

Exhibit "J"

REAL ESTATE CONTRACT

(TBD Walcott Street, Jefferson, Texas)

THIS REAL ESTATE CONTRACT ("Contract") is entered into between MARION COUNTY ("Seller") and APEXUM HEALTH SYSTEMS, LLC ("Buyer").

1. **Property.** Seller agrees to sell and convey, and Buyer agrees to buy a tract of land containing approximately 4.976 acres of land situated in Marion County, Texas, being more particularly described on Exhibit "A", together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys, roadways, appurtenant easements or rights of way currently in existence or to be created pursuant to this Contract, as well as all utilities, utility deposits, utility capacity reservation agreements, or contracts related to utilities together with any improvements, fixtures and personal property situated or attached to the real property as of the date of this Contract, all of which are referred to as "Property", for the consideration and subject to the terms of this Contract.

2. **Purchase Price.** The "Purchase Price" for the Property will be One Hundred dollars and no cents (\$100.00).

3. **Title Company.** The title company and escrow agent will be determined by Buyer. Buyer will be responsible for submitting the fully executed Contract to the Escrow Agent and ensuring that the Escrow Agent delivers the Receipt by Escrow Agent to the Buyer and Seller.

4. **Earnest Money and Independent Consideration.** Within 3 business days of the Effective Date the Buyer will deliver to the Title Company a deposit in the amount of \$12,500.00 (Twelve Thousand Five Hundred Dollars). \$100.00 (one hundred dollars) of this amount is independent consideration, which is immediately earned by and payable to Seller, non-refundable to Buyer, and not applicable to the Purchase Price at Closing. The remaining \$12,400.00 (Twelve Thousand Four Hundred dollars) of the initial deposit and any additional deposits payable pursuant to this Contract, will be deemed the "Deposit" and will be placed in an account bearing interest for the benefit of the Buyer and will apply to the Purchase Price.

5. **Title Commitment & Survey.**

A. **Title Commitment.** The Buyer will cause the Title Company to issue its Commitment for Owner's Title Insurance to the Buyer ("Title Commitment"). The Title Company must deliver a copy of the Title Commitment to the Seller. The Title Commitment is to be issued within 15 days from the Effective Date and must be accompanied by legible copies of all matters referred to in the Title Commitment.

B. **Survey.** If the Buyer or Title Company requires a new survey, Buyer will be responsible for obtaining a new survey that meets the requirements of the Buyer, the Title Company and/or Buyer's lender ("Survey"). The Survey is to be issued no later than 30 days prior to the end of the Feasibility Period. The Survey will certify the total amount of square feet within the Property to the nearest 1000th of a square foot exclusive of the land within any natural gas, oil pipelines, public street or right-of-way. The description in the Survey will be the description of the Property for all purposes. The Buyer at closing will receive a credit against the Purchase Price of the actual cost of the Survey.

C. **Buyer Objections/Permitted Encumbrances.** The Buyer will have 15 business days from the latter date of receipt of the Title Commitment or Survey as the case may be, in which to object in writing to any matter reflected on the Title Commitment or Survey ("**Objection**"). The Seller must notify the Buyer and the Title Company within 5 business days of receipt of Buyer's Objection(s) of whether or not Seller will take the curative actions necessary to cure each of Buyer's Objection(s). If the Seller cannot or will not effect the necessary curative actions, then the Buyer may attempt to effect the curative action(s), cancel this Contract and receive back the Deposit, or waive the Objection(s) thus allowing such Objection(s) to become a Permitted Encumbrance (defined below). The matters reflected on Schedule B of the Title Commitment or the Survey which are not an Objection, or were previously an Objection but which Buyer has since waived in writing, will be considered a "Permitted Encumbrance." No matter which would prohibit or hinder the use of the Property for its Intended Use, any matter on Schedule C of the Title Commitment, or any matter which occurs after the Effective Date of this Contract will be considered a Permitted Encumbrance.

