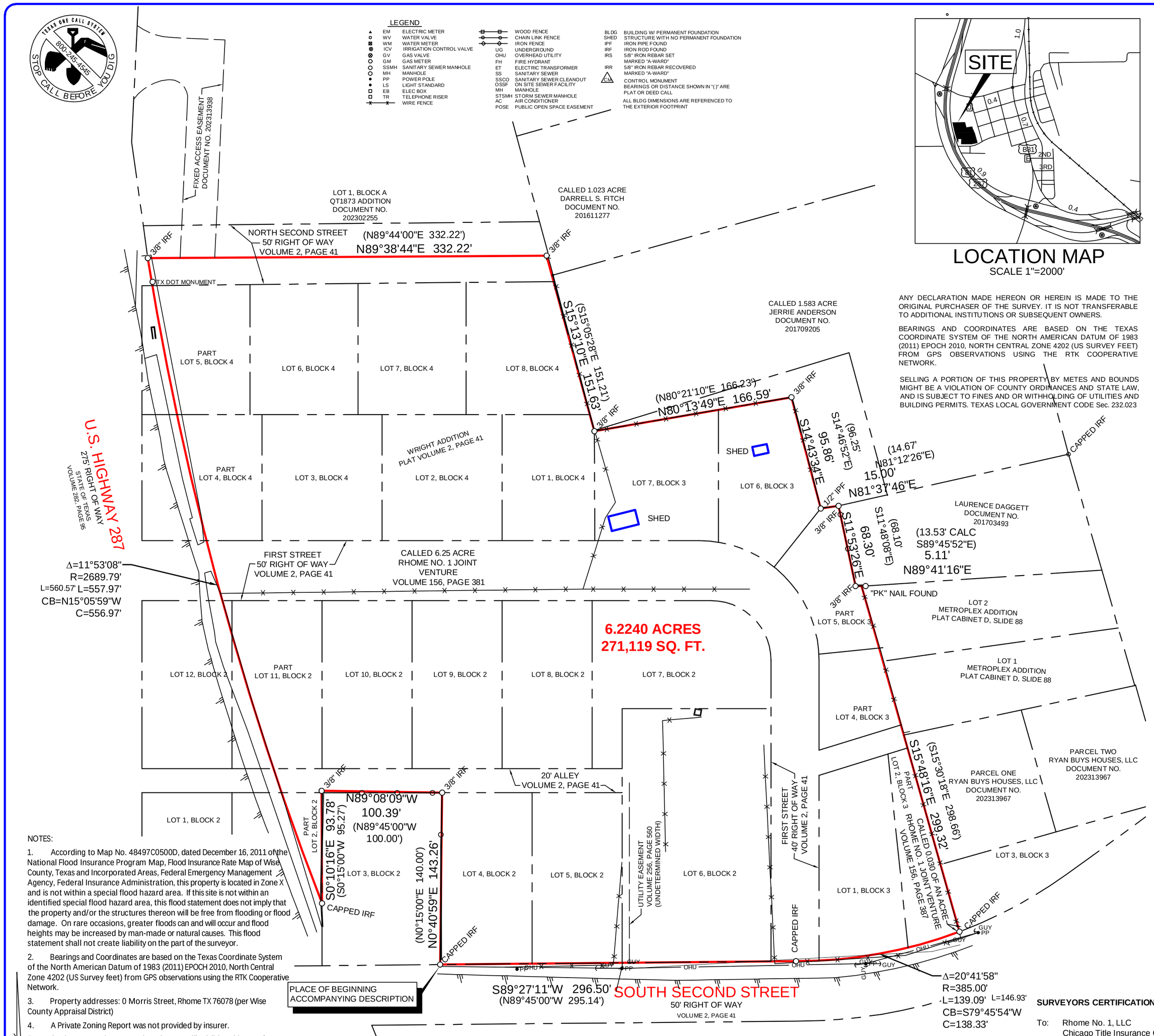

LOCATION MAP

SCALE 1"=2000'

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS MIGHT BE A VIOLATION OF COUNTY ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS. TEXAS LOCAL GOVERNMENT CODE Sec. 232.023

Being a part of Lot 2 all of Lots 4, 5, 6, 7, 8, 9, 10 and part of Lot 11, Block 2, all of Lot 1, a part of Lots 2, 4, 5, all of Lots 6 and 7, Block 3, all of Lots 1, 2, 3, 6, 7, 8 and a part of Lots 4 and 5, Block 4, and a part of North Second Street, First Street and a 20' Alley, WRIGHT ADDITION to the City of Rhome, Wise County, Texas according to the Plat recorded in Volume 2, Page 41, Plat Records of Wise County, Texas; embracing all the tract of land described in the deed to Rhome No. 1 Joint Venture as recorded in Volume 156, Page 381 of the of the Deed Records of Wise County, Texas and all of the and the 0.030 of an acre tract of land described in the deed to Rhome No. 1 Joint Venture as recorded in Volume 156, Page 387 and being more particularly described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

