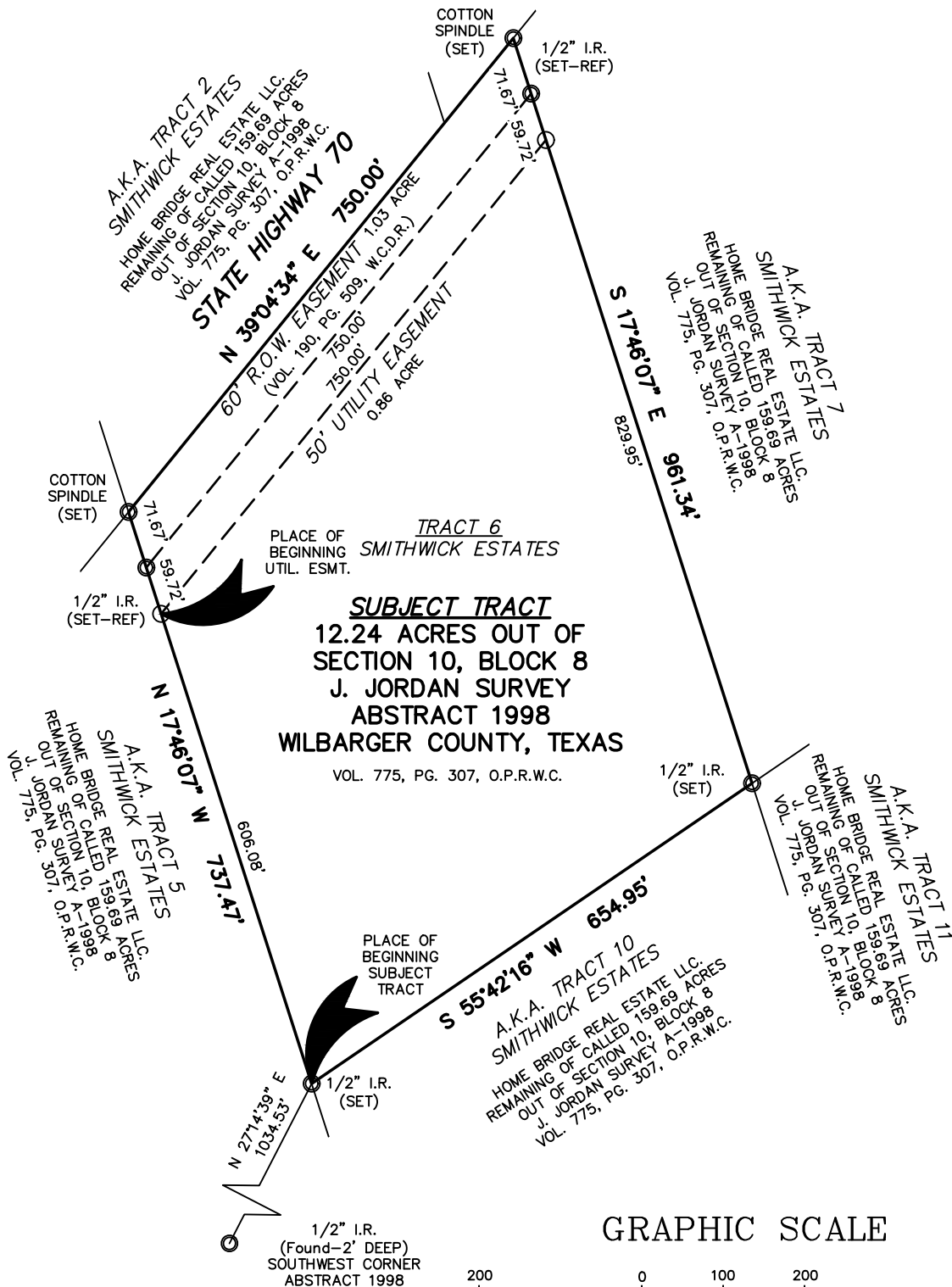
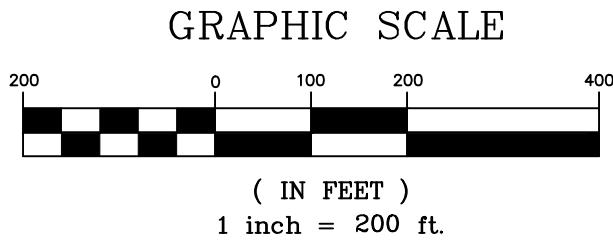