D. **New Matters.** The procedure and time limitations set forth above will be applicable at any time new matters, which had not previously been disclosed, are reflected on any subsequently revised Title Commitment or Survey, however, the application of this paragraph 5D will not extend the Closing Date more than 30 days.

6. **Closing Date.** The Closing will be held at the Title Company's office on or before March 6, 2026 or later if extended pursuant to the terms of this Contract or to permit completion of any Conditions Precedent ("**Closing Date**").

7. **Broker.** The Seller's Listing Broker Firm is Century 21, a Select Group, 215 E. Travis Street, Marshall, Texas 75670; 903-938-2632. The Selling Associate's name is Brenda Wilson and the Licensed Supervisor of Selling Associate is Brad Burris. The Buyer has agreed to pay the Listing Broker a 6% commission based on a sales price of \$199,000.00 (\$11,940.00). Buyer represents that it has not contacted any other broker in connection with this transaction who may assert a right to a real estate or other commission from the other party. The Seller and Buyer will each indemnify the other for any loss or damage to the extent this representation is considered untrue by any such broker or claimant.

8. **Property Condition.** Buyer accepts the Property "As Is", which means the present condition of the property with any and all defects without warranty except for the warranties of title and the warranties in this Contract. The Property must on the Closing Date, be in the same condition as it existed on the Effective Date, except for ordinary wear and tear.

9. **Title Policy.** The Title Policy will be issued to Buyer at Buyer's expense by the Title Company acting as agent for a title insurance underwriter designated by Buyer and will insure the Property and any appurtenant easement areas and rights of way in the amount of the Purchase Price on the current promulgated form and (i) the standard exception for standby fees and taxes will be revised to read "standby fees and taxes for the year in which the Closing occurs and subsequent assessments for prior years due to change in land usage or ownership" and endorsed "not yet due and payable"; (ii) the boundary exception for the Property and any appurtenant easement area currently in existence or to be created pursuant to the terms of this Contract will be deleted (at Buyer's expense); (iii) the rights of parties in possession exception will be deleted (at Buyer's expense); (iv) there will be no exception as to easements or claims of easements not shown on the Survey and in the public record; (v) the exception related to restrictive covenants will be deleted unless a restrictive covenant is also a Permitted Encumbrance; (vi) there will be no

exception to coverage due to a lack of access to the dedicated public roads adjacent to the Property; (vii) express insurance or a similar endorsement to assure the Buyer of its undisturbed use of the surface estate will be extended to the Buyer with respect to each mineral ownership interest not conveyed to Buyer or to any oil and gas lease reflected on Schedule B; (viii) a T-19 endorsement for the owner's policy (if available) as well as any mortgagee's policy (at Buyer's expense); and (ix) those matters which are Permitted Encumbrances may be listed as exceptions on Schedule B ("Title Policy").

10. **Possession.** The Seller will deliver exclusive possession of the Property to Buyer on the Closing Date.

11. **Conditions & Extensions.**

A. **Conditions Precedent.** As a Condition Precedent to the obligation of the Buyer to close this transaction, Buyer must have confirmed or obtained 30 days prior to the Closing Date that: (i) the final approval from the appropriate governmental entities (with all applicable appeal periods expired) the Property and any appurtenant easement areas have a zoning classification which will permit the Property to be utilized for its Intended Use; (ii) the Property is properly subdivided as a separate lot and platted or replatted with final site plan, signage, utility and drainage approval (as applicable) from the appropriate governmental entities together with any required or needed variances, special permits or other permits (with all applicable appeal periods expired) which may be needed to permit the Buyer to acquire and utilize the Property for its Intended Use; (iii) the Property has no evidence of any level of or hydrocarbon contamination or contamination by hazardous wastes or toxic substances (as those terms are currently understood under applicable state or federal laws) save and except asbestos which was disclosed prior to the signing of the contract; (iv) no underground storage tank, or sanitary landfill exists on the Property nor has filler material been used to change the natural grade of the Property; (v) the representations of Seller in paragraph 14 must be true and correct as of the Closing Date; and (vi) no tenants or other persons are in occupancy or possession of the Property. Buyer may at any time waive any unsatisfied Condition Precedent or terminate this Contract and receive back its Deposit or otherwise pursue any other remedy available to Buyer under Texas law.

