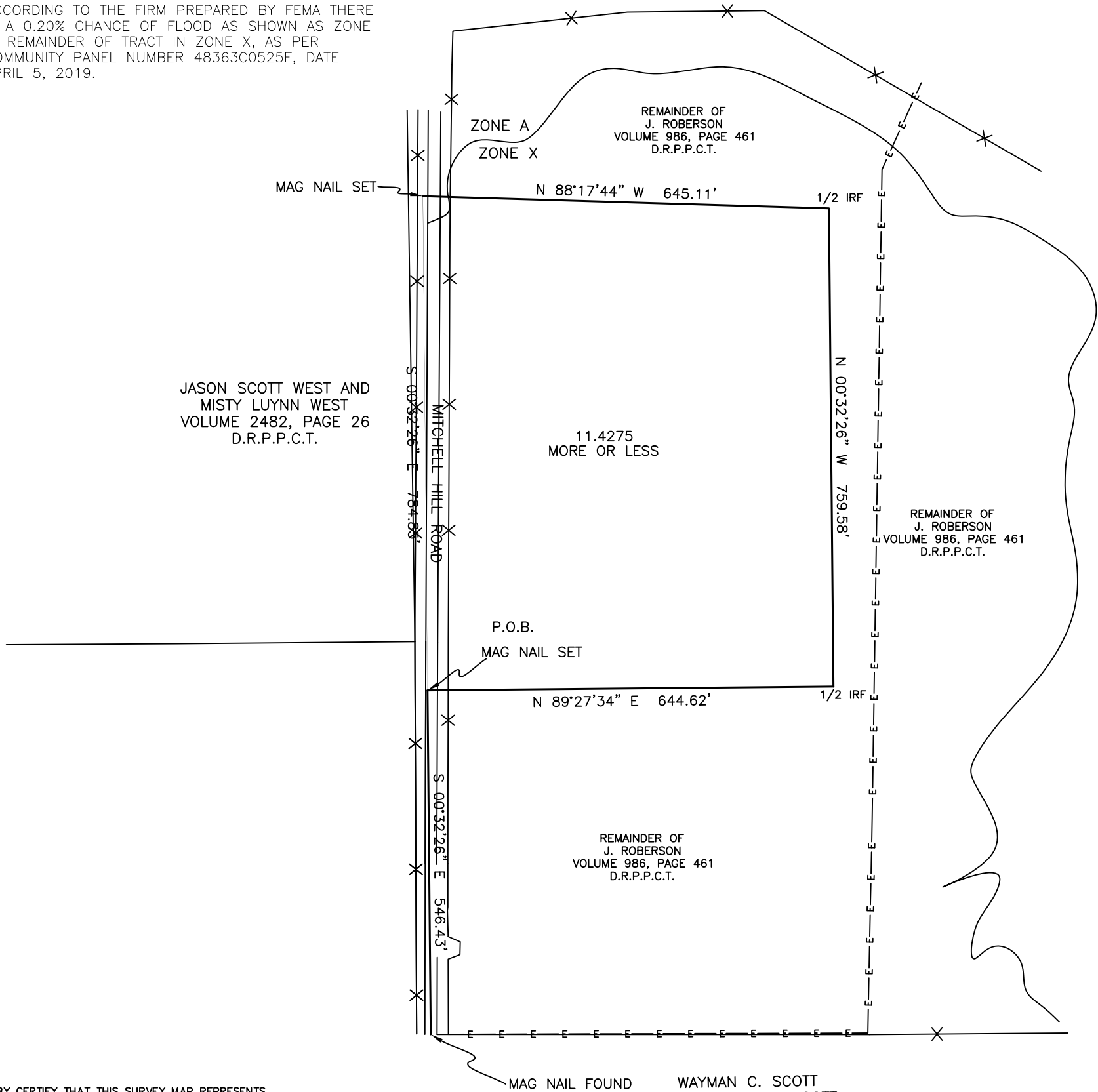


NORTH

SCALE 1"= 200'

ACCORDING TO THE FIRM PREPARED BY FEMA THERE IS A 0.20% CHANCE OF FLOOD AS SHOWN AS ZONE A, REMAINDER OF TRACT IN ZONE X, AS PER COMMUNITY PANEL NUMBER 48363C0525F, DATE APRIL 5, 2019.

Being all that certain lot, tract or parcel of land lying and being situated out of the NATHANIEL GREEN SURVEY, ABSTRACT NUMBER 209, Palo Pinto County, Texas, and being part of the called called 54 acre tract conveyed to Jean Roberson, Martha C. Hopkins, Curtis Scott, John Thomas Scott, and Jane Dixon, by deed recorded in Volume 986, page 461, Deed Records, Palo Pinto, County, Texas and being more fully described as follows;
BEGINNING at a Mag Nail set in Mitchell Hill Road being North 00 degrees 32 minutes 26 seconds West, 546.42 feet from the Southwest corner of said 54 acre tract;
THENCE along said Mitchell Hill Road, North 00 degrees 32 minutes 26 seconds West 784.85 Feet to a mag nail set;
THENCE leaving said Road South 88 degrees 17 minutes 44 seconds East, passing a 1/2 iron rod set in a fence line, continuing a total distance of 645.11 feet to a 1/2 inch iron rod set;
THENCE South 00 degrees 32 minutes 26 seconds East 759.58 feet to a 1/2 inch iron rod set;
THENCE South 89 degrees 27 minutes 34 seconds West 644.62 feet to the the Point of Beginning, having 0.683 acres in the occupied right of way of Mitchell Hill Road, and having 11.428 acres total acres of land more or less.



I DO HEREBY CERTIFY THAT THIS SURVEY MAP REPRESENTS AN ON THE GROUND SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND THAT THERE ARE NO SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, AND THERE ARE NO VISUAL DISCREPANCIES, CONFLICTS, ENCROACHMENTS, PROTRUSIONS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THAT THE EASEMENTS OR RIGHTS OF WAY SHOWN HEREON OF WHICH I HAVE BEEN ADVISED, ARE VISUAL, PLATTED OR FURNISHED BY A QUALIFIED PROVIDER, AND SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD, THE 100 YEAR FLOOD ZONE IS BASED ON THE DATA STATED ABOVE, AND SHOULD NOT BE INTERPRETED AS A STUDY OF THE FLOODING IN THIS AREA, I FURTHER CERTIFY THAT THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY UNLESS OTHERWISE NOTED;

TITLE COMMITMENT FURNISHED BY: N/A
SURVEYED ON THE GROUND MAY 27, 2025

JAMES B. ODOM R.P.L.S. NO. 5590

LEGEND
-O- = CHAINLINK FENCE
-X- = WOOD FENCE
-E- = ELECTRIC LINE
-T- = TELEPHONE LINE
-S- = SEWER LINE
-W- = WATER LINE
IRF=IRON ROD FOUND
IRS=IRON ROD SET
IPF= IRON PIPE FOUND
CM= CONTROL MONUMENT
NF=NOW OR FORMERLY
U.E.=UTILITY EASEMENT
B.L.=BUILDING LINE
A.E.=AERIAL EASEMENT
G.E.=GUY EASEMENT
D.E.=DRAINAGE EASEMENT

TITLE CO. N/A
GF. NO. N/A
MORTGAGE CO. N/A
BORROWER JACK HOPKINS
JOB NO. 40000
DATE JUNE 2, 2025



6100 WESTERN PI #350
FORT WORTH, TEXAS, 76107
PHONE (682) 224-6463
TBPELS FIRM# 10194906



THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS, WHICH A TITLE SEARCH MAY FIND.