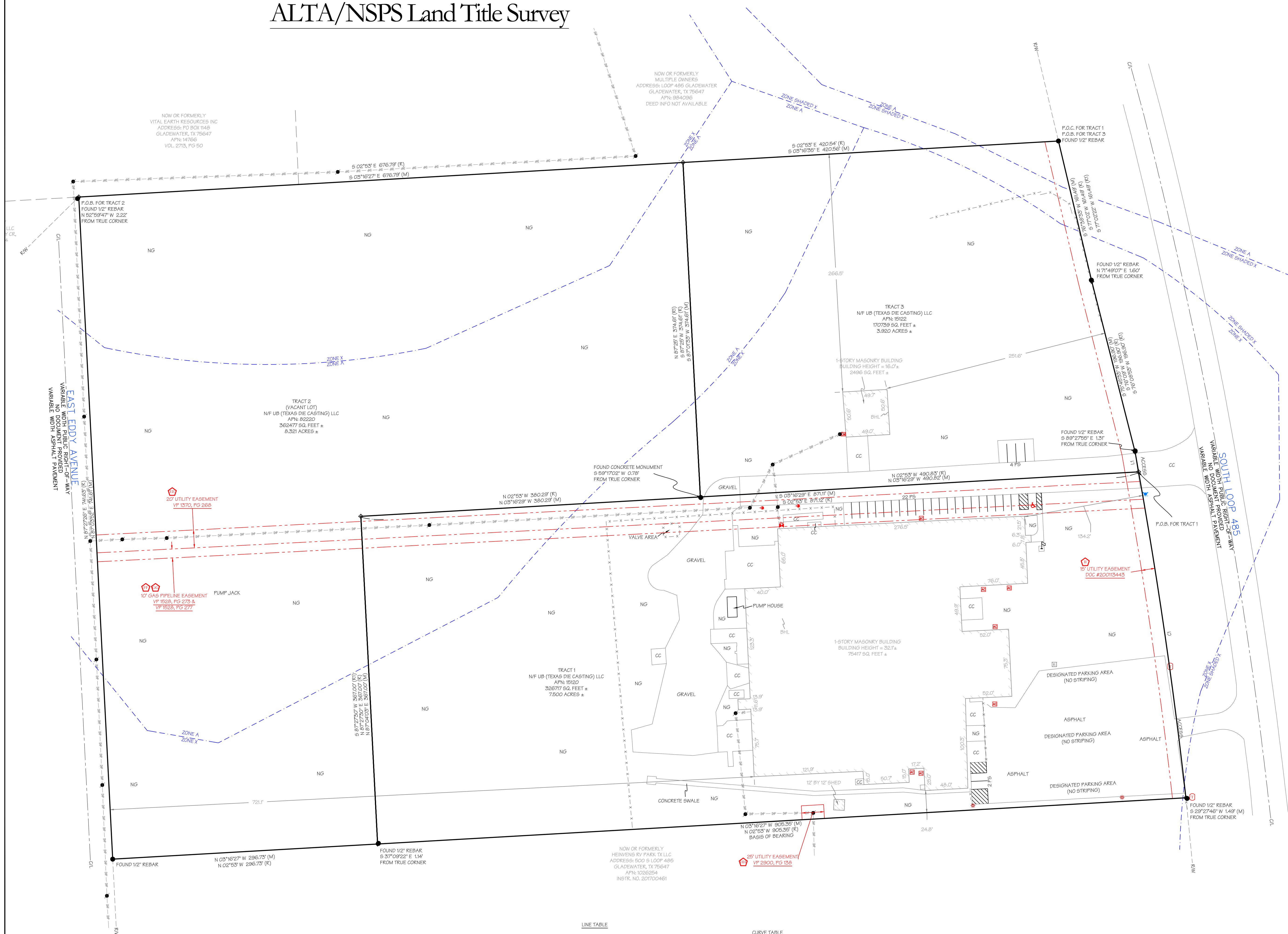


Surveyor's Certification
 TO: GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS; UB (TEXAS DIE CASTING), LLC, A DELAWARE LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE 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 2, 3, 4, 6A, 7A, 7B(1), 7C, 8, 9, 10, 11A, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/12/2021.
 DATE OF PLAT OR MAP: 12/09/2021

 BRADLEY G. WELLIS
 RPLS NO. 5499
 STATE OF TEXAS
 TEXAS FIRM REGISTRATION NO. 10194275
 FIRM
BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWINC.com

DRAWN BY & DATE:	12/09/2021	REVIEWED BY:	JHJ	SURVEYED BY:	TLR	BGW
COUNTY & STATE:	GREGG COUNTY TEXAS	JOB NUMBER:	21-8867			
LOCATION:	600 SOUTH LOOP 485, GLADEWATER, TEXAS 75647					
FOR THE USE AND BENEFIT OF:						
BRENNAN INVESTMENT GROUP						

ALTA/NSPS Land Title Survey



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 80°09'33" W	22.46'
L1(R)	S 80°33' W	22.46'
L1(R1)	S 89°33' W	22.46'

CURVE TABLE

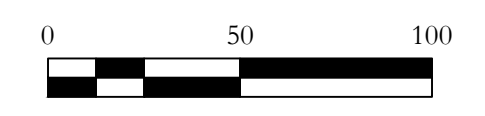
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	5639.58'	368.47'	368.40'	S 81°44'03" W	3°44'36"
C1(R)	5639.58'	368.47'	368.40'	S 82°07'30" W	N/A

Legend of Symbols & Abbreviations

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ AIR CONDITIONING
- ⊙ GUY ANCHOR
- ⊙ TELEPHONE PEDestal
- ⊙ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ FLAG POLE
- ⊙ HANDING OF PARKING
- ⊙ PS PARKING SPOT
- ⊙ BHL BUILDING HEIGHT LOCATION
- ⊙ NATURAL GROUND
- CC CONCRETE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORDED DIMENSION
- (S) SECOND RECORDED DIMENSION
- P.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CC CENTERLINE
- RF NOW OR FORMERLY
- EW RIGHT-OF-WAY
- PROPERTY LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- - - CHAIN LINK FENCE
- - - FLOOD ZONE



Scale: 1" = 50'



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DRAWN BY & DATE	REVIEWED BY	SURVEYED BY
TLR 12/09/2021	JH	BGW

COUNTY & STATE	JOB NUMBER
GREGG COUNTY TEXAS	21-8867

LOCATION:
 600 SOUTH LOOP 485, GLADEWATER, TEXAS 75647

FOR THE USE AND BENEFIT OF:
BRENNAN INVESTMENT GROUP