12. **Documents.**

A. **Seller's Documents.** The Seller will deliver to the Buyer within 5 business days of the Effective Date copies of tax statements, surveys, leases or other tenancy agreements, engineering, soil, structural, geological and environmental reports in the Seller's possession not already provided to Buyer.

B. **Buyer's Documents.** In the event this transaction does not close the Buyer will deliver to Seller copies of any similar reports (to the extent it is not prohibited from doing so by others) which it may have caused to be prepared during the term of this Contract. The reports will be delivered with the understanding that no representation or warranty is made as to their accuracy.

13. **Representations.** The Seller represents to the Buyer at all times during the term of this Contract, with the term of the contract commencing on the date the Letter of Intent was signed and concluding on the closing of said contract, that (i) the person who has signed this Contract has the authority to bind the Seller; (ii) that Seller has not used, manufactured, released, treated, stored, or disposed of any hazardous material beneath, on, or at the Property so as to affect the Property (as those terms are currently understood pursuant to applicable state or federal laws)

nor has a dry cleaning facility or commercial laundry ever been located on the Property; (iii) no underground storage tank or sanitary landfill exists upon the Property nor has filler material been used to change the natural grade of the Property; (iv) the Property is not now nor in the past 5 years has it been taxed pursuant to any special use valuation which would reduce the taxable value of the Property; (v) to the best of Seller's knowledge the Property is in compliance with local subdivision and zoning ordinances as well as building codes and is not located within the 100 year flood plain; (vi) the Property is not subject to any federal, state, or local liens, proceedings, claims, liability or action, or the threat of likelihood thereof, for the clean-up, removal or remediation of any hazardous material from the Property and there is no pending or threatened condemnation proceeding, or other governmental proceeding or actions for any governmental entity affecting the Property; (vii) the Seller is the owner of the Property; (viii) there are no other persons either in possession or who could assert a right to occupy all or any portion of the Property; and (ix) Seller will not transfer the Property, execute, amend or modify any lien, lease, easement or other encumbrance effecting the Property. The above representations will survive the Closing.

A. **Seller's Environmental Responsibility.** Notwithstanding anything to the contrary in this Contract, Seller shall be solely responsible for any and all environmental issues, conditions, contamination, or liabilities (including but not limited to asbestos, hazardous materials, and any other environmental contamination) that arose from or were caused by Seller's conduct, operations, or use of the Property during Seller's period of ownership, which commenced in 2005. Seller shall indemnify, defend, and hold harmless Buyer from and against any claims, costs, expenses, damages, or liabilities arising from such environmental issues attributable to Seller's ownership and conduct. This obligation shall survive the Closing.

14. Closing Obligations.

A. **Seller's Closing Responsibilities.** The Seller on the Closing Date will (i) convey the Property to Buyer by Special Warranty Deed subject only to Permitted Encumbrances which are recorded in the Real Property Records of Marion County, Texas, and such deed shall contain the covenants, conditions, and restrictions set forth in Exhibit "B" attached hereto and incorporated herein by reference; (ii) comply with any matters reflected on Schedule C of the Title Commitment and cause to be released or satisfied any matter reflected on the Title Commitment which is not a Permitted Encumbrance; (iii) place Buyer in exclusive possession of the Property; and (iv) deliver the Title Policy.

