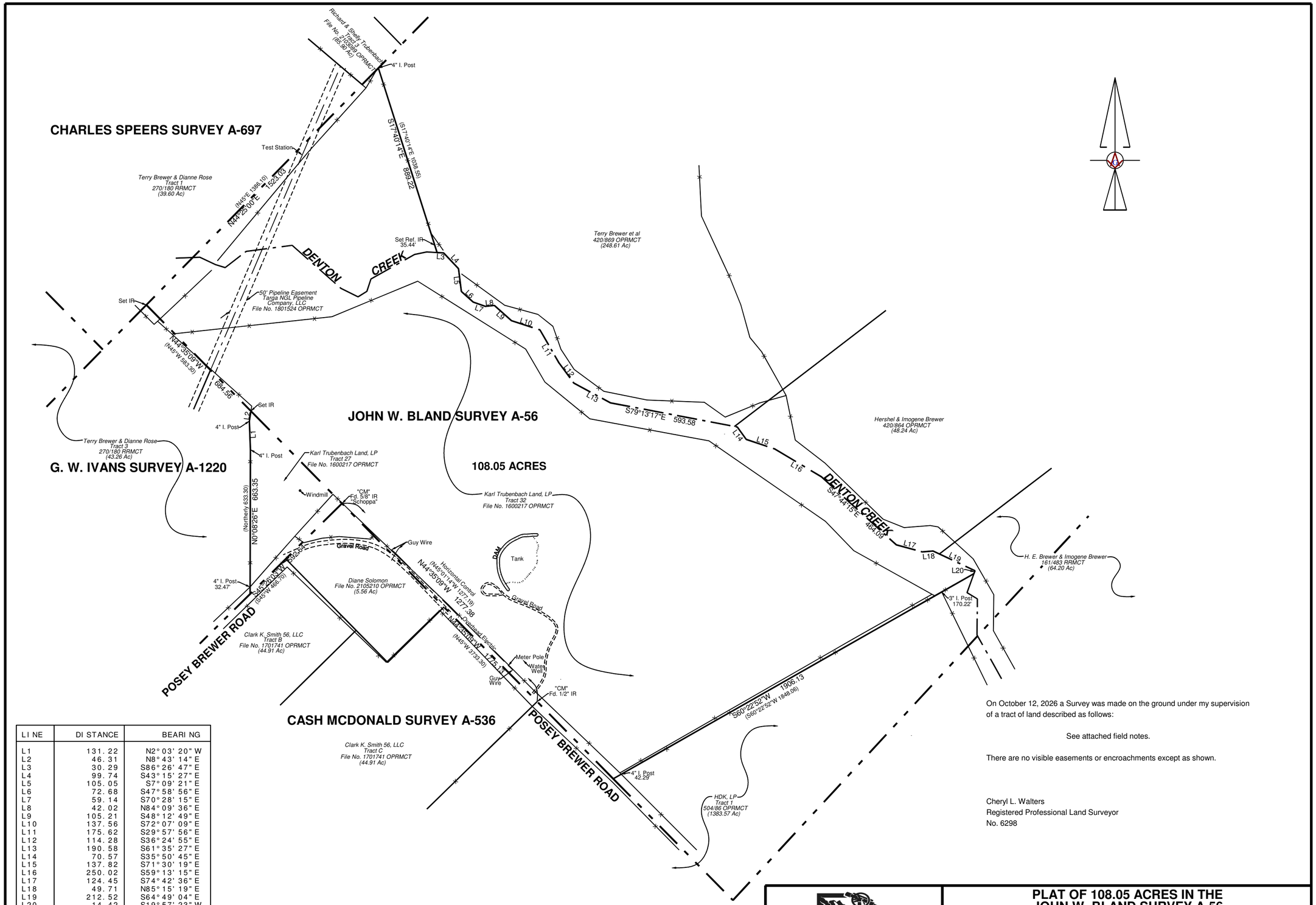


LINE	DISTANCE	BEARING
L1	131.22	N2°03'20"W
L2	46.31	N8°43'14"E
L3	30.29	S86°26'47"E
L4	99.74	S43°15'27"E
L5	105.05	S7°09'21"E
L6	72.68	S47°58'56"E
L7	59.14	S70°28'15"E
L8	42.02	N84°09'36"E
L9	105.21	S48°12'49"E
L10	137.56	S72°07'09"E
L11	175.62	S29°57'56"E
L12	114.28	S36°24'55"E
L13	190.58	S61°35'27"E
L14	70.57	S35°50'45"E
L15	137.82	S71°30'19"E
L16	250.02	S59°13'15"E
L17	124.45	S74°42'36"E
L18	49.71	N85°15'19"E
L19	212.52	S64°49'04"E
L20	14.42	S19°57'23"W

( ) = Record Call
"CM" = Control Monument
Bearings based on "WGS84 (G2139) datum" established by GPS
Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"
Survey does not reflect inundation boundries
Survey does not reflect FEMA Flood Elevation Determination
Shiner = 1 1/2" Flat Galvenized Washer marked "Walters Land Surveying"

On October 12, 2026 a Survey was made on the ground under my supervision of a tract of land described as follows:

See attached field notes.

There are no visible easements or encroachments except as shown.

Cheryl L. Walters
Registered Professional Land Surveyor
No. 6298

WLSCO.COM

PLAT OF 108.05 ACRES IN THE JOHN W. BLAND SURVEY A-56 G. W. IVANS SURVEY A-1220

SCALE 1" = 300'	WALTERS LAND SURVEYING COMPANY, LLC	DRAWN BY D. L. L.
PLAT NO. 10-12-2026	REGISTERED PROFESSIONAL LAND SURVEYORS 101 JOHNSON RANCH LANE - SUITE A BOWIE, TEXAS	JOB NO. 0645-5757

MONTAGUE COUNTY - TEXAS

SURVEY DATE 10-12-2026 FB 64 D24 FIRM NO. 101306-00
OFFICE PHONE (940) 872-4718