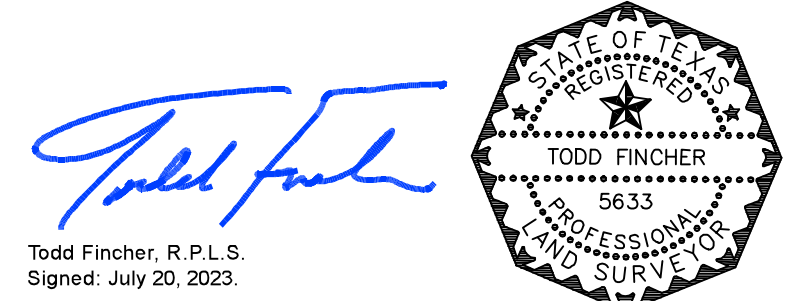


PROPERTY DESCRIPTION
 8.52 acres of land being situated in Hunt County, Texas, and being a part of the James Hamilton Survey, Abstract No. 519, and being Lot 6, CADDO RANCH ESTATES, a recorded addition to said County, a Plat of same being recorded in Volume 400 at Page 1424, File Cab. B-163 Hunt County Plat Records.

- NOTES**
1. Directional Control shown hereon are based on NAD 83(2011), EPOCH 2010 tied to the Texas Coordinate System of 1983, North Central Zone (4202).
 2. The following items are from Schedule B, Commitment for Title Insurance, Old Republic National Title Insurance Company, GF No. 23156107-30BT, issued July 05, 2023.
 1. This property is subject to the following restrictive covenants. Those recorded in under Cabinet B, Slide 160 and Cabinet B, Slide 163, Deed Records and Volume 384, Page 404, Real Property Records, Hunt County, Texas.
 - 10e. Easements and building lines set out on plat recorded in Cabinet B, Slide 160 and Cabinet B, Slide 163, Deed Records, Hunt County, Texas, to-wit: Road R.O.W. easement, 30 feet in width, along the front property line. Utility easement, 10 feet in width, along the front property line. (Affects, as shown hereon.)
 - 10g. Right of Way Easement executed by Sabine River Authority of Texas, a governmental agency of the State of Texas, acting by and through its duly authorized officer, Sam F. Collins, Executive Vice President and General Manager, filed October 11, 1994, recorded in under Volume 331, Page 106, Real Property Records, Hunt County, Texas. (Subject to.)
 - 10h. Right of Way Easement executed by Earnest L. Upchurch to Cash Water Supply Corporation, dated December 14, 1995, filed January 6, 1996, recorded in under Volume 383, Page 107, Real Property Records, Hunt County, Texas. (Subject to.)
 - 10i. Easement executed by Sabine River Authority of Texas, a governmental agency of the State of Texas, acting by and through its duly authorized officer Sam F. Collins, Executive Vice President and General Manager to Cash Water Supply Corporation, dated September 21, 1981, filed November 10, 1981, recorded in under Volume 884, Page 868, Real Property Records, Hunt County, Texas. (Subject to.)
 - 10j. Easement executed by Sabine River Authority of Texas, a governmental agency of the State of Texas, acting by and through its duly authorized officer Sam F. Collins, Executive Vice President and General Manager to Cash Water Supply Corporation, dated September 21, 1981, filed July 15, 1987, recorded in under Volume 70, Page 109, Real Property Records, Hunt County, Texas. (Subject to.)
 - 10k. Utility Easement and Covenant of Access Easement executed to Farmers Electric Cooperative, Inc, filed March 25, 2011, recorded in under Clerk's File No. 2011-3023, Real Property Records, Hunt County, Texas. (Subject to.)
 - 10l. Barney, dated December 16, 1996 and filed for record in the office of the County Clerk of Hunt County, Texas, on January 7, 1997, in Volume 427, Page 675, Real Property Records of Hunt County, Texas. (Subject to.)

SURVEYOR'S CERTIFICATE
 I hereby certify to Allegiance Title, that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.



Todd Fincher, R.P.L.S.
 Signed: July 20, 2023.

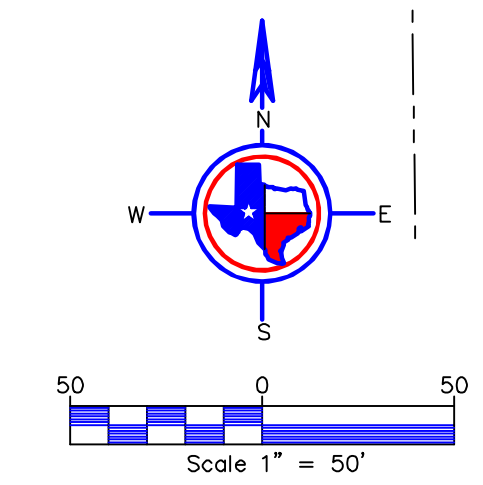
LAND SURVEY OF LOT 6 CADDO RANCH ESTATES
 LOCATED AT
 ADDRESS: CADDO CREEK ROAD
 QUINLAN, TX 775474
 AND BEING SITUATED IN THE
 JAMES HAMILTON SURVEY, ABSTRACT No. 519
 CITY OF QUINLAN,
 HUNT COUNTY, TEXAS



JOB NO. 2307-1008
 FIELDED T.F./K.W.
 DRAFTED R.L.
 CHECKED T.F.
ROCKSTAR LAND SURVEYING, LLC
 P.O. BOX 954
 Canton, Texas 75103
 TXBPLS FIRM NO. 10194763
 PHONE: 903-944-6397
 tldr@rockstarpls.com

LEGEND
 60DNF = 600 NAIL FOUND
 CIRS = 1/2" IRON ROD W/5633 CAP SET
 (CM) = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 OHL = OVERHEAD UTILITY LINES
 TRANS = ELECTRIC TRANSFORMER
 PP = POWER POLE
 () = PLAT/DEED CALLS
 U.E. = UTILITY EASEMENT
 WM = WATER METER
 --- = WROUGHT IRON FENCE
 --- = EASEMENT LINE
 --- = ASPHALT LINE

FLOOD NOTE
 According to my interpretations of the Hunt County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48231-C052953, dated 01/08/2012, the subject property lies within flood zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or 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 statement shall not create liability on the part of the surveyor.



BNA/MHC 102507-1008.dwg