B. **Buyer's Closing Responsibilities.** The Buyer will pay the Purchase Price less any credits it is to receive.

15. Taxes, Insurance & Expenses.

A. **Seller's Closing Costs.** The Seller will pay its own attorney's fees.

B. **Buyer's Closing Costs.** The Buyer will pay at Closing (i) the Purchase Price; (ii) any escrow or closing fee charged by the Title Company; (iii) recording fees for the Deed; (iv) its own attorneys' fees; and (v) an owner's policy of title insurance.

C. **Real Estate Taxes.** Seller represents that no current or delinquent ad valorem taxes are due on the Property.

16. Default.

A. **Buyer's Default.** If Buyer is otherwise obligated to close and fails to pay to Seller the Purchase Price and the Seller is not in default then the Seller's sole remedy, all others

being waived, will be to cancel this Contract and receive the Deposit as liquidated damages and thereafter the Contract will be deemed null and void.

B. Seller's Default. If the Seller is in default or fails to complete this transaction in accordance with the terms of this Contract, then the Buyer will, as its only 2 remedies all others being waived, have the right to either (i) cancel this Contract and receive back the Deposit, in which event this Contract will be deemed cancelled; or (ii) enforce specific performance of this Contract.

17. Foreign Person. The Seller must present to the Buyer and the Title Company the proper Affidavit or evidence that Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code.

18. Attorneys' Fees. The prevailing party in any litigation between the parties related to this Agreement will be entitled to recover from the other party all litigation expenses, including, without limitation, attorneys' fees, expert fees, and court costs.

19. Cooperation. Buyer may be required to seek variances, special permits, and other zoning relief related to the Property. In addition, the Property and any appurtenant easement area may need to be subdivided, platted or replatted in order to be developed for Buyer's Intended Use. The Seller agrees to cooperate and join with Buyer to submit any applications, petitions, or other documents required in connection with Buyer's efforts to zone, rezone, plat, replat, seek permits and variances. Seller will not be required to incur any out of pocket expenses in connection with such rezoning or replatting of the Property; but will be required to execute the subdivision plat or other agreements as may be required from time to time by local governmental authorities to plat the Property and any appurtenant easement area. After Closing, the parties agree to continue to cooperate with one another in order to cause the public dedication of utilities necessary to permit the Property to be used for its Intended Use.

20. Notice. All notices, demands and requests which may be given or which are required to be given by either party to the other, and any exercise of a right of termination provided by this Contract, shall be in writing and shall be deemed effective when either: (i) personally delivered to the intended recipient; (ii) sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below; (iii) delivered in person to the address set forth below for the party to whom the notice was given; or (iv) deposited into the custody of a nationally recognized overnight delivery service such as Federal Express, addressed to such party at the address specified below; or (v) via telecopier or facsimile to such party at the fax number specified below. Notices shall be effective on the date of delivery or receipt, or if delivery is not accepted, on the earlier of the date that delivery is refused or three (3) days after the notice is mailed. The addresses of the parties for notice are as follows (unless changed by similar notice in writing given by the particularly person whose address is to be changed):

IF TO SELLER:

Leward LaFleur
Marion County Judge
102 W. Austin Street
Jefferson, Texas 75657
903-665-3261 (telephone)
sandra.wright@co.marion.tx.us

IF TO BUYER:

Bill Wright
Apexum Health Systems
134 Vintage Park Blvd., Suite A, PMB 507
Houston, Texas 77070
832-984-3799 (telephone)
bwright@apexumhealth.com

21. Miscellaneous.

A. Heirs/Assigns. Buyer may assign this Contract. This Contract will inure to the benefit of the heirs, successors and assigns of the parties to this Contract.

B. Time. Any time period which ends on a Saturday, Sunday, state or federal holiday will extend to 5:00 p.m. of the next business day.

C. Impact Fees. Any impact fees or credits for sums previously paid to any governmental entity in anticipation of the future development of the Property or any tract of land of which the Property is a part will to the extent available for Buyer's Intended Use, be assigned to Buyer.

