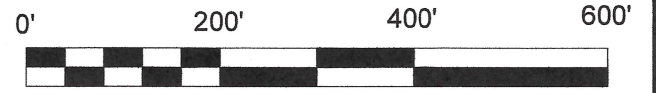


PROPERTY ADDRESS:
754 COUNTY ROAD 2376
WALNUT SPRINGS TX 76690-4521

SURVEY SHOWING
TRACT 4,
THE RANCHES AT WALNUT HILL
BEING 10.01 ACRES IN THE
JAMES ROURKE SURVEY, ABSTRACT No. 690,
& AL MADDOX SURVEY, ABSTRACT No. 912,
BOSQUE COUNTY, TEXAS.



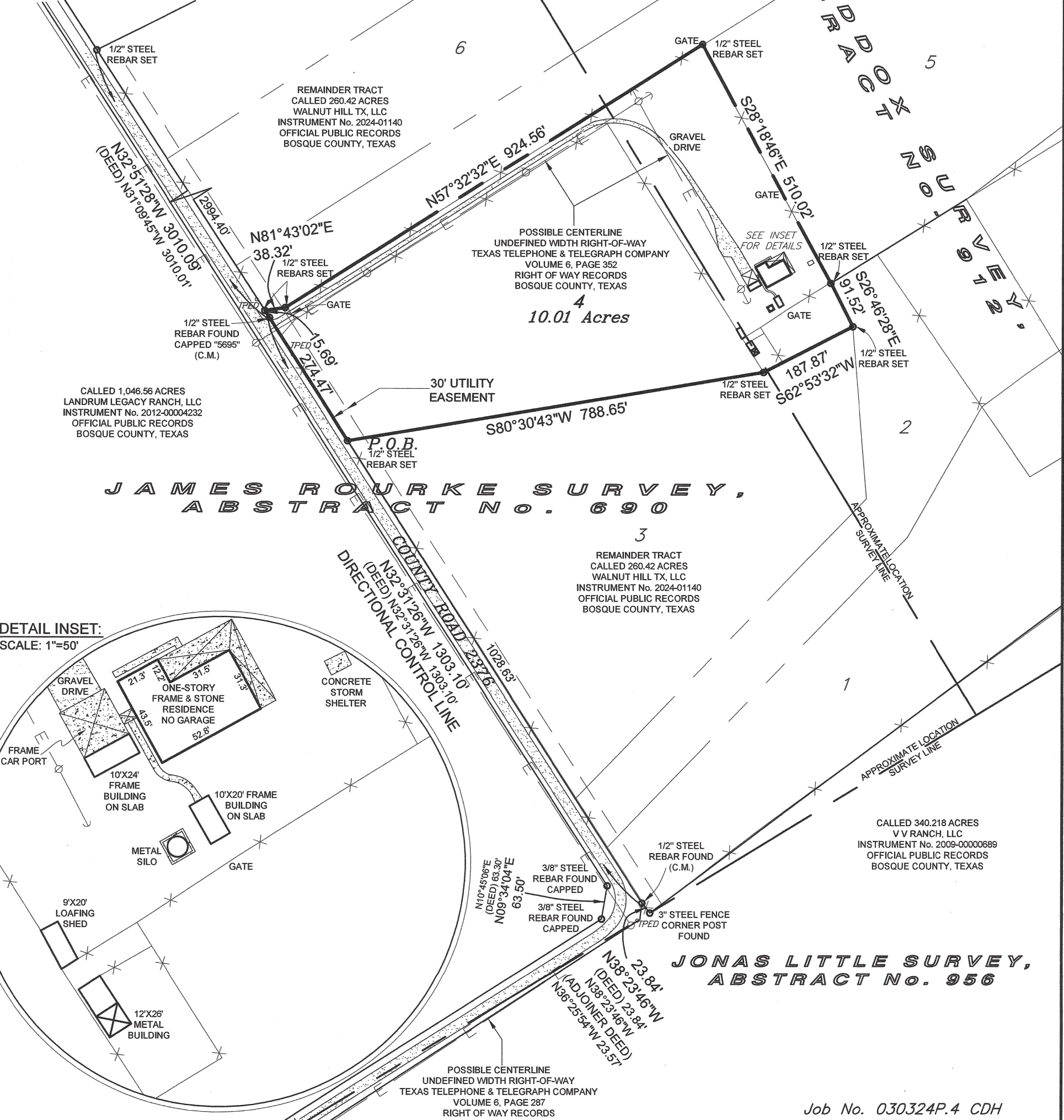
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- CONCRETE
- FENCE LINE
- OVERHEAD ELECTRIC
- COVERED AREA
- BURIED CABLE MARKER
- TELEPHONE PEDESTAL
- UTILITY POLE
- ELECTRIC METER
- GUY WIRE
- (C.M.) CONTROL MONUMENT