SEE SHEET 2 FOR SUBJECT TRACT FIELD NOTES AND SURVEY NOTES. SEE SHEET 3 FOR EASEMENT FIELD NOTES. SEE SHEET 4 FOR OVERALL MAP OF SMITHWICK ESTATES, AN UNRECORDED PLAT



STANDARD LAND SURVEY

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: HOME BRIDGE REAL ESTATE LLC. COPYRIGHT 2024 PROVEN SURVEYING, ALL RIGHTS RESERVED

SHEET 1 OF 4

I hereby certify that this survey of this property located at 0.24 MILE E OF THE INTER. OF COUNTY ROAD 73 & SH 70			
being legally described BY METES AND BOUNDS ABOVE OUT OF SECTION 10, BLOCK 8			
J. JORDAN SURVEY, ABSTRACT 1998, WILBARGER COUNTY, TEXAS			
was made on the ground; represents the facts found at the time of the survey, and substantially complies with the current Texas Society of Professional			
Surveyors Manual of Practice requirements for a Category 1B, Condition 4 Standard Land Survey as of this the 03th day of NOVEMBER, 2023.			
BRAD LITTEKEN R.P.L.S. 6838		PROVEN SURVEYING 2406 KELL BOULEVARD WICHITA FALLS, TEXAS 76309 (940) 322-6450 Texas Licensed Survey Firm 10015000	
WO: 230595-TR06	REV:	REF:	TMD/DLH

SUBJECT TRACT FIELD NOTES:

A TRACT OF LAND IN WILBARGER COUNTY, TEXAS; OUT OF THE J. JORDAN SURVEY ABSTRACT 1998; OUT OF THAT TRACT OF LAND DEEDED TO HOME BRIDGE REAL ESTATE LLC. RECORDED IN VOLUME 775 PAGE 307 OFFICIAL PUBLIC RECORD OF WILBARGER COUNTY ("O.P.R.W.C."); LYING 0.24 MILE EAST OF THE INTERSECTION OF COUNTY ROAD 73 & STATE HIGHWAY 70, VERNON, TEXAS; ALSO KNOWN AS TRACT SIX OF THE SMITHWICK ESTATES, AN UNRECORDED PLAT; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, BEARING NORTH 27°14'39" EAST 1034.53 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ABSTRACT 1998;

THENCE NORTH 17°46'07" WEST SEVERING SAID HOME BRIDGE REAL ESTATE TRACT, AT 665.80 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 737.47 TO A COTTON SPINDLE SET IN THE CENTERLINE OF SAID STATE HIGHWAY 70 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 39°04'34" EAST 750.00 FEET ALONG THE CENTERLINE OF SAID STATE HIGHWAY 70 TO A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 17°46'07" EAST SEVERING SAID HOME BRIDGE REAL ESTATE TRACT, AT 71.67 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE 961.34 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 55°42'16" WEST 654.95 FEET SEVERING SAID HOME BRIDGE REAL ESTATE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 12.24 ACRES OF LAND MORE OR LESS, OF WHICH 1.03 ACRES LIE IN THE OCCUPIED RIGHT-OF-WAY EASEMENT OF SAID STATE HIGHWAY 70.

SURVEYOR'S NOTE:

- 1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
- 2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP OR SHINER STAMPED "PROVEN SURVEYING 10015000"
- 3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, DISTRIBUTED, ELECTRONICALLY REPRODUCED, POSTED ONLINE, OR UPLOADED TO ANY CLOUD PLATFORM OR LISTING SERVICE (E.G. PARAGON) WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING
- 4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON
- 5. A LIMITED USE LICENSE IS GRANTED TO THE BUYER, TITLE CO, AND LENDER FOR THIS TRANSACTION ONLY. USE OF THE SURVEY BY ANY AND ALL PARTIES (NAMED OR IN POSSESSION OF THIS SURVEY) OUTSIDE OF THIS TRANSACTION IS IN VIOLATION OF SAID LIMITED LICENSE.
- 6. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

BASIS OF BEARINGS:

GRID NORTH 17°41'31" WEST BETWEEN FOUND MONUMENTS FOR THE WEST LINE OF THE PARENT TRACT PER GPS OBSERVATIONS ON NOVEMBER 3, 2023 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

FEMA HAS NOT COMPLETED A FLOOD STUDY TO DETERMINE FLOOD HAZARDS FOR THIS AREA. NO SPECIAL FLOOD ZONES COULD BE DETERMINED.