D. Multiple Counterparts. This Contract may be executed in multiple counterparts and will become effective when executed by all parties;

E. Facsimile Signatures. Emailed .pdf signatures will be deemed original signatures for all purposes.

22. Effective Date. This Contract is binding when executed by both the Buyer and Seller; however, the "Effective Date" shall be the date the Contract is received by the Escrow Agent according to the Receipt by Escrow Agent following the signature page.

[SIGNATURES AND ESCROW RECEIPT FOLLOW THIS PAGE]

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

THE FOREGOING REAL ESTATE CONTRACT IS LEGALLY BINDING WHEN EXECUTED BY THE PARTIES AND SHOULD BE READ CAREFULLY. CONSULT YOUR ATTORNEY BEFORE SIGNING.

EXECUTED the 23 day of FEB., 2026 (Effective Date).

Signature of Seller:

MARION G. [REDACTED]

By: 

Lew J. Fleury, County Judge

Signature of Buyer:

APEXUM HEALTH SYSTEMS LLC

By: _____

Bill Wright, Vice President

RECEIPT BY ESCROW AGENT

Escrow Officer acknowledges receipt of fully executed Contract on _____ ("Effective Date").
[date Escrow Agent receives Contract]

Escrow Officer acknowledges receipt of the Earnest Money in the amount of \$ _____
on _____
[date Escrow Agent receives Earnest Money]

By: _____
_____, Escrow Officer

U. S. Title Company
1111 Judson Road
Longview, Texas 75601
Email: _____

File Number (GF#): _____

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
**RESTRICTIVE COVENANTS, CONDITIONS, AND
RESTRICTIONS**

The following covenants, conditions, and restrictions (collectively, the "Covenants") shall be incorporated into the Special Warranty Deed conveying the Property from Seller to Buyer and shall be recorded in the Real Property Records of Marion County, Texas. These Covenants shall run with the land and be binding upon Buyer, its successors, and assigns.

1. Healthcare Use Restriction. The Property shall be used exclusively for healthcare and medical purposes, including but not limited to hospital operations, emergency medical services, inpatient and outpatient care, behavioral health services, telehealth services, medical office use, clinic operations, laboratory services, pharmacy services, wellness and rehabilitation services, healthcare-related administrative offices, and any ancillary commercial uses that support the primary healthcare mission of the facility (such as pharmacy, café, or retail tenants serving patients, staff, and visitors). Marion County ("Grantor") shall have the right to enforce this restriction by injunctive relief in any court of competent jurisdiction.

2. Construction and Redevelopment Period. The healthcare use restriction set forth in Section 1 shall not be deemed violated during any period in which the Property is undergoing demolition, environmental remediation (including asbestos abatement), construction, renovation, or redevelopment in furtherance of establishing or expanding healthcare operations on the Property. Such periods shall include all reasonable time required for permitting, financing, and construction activities.

3. Cure Period. In the event Grantor believes a violation of the healthcare use restriction has occurred, Grantor shall provide written notice to the then-current owner of the Property specifying the alleged violation in reasonable detail. The owner shall have twenty-four (24) months from receipt of such notice to cure the alleged violation by resuming compliant healthcare operations, identifying a replacement healthcare operator, or otherwise demonstrating compliance. No enforcement action, including injunctive relief, may be initiated until the cure period has expired without cure.

4. Force Majeure. No violation of the healthcare use restriction shall be deemed to have occurred if the cessation or interruption of healthcare operations results from causes beyond the reasonable control of the owner, including but not limited to natural disasters, pandemics, governmental orders or actions, acts of war or terrorism, fire, or other casualty events. The cure period set forth in Section 3 shall be tolled during any force majeure event and for a reasonable period thereafter.

5. Right of First Refusal. In the event the owner of the Property receives a bona fide offer from a third party to purchase the Property and the owner desires to accept such offer, the owner shall first provide written notice to Grantor containing the material terms of the offer, including the purchase price, proposed closing date, and identity of the proposed purchaser ("ROFR Notice").

