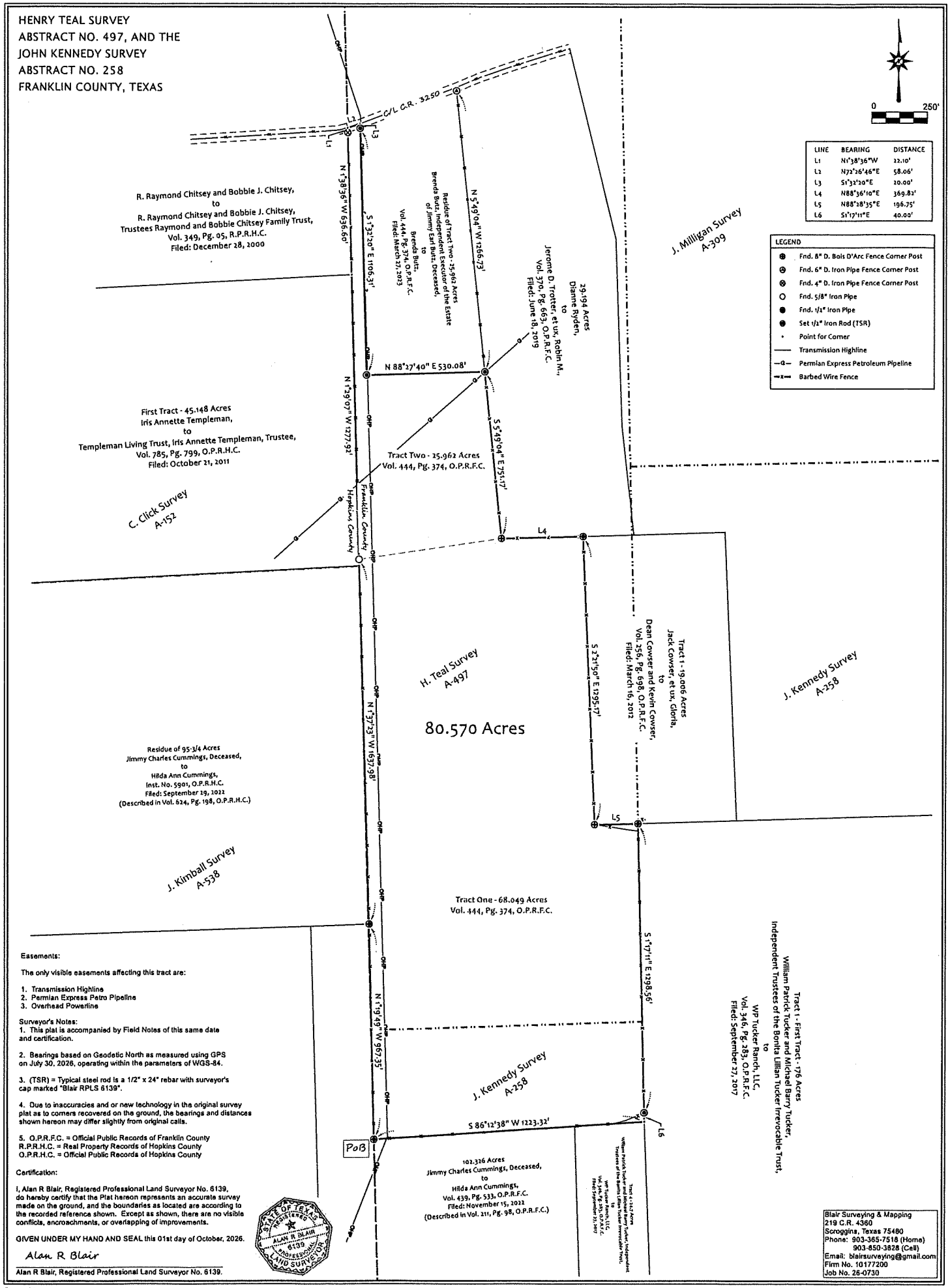
HENRY TEAL SURVEY
ABSTRACT NO. 497, AND THE
JOHN KENNEDY SURVEY
ABSTRACT NO. 258
FRANKLIN COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N1°38'36"W	22.10'
L2	N72°26'46"E	58.06'
L3	S1°32'20"E	20.00'
L4	N88°36'10"E	369.82'
L5	N88°28'35"E	196.75'
L6	S1°17'11"E	40.00'