STANDARD LAND SURVEY

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: HOME BRIDGE REAL ESTATE LLC. COPYRIGHT 2024 PROVEN SURVEYING, ALL RIGHTS RESERVED

SHEET 2 OF 4

I hereby certify that this survey of this property located at 0.24 MILE E OF THE INTER. OF COUNTY ROAD 73 & SH 70 being legally described BY METES AND BOUNDS ABOVE OUT OF SECTION 10, BLOCK 8 J. JORDAN SURVEY, ABSTRACT 1998, WILBARGER COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey, and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4 Standard Land Survey as of this the 03th day of NOVEMBER, 2023.

BRAD LITTEKEN R.P.L.S. 6838



PROVEN SURVEYING

2406 KELL BOULEVARD

WICHITA FALLS, TEXAS 76309

(940) 322-6450

Texas Licensed Survey Firm 10015000

UTILITY EASEMENT EASEMENT FIELD NOTES:

A UTILITY EASEMENT IN WILBARGER COUNTY, TEXAS; OUT OF THE J. JORDAN SURVEY ABSTRACT 1998; OUT OF THAT TRACT OF LAND DEEDED TO HOME BRIDGE REAL ESTATE LLC. RECORDED IN VOLUME 775 PAGE 307 OFFICIAL PUBLIC RECORD OF WILBARGER COUNTY ("O.P.R.W.C."); LYING 0.24 MILE EAST OF THE INTERSECTION OF COUNTY ROAD 73 & STATE HIGHWAY 70, VERNON, TEXAS; ALSO LYING OUT OF TRACT SIX OF THE SMITHWICK ESTATES, AN UNRECORDED PLAT; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT NOT SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, IN THE WEST LINE OF SAID TRACT SIX AND BEARING NORTH 27°17'39" EAST 1034.53 FEET AND NORTH 17°46'07" WEST 606.08 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ABSTRACT 1998;

THENCE NORTH 17°46'07" WEST 59.72 FEET ALONG THE WEST LINE OF SAID TRACT SIX TO A 1/2 INCH IRON ROD SET IN THE SOUTH RIGHT-OF-WAY EASEMENT LINE OF SAID STATE HIGHWAY 70 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 39°04'34" EAST 750.00 FEET ALONG THE SOUTH RIGHT-OF-WAY EASEMENT LINE OF SAID STATE HIGHWAY 70 TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF SAID LOT SIX FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 17°46'07" EAST 59.72 FEET ALONG THE EAST LINE OF SAID TRACT SIX TO A POINT NOT SET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 39°04'34" WEST 750.00 FEET SEVERING SAID TRACT SIX TO THE PLACE OF BEGINNING AND CONTAINING 0.86 ACRE OF LAND MORE OR LESS.



STANDARD LAND SURVEY

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: HOME BRIDGE REAL ESTATE LLC.
COPYRIGHT 2024 PROVEN SURVEYING, ALL RIGHTS RESERVED

SHEET 3 OF 4

I hereby certify that this survey of this property located at 0.24 MILE E OF THE INTER. OF COUNTY ROAD 73 & SH 70
being legally described BY METES AND BOUNDS ABOVE OUT OF SECTION 10, BLOCK 8
J. JORDAN SURVEY, ABSTRACT 1998, WILBARGER COUNTY, TEXAS