Grantor shall have thirty (30) days from receipt of the ROFR Notice to elect to purchase the Property on the same terms and conditions set forth in the third-party offer. Grantor's election must be in writing and delivered to the owner within such 30-day period. If Grantor elects to purchase, closing shall occur within sixty (60) days of Grantor's election. If Grantor does not timely elect to purchase or fails to close within the 60-day period, the owner shall be free to complete the sale to the third-party purchaser on terms no more favorable to the purchaser than those set forth in the ROFR Notice. If the sale to the third party does not close within one hundred eighty (180) days of the expiration of Grantor's election period, the right of first refusal shall be reinstated for any subsequent offers.

6. Buyout Provision. The owner of the Property may, at its sole election, release and extinguish these Covenants by paying to Grantor the fixed sum of One Hundred Ninety-Nine Thousand Dollars (\$199,000.00), representing the full fair market value of the Property originally waived by Grantor at the time of conveyance (the "Buyout Amount"). The Buyout Amount shall remain fixed at \$199,000.00 regardless of any appreciation or depreciation in the value of the Property or improvements thereon. To exercise the buyout, the owner shall deliver written notice to Grantor of its intent to release the Covenants ("Buyout Notice"). The owner shall have one hundred eighty (180) days from the date of the Buyout Notice to tender the Buyout Amount to Grantor. Upon receipt of the Buyout Amount, Grantor shall execute and deliver a recordable release of these Covenants within fifteen (15) business days. If Grantor fails to execute and deliver the release within such period, the Buyout Notice and proof of tender shall constitute sufficient evidence to record a release of the Covenants. The buyout right set forth in this Section 6 shall be available only during the first fifteen (15) years following the date of recording of the deed containing these Covenants. After the expiration of such 15-year period, these Covenants shall automatically terminate and be of no further force or effect, and the owner may record an affidavit to that effect.

7. Lender Protection. These Covenants shall be subordinate to the lien of any institutional lender providing financing for the acquisition, construction, renovation, or operation of healthcare facilities on the Property. In the event of foreclosure or deed in lieu of foreclosure by any such institutional lender, the acquiring party shall have twenty-four (24) months from the date of acquisition to either resume compliant healthcare operations on the Property or identify a replacement healthcare operator. During such period, no enforcement action may be initiated under these Covenants.

8. Grant and Government Funding Subordination. These Covenants shall be subordinate to any requirements, conditions, liens, or encumbrances imposed by federal, state, or local government agencies as a condition of grant funding, loan guarantees, or other financial assistance for the development or operation of healthcare facilities on the Property, including but not limited to requirements of the United States Department of Agriculture (USDA), the Health Resources and Services Administration (HRSA), the Environmental Protection Agency (EPA), the Federal Communications Commission (FCC), the Economic Development Administration (EDA), and the Texas Department of Agriculture (TDA). In the event of any conflict between these Covenants and any such governmental requirements, the governmental requirements shall control.

9. Permitted Transfers. The following transfers shall not be deemed a sale or transfer triggering the right of first refusal set forth in Section 5 or the buyout provision set forth in Section 6: (a) transfers to any entity that is an affiliate of, controlled by, controlling, or under common control

with the owner; (b) transfers resulting from a merger, consolidation, or reorganization of the owner; (c) transfers to a successor entity that continues healthcare operations on the Property; and (d) transfers for financing purposes, including assignments of leasehold interests or beneficial interests to secure indebtedness.

10. Term and Expiration. These Covenants shall remain in full force and effect for a period of fifteen (15) years from the date of recording of the deed containing these Covenants. Upon expiration of such 15-year period, these Covenants shall automatically terminate and be of no further force or effect without the need for any further action by either party, and the owner may record an affidavit evidencing such termination in the Real Property Records of Marion County, Texas.