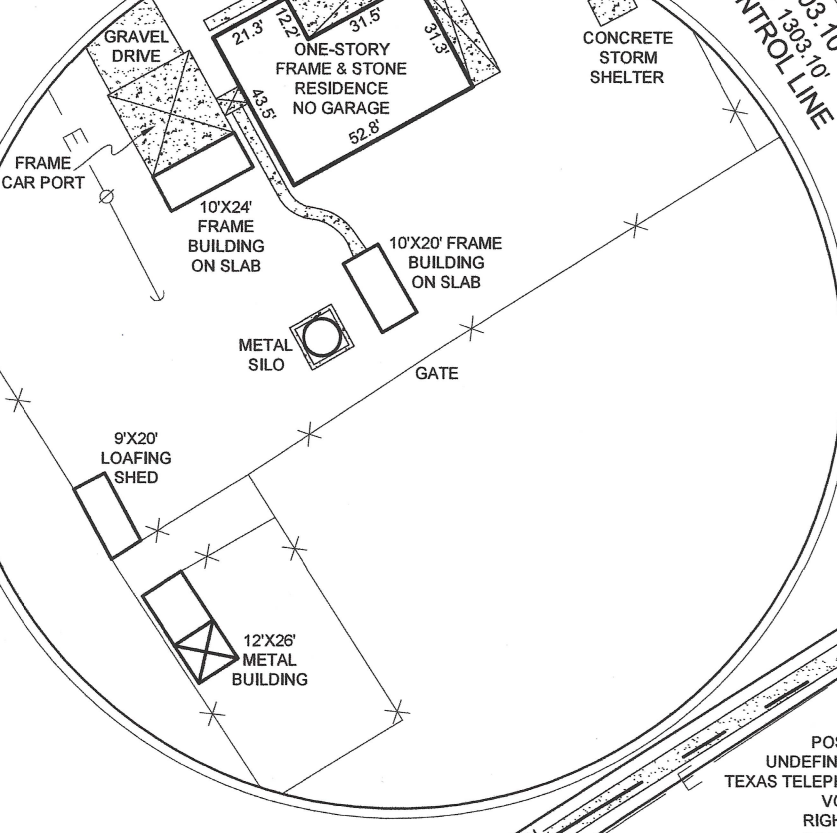


NOTES:

- 1). SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
- 2). THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED FEBRUARY 9, 2024 BY WESTCOR LAND TITLE INSURANCE COMPANY, GF No. OC-24-064. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:
 - m). RIGHT OF WAY AGREEMENT DATED MARCH 21, 1958, EXECUTED BY MRS. DEE SHACKELFORD TO TEXAS TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN VOLUME 6, PAGE 287, RIGHT OF WAY RECORDS OF BOSQUE COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO DOES NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE RIGHT OF WAY LIES SOUTH OF THE SUBJECT PROPERTY AS ILLUSTRATED HEREON.
 - o). RIGHT OF WAY AGREEMENT DATED APRIL 18, 1958, EXECUTED BY HONZIE L. RODGERS AND WIFE, EULINE F. RODGERS TO TEXAS TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN VOLUME 6, PAGE 348, RIGHT OF WAY RECORDS OF BOSQUE COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO DOES NOT AFFECT. BASED UPON THE RECORDED DESCRIPTION, THE RIGHT OF WAY LIES NORTH OF F.M. HIGHWAY No. 927 WHICH LIES NORTH OF THE SUBJECT PROPERTY
 - p). RIGHT OF WAY AGREEMENT DATED APRIL 16, 1958, EXECUTED BY MRS. FLETCHER S. GARNER TO TEXAS TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN VOLUME 6, PAGE 352, RIGHT OF WAY RECORDS OF BOSQUE COUNTY, TEXAS, TOGETHER WITH ALL RIGHT INCIDENT THERETO IS BLANKET IN NATURE. BASED UPON THE RECORDED DESCRIPTION, THE UNDEFINED WIDTH RIGHT OF WAY, MAY AFFECT THE SUBJECT PROPERTY AS ILLUSTRATED HEREON.



DETAIL INSET:
SCALE: 1"=50'



SURVEYOR'S DECLARATION

This plat represents an actual survey made on the ground under my supervision on March 9&10, 2024, and is correct to the best of my knowledge and belief.

Donny Peede
Donny Peede, RPLS No. 5137

BEARINGS BASED PER SPCS TxCZ. DISTANCES PER U.S. SURVEY FOOT.



Job No. 030324P.4 CDH
PEEDE & ASSOCIATES
LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800