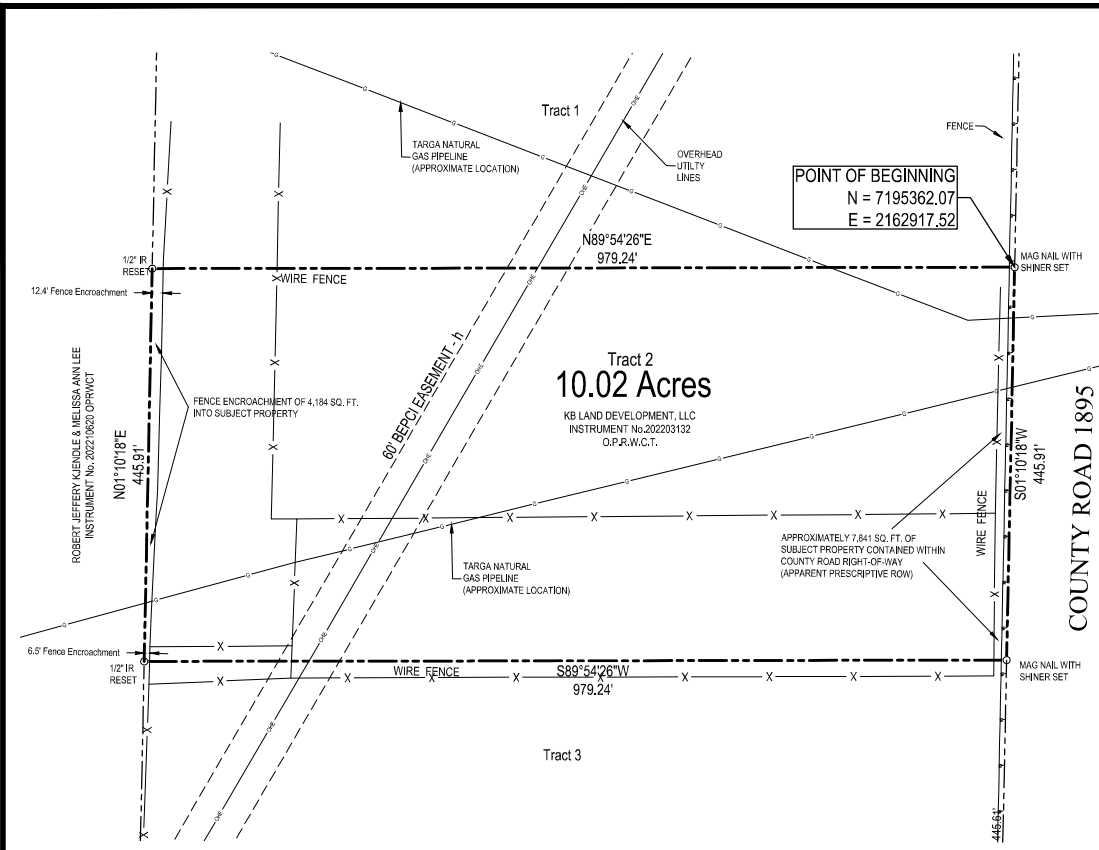




NOTE:
PROPERTY MONUMENTS AT NORTHWEST & SOUTHWEST CORNERS HAD BEEN TAMPERED WITH SINCE PRIOR SURVEY PERFORMED ON JULY 1, 2024. MONUMENTS RESET IN PROPER LOCATION ON AUGUST 2, 2024.

Schedule B Notes:
The following refers to Item 10, Schedule B of the Commitment for Title Insurance issued by Title Resources Guaranty Company, GF No. 248279, effective date June 18, 2024:

h. Easement executed by J. FRANK WHITAKER and wife, SALIE EULA WHITAKER to BRAZOS ELECTRIC POWER COOPERATIVE, INC. filed August 18, 1955, recorded in Volume 202, Page 294, Deed Records of Wise County, Texas. - **This easement affects this property and is shown on this survey.**

i. Easement executed by FRANK WHITAKER to CITIES SERVICE OIL COMPANY filed July 22, 1976, recorded in Volume 354, Page 198, Deed Records of Wise County, Texas. - **This easement affects this property, however, the location can not be plotted (Blanket Easement).**