A handwritten signature in black ink, appearing to be 'R. J. SE', written in a cursive style.

2-23-26

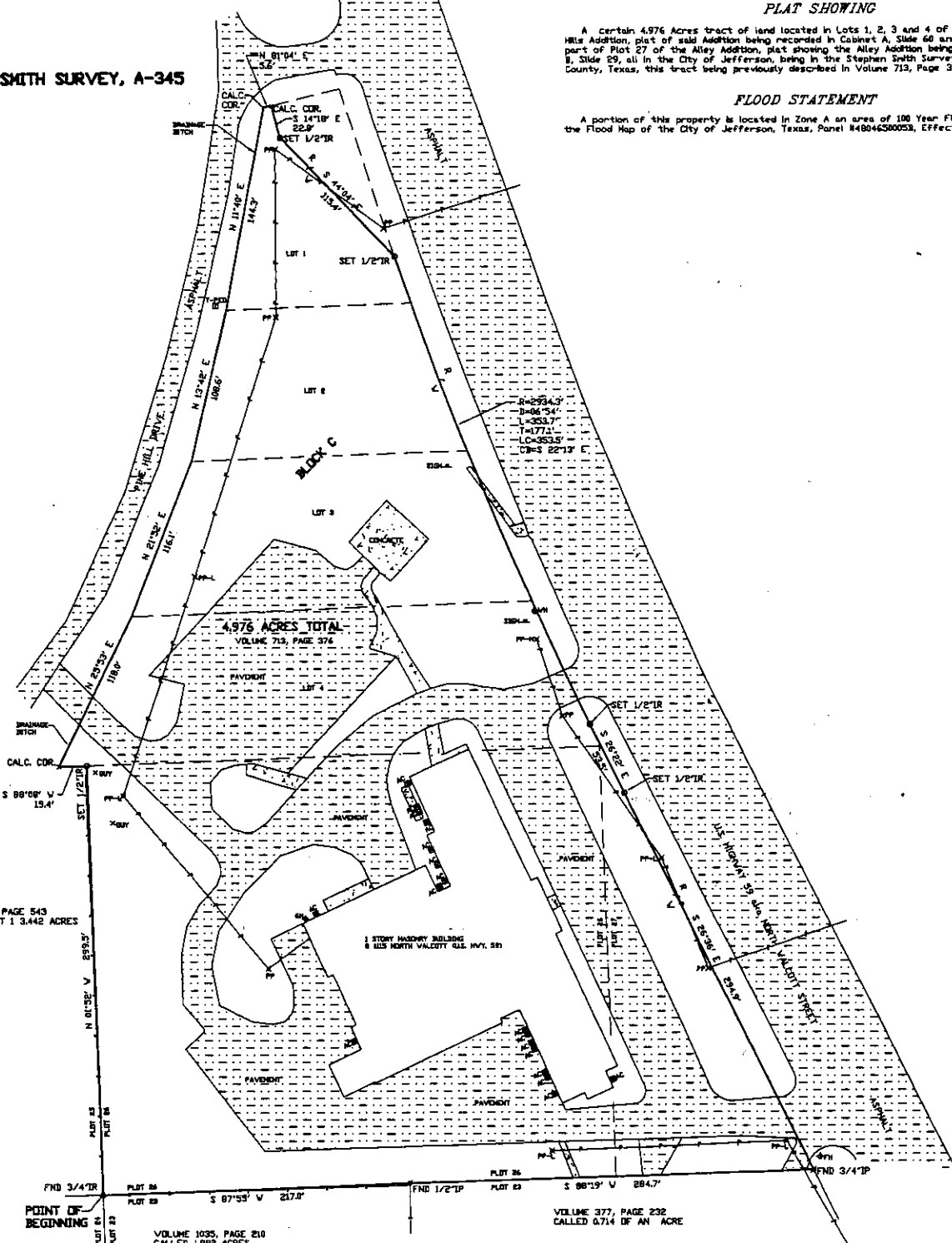
STEPHEN SMITH SURVEY, A-345

PLAT SHOWING

A certain 4.976 Acres tract of land located in Lots 1, 2, 3 and 4 of Block C of the Pine Hill Addition, plat of said Addition being recorded in Cabinet A, Slide 60 and all of Plot 25 and part of Plot 27 of the Alley Addition, plat showing the Alley Addition being recorded in Cabinet B, Slide 29, all in the City of Jefferson, being in the Stephen Smith Survey A-345 in Marion County, Texas, this tract being previously described in Volume 715, Page 376

FLOOD STATEMENT

A portion of this property is located in Zone A an area of 100 Year Flood, according to the Flood Map of the City of Jefferson, Texas, Panel H4804650003, Effective Date 10/26/1982



STEPHEN SMITH SURVEY, A-345

- X = PP-M = Power Pole with Meter
 X = PP-L = Power Pole with Light
 M = AC = Air Conditioner
- *Unless otherwise Noted all Set 1/2" Iron Rods have a Plastic Cap with #5154
- = FND IR = Iron Rod Found
 - = FND IP = Iron Pipe Found
 - = Monument & Cap Found
 - = Concrete Monument Found
 - = FND R/S = Railroad Spike Found
 - = FND T-POST = T-Post Found
 - = Fnd R/V Marker Type 1
 - = Fnd R/V Marker Type 2
 - = FND SPIKE = Found Spike Nail
 - = M = Meter
 - = M = Gas Meter
 - = PV BOX = Power Transformer
 - X = PP = Power Pole
 - = M = Water Meter
 - = T-POST = Telephone Post
 - = Set Monument & Cap
 - = SET GPS = Cotton Picker Spindle Set
 - = SET IR = Set 1/2" Iron Rod With Cap #5154
 - = MH = Sewer Manhole
 - = ST = Septic Tank
 - = W = Water Well
 - M = WV = Water Valve