LEGEND

- Fnd. 8" D. Bois D'Arc Fence Corner Post
- Fnd. 6" D. Iron Pipe Fence Corner Post
- Fnd. 4" D. Iron Pipe Fence Corner Post
- Fnd. 5/8" Iron Pipe
- Fnd. 1/2" Iron Pipe
- Set 1/2" Iron Rod (TSR)
- Point for Corner
- Transmission Highline
- Permian Express Petroleum Pipeline
- Barbed Wire Fence

Easements:

The only visible easements affecting this tract are:

1. Transmission Highline
2. Permian Express Petro Pipeline
3. Overhead Powerline

Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS on July 30, 2026, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.
5. O.P.R.F.C. = Official Public Records of Franklin County
   R.P.R.H.C. = Real Property Records of Hopkins County
   O.P.R.H.C. = Official Public Records of Hopkins County

Certification:

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 01st day of October, 2026.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.

STATE OF TEXAS REGISTERED ALAN R. BLAIR 6139 PROFESSIONAL LAND SURVEYOR

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Firm No. 10177200
Job No. 26-0730

Traverse PC

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Field Notes for ***80.570 Acres***
Henry Teal Survey, A-497, and the
John Kennedy Survey, A-258
Franklin County, Texas

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the Henry Teal Survey, Abstract No. 497, and the John Kennedy Survey, Abstract No. 258, being all of that certain Tract One – 68.049 acres, and a part of that certain Tract Two – 25.962 acres described in a Deed from Brenda Butz, Independent Executor of the Estate of Jimmy Earl Butz, Deceased, to Brenda Butz, filed March 27, 2023, recorded in Volume 444, Page 374, O.P.R.F.C., and bounded as follows:

Beginning at a 1/2 inch iron pipe found on the SWC of said 68.049 acre tract and being on an inner Ell corner of a 102.326 acre tract conveyed in a Affidavit of Heirship from Jimmy Charles Cummings, Deceased, to Hilda Ann Cummings, filed November 15, 2022, recorded in Volume 439, Page 533, O.P.R.F.C., and being described in Volume 211, Page 98, O.P.R.F.C.;

Thence North 1° 19' 49" West, generally along the fenced WBL of said 68.049 acre tract and the Northernmost EBL of said 102.326 acre tract, for a distance of 967.35 feet to a 1/2 inch iron pipe found on the Northernmost NEC of said 102.326 acre tract and being on the SEC of the residue of a 95-3/4 acre tract conveyed in a Affidavit of Heirship from Jimmy Charles Cummings, to Hilda Anna Cummings, filed September 29, 2022, recorded in Instrument No. 5901, O.P.R.H.C., and being described in Volume 624, Page 198, O.P.R.H.C.;

Thence North 1° 37' 23" West, along the WBL of said 68.049 acre tract and the EBL of the residue of said 95-3/4 acre tract and the EBL of the First Tract – 45.148 acres described in a Deed from Iris Annette Templeman, to Templeman Living Trust, Iris Annette Templeman, Trustee, filed October 21, 2011, recorded in Volume 785, Page 799, O.P.R.H.C., for a distance of 1637.98 feet to a 5/8 inch iron pipe found on the NWC of said 68.049 acre tract and being on the SWC of said 25.962 acre tract;

Thence in a Northerly direction generally along the fenced WBL of said 25.962 acre tract and the EBL of said 45.148 acre tract and the EBL of a tract of land conveyed in a Deed from R. Raymond Chitsey and Bobbie J. Chitsey, to R. Raymond Chitsey and Bobbie J. Chitsey, Trustees Raymond and Bobbie Chitsey Family Trust, filed December 28, 2000, recorded in Volume 349, Page 05, R.P.R.H.C., North 1° 29' 07" West, for a distance of 1277.92 feet to a point for corner, and North 1° 38' 36" West, at a distance of 636.60 feet passing a 4 inch diameter iron pipe fence corner post found for a reference and continuing a total distance of 658.70 feet to a point for corner on the NWC of said 25.962 acre tract and being on the centerline of County Road No. 3250;