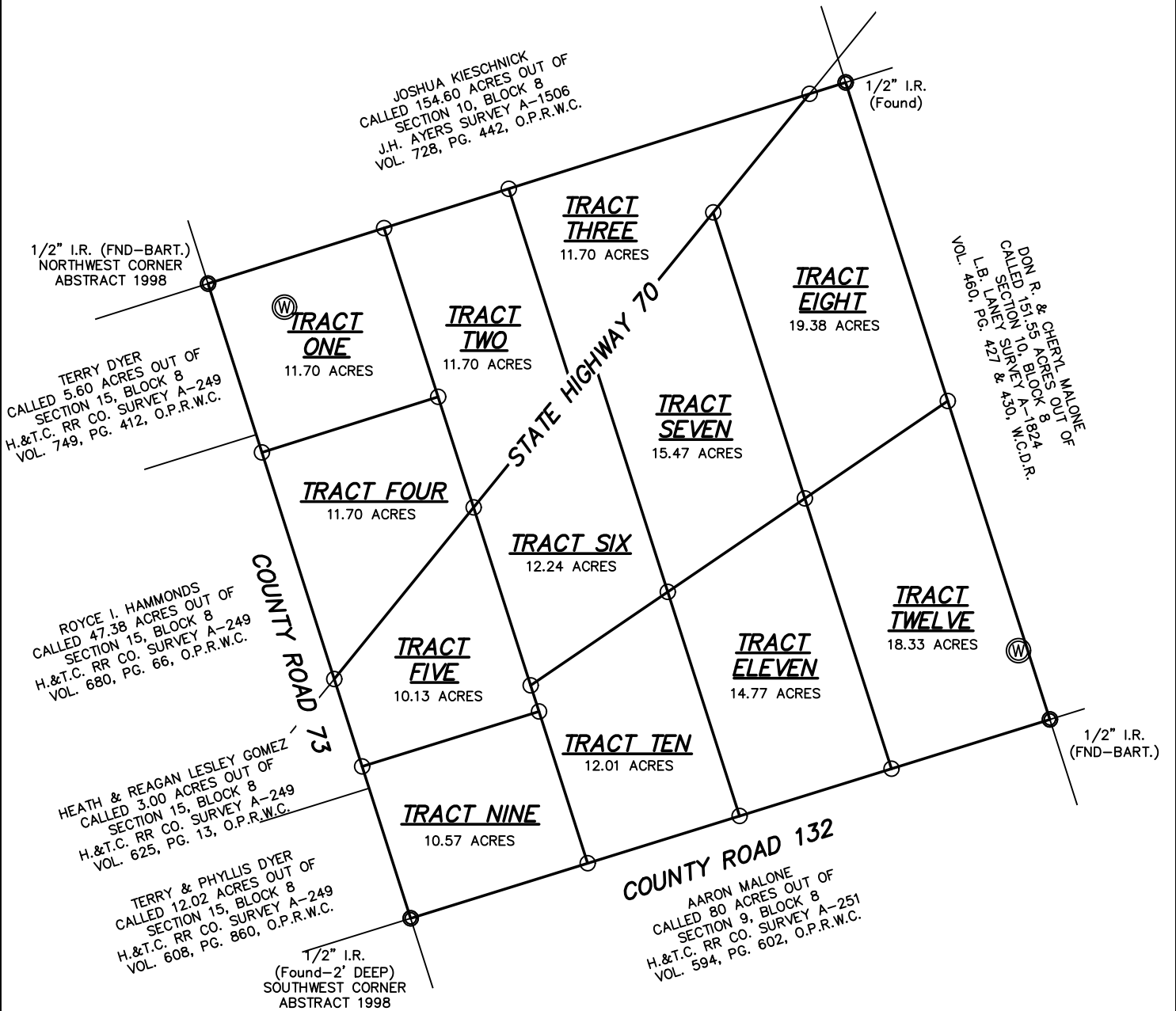
was made on the ground; represents the facts found at the time of the survey, and substantially complies with the current Texas Society of Professional
Surveyors Manual of Practice requirements for a Category 1B, Condition 4 Standard Land Survey as of this the 03th day of NOVEMBER, 2023.


BRAD LITTEKEN R.P.L.S. 6838

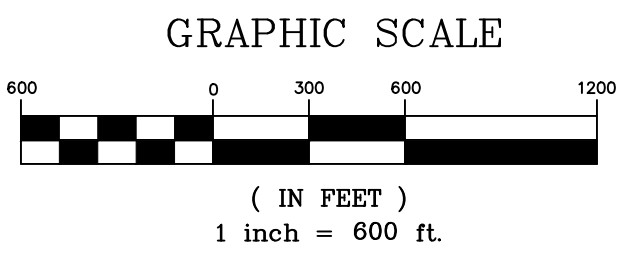


PROVEN SURVEYING

2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000



*SEE SHEET 2 FOR SUBJECT
TRACT FIELD NOTES AND
SURVEY NOTES. SEE SHEET 3
FOR EASEMENT FIELD NOTES.
SEE SHEET 4 FOR OVERALL
MAP OF SMITHWICK ESTATES,
AN UNRECORDED PLAT*



TRACT MAP

"SMITHWICK ESTATES"

(UNRECORDED SUBDIVISION)



PROVEN SURVEYING
2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000