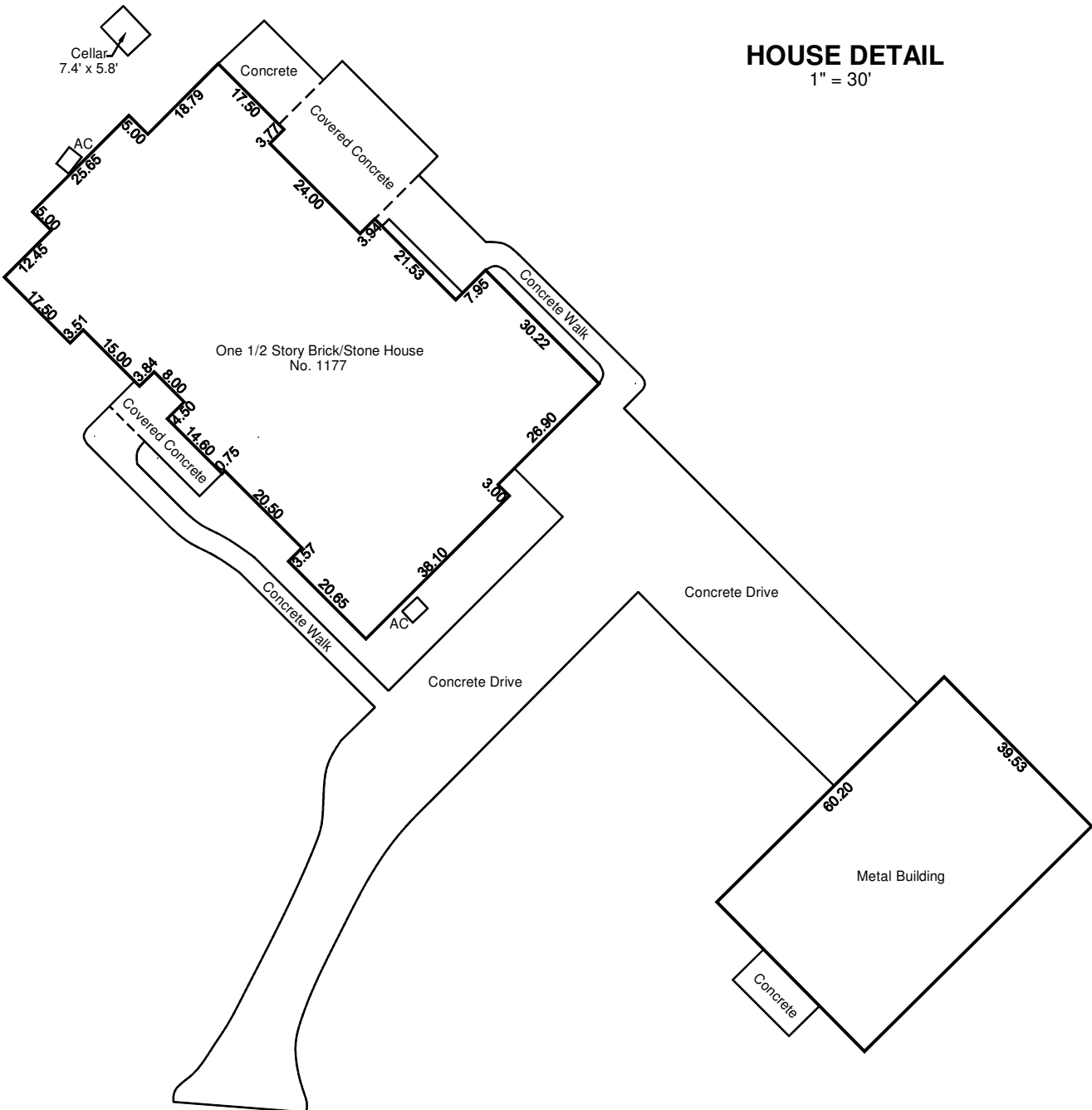


J. C. WEAVER SURVEY A-972
Barbara McGuire
Tract 3
2076159 OPRWCT
(160.00 Acres)

H. H. BRADFORD SURVEY A-135
Barbara McGuire
Tract 6
2076159 OPRWCT
(131.45 Acres)

H. M. GANN SURVEY A-1298
David Pope
670-90 RRWCT
4" Post
20.00'



W. JOHNSON SURVEY A-1128
Randy O'Dell & Jerry O'Dell
Tract 1
File No. 201324244 OPRWCT
(58.985 Acres)

M. B. SMITH SURVEY A-1029

386.79 ACRES

CYRUS EGERY SURVEY A-268

JOHN KELLY SURVEY A-1199

JAMES TARLTON SURVEY A-825

E. H. & W. THOMPSON SURVEY A-1149

The following easements provided in Schedule B GF No. 22-3580 affects subject property as follows.