I hereby acknowledge that this property has been surveyed on the ground under my direction and that certain monuments were found or set as shown on this plat and unless otherwise stated only the corners were found or set and no lines were marked, no subsurface boundaries were made for anything other than the corner monuments, a subsurface location company should be utilized before any excavation, any reasonably visible improvements, encroachments and easements are shown or noted on this plat to the best of my ability, any apparent fence and/or other that Surveyor has made no independent search or investigation for flood covered, repetitive easements, encroachments or any other facts which a diligent and accurate title search may disclose. This survey was performed for the client shown. It may be used by the client for loan or mortgage purposes. This plat is copyright © to David K. Hordt on 11/12/2022. No copies of this plat except as is necessary in connection with the original transaction, which shall expire within 30 days from the date of survey shown herein. Copying or use of copies of this plat by anyone other than the client or their agent is unauthorized and is a violation of copyright laws. Any plat not signed in blue ink is an illegal copy. This plat meets the Minimum Standards of the survey for Class 2 Survey.

David K. Hordt, S.L.S. No. 5154

DAVE HANLTON
MAPPING AND SURVEYING
 Serving The Pine States
 6101 Highway 49 East
 Jefferson, Texas 75657
 Phone# 903-920-8048
 Email davidh@hanltonmapping.com

-X- = Fence Line
 -G- = Gas Line
 -T- = Telephone Line
 -P- = Power Line
 -B- = Easement Line
 -B- = Boundary Line
 -S- = Survey Line

MARION COUNTY TEXAS
 Issued 11/12/2022

STATE PLANE COORDINATE SYSTEM
 DETERMINED BY LEAS. OBSERVATIONS
 ON THE MONUMENTED NORTH LINE OF
 THE TRACT DESCRIBED IN VOLUME
 377, PAGE 232

50 0 50 Feet
 Scale: 1" = 50'