Thence North 72° 26' 46" East, along the NBL of said 25.962 acre tract and the centerline of said County Road No. 3250, for a distance of 58.06 feet to a point for corner;

Thence South 1° 32' 20" East, across said 25.962 acre tract at a distance of 20.00 feet passing a 1/2 inch iron rod (TSR) set for a reference and continuing a total distance of 1126.31 feet to a 1/2 inch (TSR) set for corner;

Thence North 88° 27' 40" East, across said 25.962 acre tract, for a distance of 530.08 feet to a 1/2 inch iron rod (TSR) set on the EBL of said 25.962 acre tract, and also being on the WBL of a 29.194 acre tract described in a Deed from Dianne Ryden, to Jerome D. Trotter, et ux, Robin M., filed June 18, 2019, recorded in Volume 370, Page 663, O.P.R.F.C., from which a 6 inch diameter iron pipe fence corner post found for a reference bears, North 5° 49' 04" West, a distance of 1266.73 feet;

Thence South 5° 49' 04" East, generally along the fenced EBL of said 25.962 acre tract and the WBL of said

29.194 acre tract, for a distance of 751.17 feet to a 8 inch diameter bois d'arc fence corner post found on the SEC of said 25.962 acre tract, same being on an angle corner on the NBL of said 68.049 acre tract, and also being on the SWC of said 29.194 acre tract

Thence North 88° 36' 10" East, along the Northernmost NBL of said 68.049 acre tract and the SBL of said 29.194 acre tract, for a distance of 369.82 feet to a 1/2 inch iron pipe found on the Northernmost NEC of said 68.049 acre tract and being on the NWC of Tract 1 – 19.006 acres described in a Deed from Jack Cowser, et ux, Gloria, to Dean Cowser and Kevin Cowser, filed March 16, 2012, recorded in Volume 256, Page 698, O.P.R.F.C.;

Thence South 2° 21' 50" East, generally along the fenced Northernmost EBL of said 68.049 acre tract and the WBL of said 19.006 acre tract, for a distance of 1295.17 feet to a 8 inch diameter bois d'arc fence corner post found on an inner Ell corner of said 68.049 acre tract and being on the SWC of said 19.006 acre tract;

Thence North 88° 28' 35" East, along the Southernmost NBL of said 68.049 acre tract and the SBL of said 19.006 acre tract, for a distance of 196.75 feet to a 1/2 inch iron pipe found on Southernmost NEC of said 68.049 acre tract and being on the NWC of Tract 1 – First Tract – 176 acres described in a Deed from William Patrick Tucker and Michael Barry Tucker, Independent Trustees of the Bonita Lillian Tucker Irrevocable Trust, to WP Tucker Ranch, LLC, filed September 27, 2017, recorded in Volume 346, Page 283, O.P.R.F.C.;

Thence South 1° 17' 11" East, along the Southernmost EBL of said 68.049 acre tract and the WBL of said 176 acre tract at a distance of 1298.56 feet passing a 1/2 inch iron rod (TSR) set for a reference and continuing a total distance of 1338.56 feet to a point for corner on the SEC of said 68.049 acre tract, same being on the NEC of Tract 4 – 24.7 acres described in a Deed from William Patrick Tucker and Michael Barry Tucker, Independent Trustees of the Bonita Lillian Tucker Irrevocable Trust, to WP Tucker Ranch, LLC, filed September 27, 2017, recorded in Volume 346, Page 283, O.P.R.F.C., and also being within Big Cypress Creek;

Thence South 86° 12' 38" West, along the SBL of said 68.049 acre tract and the Northernmost NBL of said 24.7 acre tract and the Southernmost NBL of said 102.326 acre tract, for a distance of 1223.32 feet to the ***Place of Beginning*** containing ***80.570 acres***.

TSR = Typical Steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139"

Note: Bearings based on Geodetic North as measured using GPS on July 30, 2026, operating within the parameters of WGS-84.

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R.P.R.H.C. = Real Property Records of Hopkins County
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GIVEN UNDER MY HAND AND SEAL this 01st day of October, 2026.

Alan R Blair

Alan Blair, Registered Professional Land Surveyor No. 6139.