BEGINNING at a capped iron rod found (whose Northing is 7066977.30 and whose Easting is 2281753.92) for the common south corner of said Lot 4 and Lot 3 in said Block 2 and being in the north right-of-way line of South Second Street, having a 50 foot right-of-way as dedicated in said Volume 2, Page 41 and being the most southerly southwest corner of said 6.25 acre tract;

THENCE North 0°40'59'' East, along the common line of said Lots 4 and 3, a distance of 143.26 feet (North 0°15'0'' East, 140.00 feet) to a 3/8'' iron rod found for the common north corner of said Lots 4 and 3, being in the south line of said 20' alley;

THENCE North 89°8'9'' West, along the common line of said Lot 3 and said alley, a distance of 100.39 feet (North 89°44'60'' West, 100.00 feet) to a 3/8'' iron rod found for the common corner of said Lots 2 and 3 in said Block 2;

THENCE South 0°10'16'' East, along the common line of last mentioned Lots 2 and 3, a distance of 93.78 feet (South 0°15'0'' West, 95.27 feet) to a capped iron rod found for the westerly southwest corner of said 6.25 acre tract and being in the east right-of-way line of US Highway No. 287, having a 275 foot right-of-way as dedicated in Volume 282, Page 95 of said Deed Records an being at the beginning of a curve to the right;

THENCE along said curve to the right for the westerly line of said 6.25 acre tract and said east right-of-way line of US Highway No. 287, having a radius of 2689.79 feet, an arc length of 557.97 feet (560.57'), a delta angle of 11° 53' 08'', and long chord bearing and distance of North 15°5'59'' West, a distance of 556.97 feet to a 3/8'' iron rod found for the northwest corner of said 6.25 acre tract, the southwest corner of Lot 1, Block A, of QT1873 ADDITION, an addition to the City of Rhome, Wise County, Texas according to the plat thereof recorded in Document No. 202302255 of the Official Public Records of Wise County, Texas, and being by deed call in the center of North Second Street;

THENCE North 89°38'44'' East, along the common line of said 6.25 acre tract, last mentioned Lot 1 and said center of North Second Street, a distance of 332.22 feet (North 89°44'0'' East, 332.22 feet) to a 3/8'' iron rod found for the northeast corner of said 6.25 acre and by deed called the southeast corner of last mentioned Lot 1 bears North 89° East, a distance of 1.70 feet being in the ostensible westerly line of a called 1.023 acre tract of land described in the deed to Darrel S. Fitch as recorded in Document No. 201611277 f said Official Public Records;

THENCE South 15°13'10'' East, along an easterly line of said 6.25 acre tract and said 1.023 acre tract, to and along the easterly line of Lots 8 and 1 in said Block 4, to and along the ostensible westerly line of a called 1.583 acre tract of land described in the deed to Jerri Anderson as recorded in Document No. 201709205 of said Official Public Records, a distance of 151.63 feet (South 15°5'28'' East, 151.21 feet) to a 3/8'' iron rod found for a reentrant corner of said 6.25 acre tract, the southwest corner of said 1.583 acre tract and the common northerly corner of last mentioned Lot 1 and said Lot 7;

THENCE North 80°13'49'' East, along the north line of said Lot 7, and a northerly line of said 6.25 acre tract, to and along the north line of said Lot 6, a distance of 166.59 feet (North 80°21'10'' East, 166.23 feet) to a 3/8'' iron rod found for the northeast corner of said Lot 6 and a northeasterly corner of said 6.25 acre tract;

THENCE South 14°43'34'' East, along the east line of said Lot 6 and said 6.25 acre tract, a distance of 95.86 feet (South 14°46'52'' East, 96.25 feet) to a ½'' iron rod found a common corner of said Lots 6 and 5 and a re-entrant corner of said 6.25 acre tract;

THENCE North 81°37'46'' East, along the north line of said Lot 5 and said 6.25 acre tract, a distance of 15.00 feet (North 81°12'26'' East, 14.67 feet) to a 3/5'' iron rod found for a northeasterly corner of said 6.25 acre tract and the northwest corner of a tract of land described in the deed to Laurence Daggett as recorded in Document No. 201703493 of said Official Public Records;

THENCE South 11°53'26'' East, along the westerly line of said Daggett tract for the easterly line of said 6.25 acre tract, a distance of 68.30 feet (South 11°48'8'' East, 68.10 feet) to a 3/8'' iron rod found for the southwest corner of said Daggett tract, for a re-entrant corner of said 6.25 acre tract;