j. Easement executed by J.M. WHITAKER to CITIES SERVICE OIL COMPANY filed July 22, 1976, recorded in Volume 354, Page 200, Deed Records of Wise County, Texas. - **This easement affects this property, however, the location can not be plotted (Blanket Easement).**

k. Easement executed by JAMES D. WHITAKER et al to DIAMOND SHAMROCK CORPORATION filed May 22, 1979, recorded in Volume 389, Page 757, Deed Records of Wise County, Texas. - **This easement affects this property, however, the location can not be plotted (Blanket Easement).**

l. Easement executed by VERDA WHITAKER OGLE et al to CITIES SERVICE COMPANY filed July 21, 1980, recorded in Volume 405, Page 600, Deed Records of Wise County, Texas. - **This easement affects this property, however, the location can not be plotted (Blanket Easement).**

m. Easement executed by JOHN S. PALLONE to WISE ELECTRIC COOPERATIVE INC. filed March 15, 1990, recorded in Volume 356, Page 365, Real Records of Wise County, Texas. - **This easement affects this property, however, the location can not be plotted (Blanket Easement).**

n. Easement executed by RENABELLE WHITAKER GARRETT to CITIES SERVICE COMPANY filed July 21, 1980, recorded in Volume 405, Page 598, Deed Records of Wise County, Texas. - **This easement affects this property, however, the location can not be plotted (Blanket Easement).**

LEGAL DESCRIPTION

10.02 acres situated in J. George Survey, Abstract No. 929, Wise County, Texas, being a portion of that certain tract of land described in deed to KB Land Development, LLC, recorded under Instrument Number 202203132, Official Public Records, Wise County, Texas, being more particularly described, as follows:

BEGINNING at a set mag nail with washer in the east line of said KB Land Development, LLC tract, from which a set mag nail with washer for the northeast corner of said KB Land Development tract bears North 01 degrees 10 minutes 18 seconds East, a distance of 448.51, said point being in the approximate centerline of County Road 1895;

THENCE South 01 degrees 10 minutes 18 seconds West, with east line of said KB Land Development, LLC tract and approximate centerline of County Road 1895, a distance of 445.91 feet to a set mag nail with washer;

THENCE through the interior of said KB Land Development, LLC tract, the following calls:

South 89 degrees 54 minutes 26 seconds West, a distance of 979.24 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

North 01 degrees 10 minutes 18 seconds East, a distance of 445.91 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

North 89 degrees 54 minutes 26 seconds East, a distance of 979.24 feet, returning to the POINT OF BEGINNING and containing 10.02 acres (436,544 square feet of land, more or less), which includes 4,184 square feet of area on the west property line subject to fence encroachment and 7,841 square feet along the east property line subject to potential prescriptive Right-Of-Way for County Road 1895.

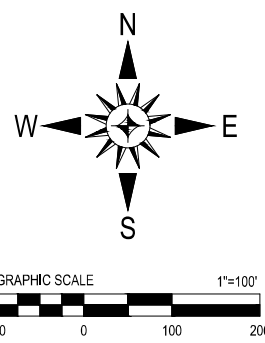
- NOTES:
- 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
 - 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WISE COUNTY, TEXAS, DATED MARCH 21, 2019 MAP NO. 48439C0090L, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - 3.) ABBREVIATIONS:
BEPCL = BRAZOS ELECTRIC POWER COOPERATIVE, INC.
POB = POINT OF BEGINNING
PP = POWER POLE
DRWCT = DEED RECORDS, WISE COUNTY, TEXAS
OPRWCT = OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS
 - 4.) EAST PROPERTY LINE OF SUBJECT PROPERTY IS THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1895
 - 5.) SUBJECT PROPERTY HAS DIRECT ACCESS ON COUNTY ROAD 1895, A PUBLIC ROADWAY MAINTAINED BY WISE COUNTY, TEXAS.

Surveyor's Certificate:

This is to certify that I have prepared this plat from a survey, made on the ground, under my personal supervision, that it is true and correct, shows the improvements located on the land and that there are no encroachments, boundary conflicts, protrusions or visible or apparent easements, except as shown on this survey plat.

Charles F Stark 08/06/2024
Charles F. Stark, RPLS 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084



Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

NOTE:
CIRS ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "BARRON STARK" UNLESS OTHERWISE NOTED
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

Original Issue: July 1, 2024
REV 1 July 11, 2024
REV 2 August 6, 2024

Lender Comments
Added Internal Fences