- 10f. Easement & Right of Way
177/20 DRWCT - Blanket easement
- 10g. Easement & 30' Right of Way
178/52 DRWCT - Blanket easement
- 10h. Easement & Right of Way
182/43 DRWCT - Blanket easement
- 10i. Easement
182/44 DRWCT - Blanket easement
- 10j. Easement - Brazos Electric Power Cooperative Inc.
202/223 DRWCT - Shown on plat
- 10k. Easement & Right of Way
225/252 DRWCT - Blanket easement
- 10l. Easement & Right of Way
316/561 DRWCT - Blanket easement
- 10m. Easement
339/220 DRWCT - Blanket easement
- 10n. Easement & Right of Way
339/895 DRWCT - Blanket easement
- 10o. Easement
395/853 DRWCT - Blanket easement
- 10p. Easement & Right of Way
515/888 RRWCT - Blanket easement
- 10q. Easement - TXU Electric Delivery Company
1664/33 OPRWCT - Shown on plat
- 10r. Easement & Right of Way
File No. 2009-41000 OPRWCT - Blanket easement
- 10s. Easement
File No. 201322448 OPRWCT - Shown on plat
- 10t. Easement
File No. 201803440 OPRWCT - Shown on plat

This Surveyor addresses the foregoing instruments for local purposes only and makes no statements or opinions as to the authenticity of the instrument itself.

| LINE | DI | STANCE | BEARING |
|------|-----|--------|-------------------------------------|
| L1 | 68 | 29 | N0° 18' 29" E (N0°18'29"E 68.29) |
| L2 | 152 | 22 | N0° 7' 50" E (N0°7'50"E 152.22) |
| L3 | 147 | 15 | N0° 48' 19" E (N0°48'19"E 147.15) |
| L4 | 265 | 55 | S88° 40' 57" E (S88°40'57"E 265.55) |
| L5 | 205 | 39 | S14° 00' 18" E (S14°00'18"E 205.39) |
| L6 | 146 | 61 | S35° 30' 04" E (S35°30'04"E 146.61) |
| L7 | 107 | 99 | S8° 50' 35" E (S8°50'35"E 107.99) |
| L8 | 192 | 05 | S27° 06' 00" W (S27°06'00"W 192.05) |
| L9 | 117 | 04 | S27° 29' 21" W (S27°29'21"W 117.04) |
| L10 | 104 | 39 | S8° 13' 07" E (S8°13'07"E 104.39) |
| L11 | 171 | 71 | S27° 14' 48" E (S27°14'48"E 171.71) |
| L12 | 127 | 89 | S7° 54' 47" E (S7°54'47"E 127.89) |
| L13 | 139 | 05 | S12° 35' 13" E (S12°35'13"E 139.05) |
| L14 | 92 | 66 | S37° 12' 04" E (S37°12'04"E 92.66) |
| L15 | 29 | 24 | S87° 23' 26" E (S87°23'26"E 29.24) |
| L16 | 76 | 56 | S63° 23' 57" E (S63°23'57"E 76.56) |
| L17 | 31 | 96 | S29° 13' 13" E (S29°13'13"E 31.96) |
| L18 | 39 | 92 | S13° 38' 56" W (S13°38'56"W 39.92) |
| L19 | 170 | 20 | S23° 07' 47" W (S23°07'47"W 170.20) |
| L20 | 89 | 24 | S31° 28' 49" W (S31°28'49"W 89.24) |
| L21 | 182 | 67 | S59° 47' 13" W (S59°47'13"W 182.67) |
| L22 | 120 | 26 | S12° 26' 35" W (S12°26'35"W 120.26) |
| L23 | 115 | 03 | S40° 05' 10" E (S40°05'10"E 115.03) |
| L24 | 115 | 28 | S12° 55' 22" W (S12°55'22"W 115.28) |

() = Record Call
"CM" = Control Monument
Bearings based on "WGS84 datum" established by GPS
Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"
Survey does not reflect FEMA Flood Elevation Determination
Shower = 1 1/2" Flat Galvanized Washer marked "Walters Land Surveying"

TO: Steven & Stacey Longacre
Bay Mitenberger
Rattikin Title Company

On December 29, 2022 a Survey was made on the ground under my supervision at 1177 County Road No. 1750 - Chico, Texas of a tract of land described as follows:

See attached field notes.

There are no visible easements or encroachments except as shown.

Patrick L. Walters
Registered Professional Land Surveyor
No. 4614



**PLAT OF 386.79 ACRES IN THE
H. H. BRADFORD SURVEY A-135
CYRUS EGERY SURVEY A-268
W. JOHNSON SURVEY A-1128
JOHN KELLY SURVEY A-1199
M. B. SMITH SURVEY A-1029**

SCALE 1" = 300'
PLAT NO. 12-39-2022
WALTERS LAND SURVEYING COMPANY, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
101 JOHNSON RANCH LANE - SUITE A, BOWIE, TEXAS
JOB NO. 0979-3732

WISE COUNTY - TEXAS

SURVEY DATE 12-29-2022 FB EF 24
FIRM NO. 101396-00
OFFICE PHONE (940) 872-4718