THENCE North 89°41'16'' East, along the south line of said Daggett tract and a north line of said 6.25 acre tract, to and along the north line of said 0.030 of an acre tract, a distance of 5.11 feet (South 89°45'52'' East, 9.43 feet) to a "PK'' nail found for the northeast of said 0.030 of an acre tract and the northwest corner of Lot 2 of METROPLEX ADDITION, an addition to the City of Rhome, Wise County, Texas according to the plat thereof recorded in Plat Cabinet D, Slide 88 of said Plat Records;

THENCE South 15°48'16'' East, along the west line of said Lot 2 for the east line of said 0.030 of an acre tract, to and along the west line of Lot 1 in said METROPLEX ADDITION, to and along the ostensible west line of Parcel One as described the deed to Ryan Buys Houses, LLC as recorded in Document No. 202313967 of said Official Public Records, a distance of 299.32 feet (South 15°30'18'' East, 298.66 feet) to a capped iron rod found for the southeast corner of said 0.030 of an acre tract, being in said north right-of-way line of said South Second Street and a curve to the right;

THENCE along said a curve to the right, for the south line of said Lot 2 in Block 3, the south line of said 0.030 of an acre tract, to and along the south line of said 6.25 acre tract, to and along the south line of said Lot 1, Block 3 and the southerly terminus of said First Street (having a 40 foot right-of-way at this point), having a radius of 385.00 feet, an arc length of 139.09 feet (146.93' calc), a delta angle of 20° 41' 58'', and long chord bearing and distance of South 79°45'54'' West, 138.33 feet to a capped iron rod found;

THENCE South 89°27'11'' West, along the said southerly terminus, to and along said northerly right-of-way line of South Second Street, to and along the southerly line of said Lots 6, 5 and 4 in Block 2, a distance of 296.50 feet (North 89°45'0'' W, of 295.14) to the POINT OF BEGINNING and containing 6.2456 acres or 272,058 square feet of land.

NOTES:

1. According to Map No. 48497C0500D, dated December 16, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Wise County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
3. Property addresses: 0 Morris Street, Rhome TX 76078 (per Wise County Appraisal District)
4. A Private Zoning Report was not provided by insurer.
5. On the surveyed property there is no readily visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
6. Surveyor is unaware of proposed changed in street right-of-way lines. There is no readily visible evidence of proposed changes in street right of ways or recent street or sidewalk construction or repairs observed in the process of conducting the field work.
7. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 8000292300083 with an effective date of March 11, 2024 and issued March 18, 2024.
8. There are 0 marked parking spaces.
9. There are no permanent structures located on the surveyed property.

60' 0 60' 120' 180'

GRAPHIC SCALE SCALE IN FEET 1"= 60'

A-WARD PROJECT NO: 2024-1122 HIGHWAY 287

NOTES ADDRESSING SCHEDULE B10 EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by Chicago Title Insurance Company Commitment No. 8000292300083 with an effective date of June 30, 2023, issued July 7, 2023.

a. through e. Not a survey matter.

f. Easement to Brazos River Transmission Electric Cooperative, Inc. as recorded in Volume 168, Page 329 of the Deed Records of Wise County, Texas does not affect surveyed property.

g. Easement to Texas Power and Light Company as recorded in Volume 168, Page 59 of the Deed Records of Wise County, Texas may affect surveyed property. The easement cannot be accurately located based on the easement description.

h. The easement to the City oof Rhome, Texas as recorded in Volume 256, Page 560 of the of the Deed Records of Wise County, Texas does affect subject property as shown hereon.

i. through k. Not a survey matter.

l. Reciprocal Easement and Restrictive Covenant Agreement by and between Rhome No. 1, LLC and QT South, LLC as recorded in Document No. 202313938 of the Official Public Records of Wise County, Texas does affect subject property as shown hereon.

SURVEYORS CERTIFICATION:

To: Rhome No. 1, LLC
Chicago Title Insurance Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)1, 7(c), 8, 9, 13, 14, 15 and 16 of Table A thereof. The field work was completed on March 3, 2024. Amended 5-8-2024

James Paul Ward
Registered Professional Land Surveyor No. 5606
Award Surveying, Inc.,
252 West Main Street
Suite F
Azle, TX 76020
Amended 5-30-2024 per Title Companies comments.

STATE OF TEXAS REGISTERED JAMES PAUL WARD 5606 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

Being a part of Lot 2 all of Lots 4, 5, 6, 7, 8, 9, 10 and part of Lot 11, Block 2, all of Lot 1, a part of Lots 2, 4, 5, all of Lots 6 and 7, Block 3, all of Lots 1, 2, 3, 6, 7, 8 and a part of Lots 4 and 5, Block 4, and a part of North Second Street, First Street and a 20' Alley, WRIGHT ADDITION to the City of Rhome, Wise County, Texas according to the Plat recorded in Volume 2, Page 41, Plat Records of Wise County, Texas

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435