

PROPERTY DESCRIPTION

BEING a 2.482 acres tract of land out of the J. BUSH SURVEY, ABSTRACT NO. 71, the W. COSLEY SURVEY, ABSTRACT NO. 244 and the H. HAWKINS SURVEY, ABSTRACT NO. 2559, Parker County, Texas; being all of that certain tract of land as described in V. 2290, P. 1276, Official Records, Parker County, Texas; being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a set 1/2" iron rod capped "TEXAS SURVEYING, INC.", at the southwest corner of that certain tract of land as described in DOC.# 201510734, O.R.P.C.T. and in the north line of Fort Worth Highway, for the southeast and beginning corner of this tract. WHENCE the northeast corner of said W. COSLEY SURVEY is calculated to bear N 18°20'32" E 360.22 feet.

THENCE S 89°22'08" W 110.06 feet along the north line of said Fort Worth Highway to a found 1/2" iron rod, at the southeast corner of that certain tract of land as described in V. 1520, P. 1645, O.R.P.C.T., for the southwest corner of this tract.

THENCE N 00°08'49" W 1026.10 feet to a found 100D nail, in the east line of that certain tract of land as described in V. 2753, P. 949, O.R.P.C.T. and at the southwest corner of that certain tract of land as described in V. 1804, P. 1849, O.R.P.C.T., for the northwest corner of this tract.

THENCE S 71°35'41" E 110.23 feet along the south line of said V. 1804, P. 1849 to a found 1/2" iron rod, at the northwest corner of said DOC.# 201510734, for the northeast corner of this tract.

THENCE S 00°28'05" E 990.12 feet along the west line of said DOC.# 201510734 to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Kyle Rucker
 Kyle Rucker, Registered Professional Land Surveyor No. 6444
 Texas Surveying, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 Date: August 24, 2018 - JN180829 - Original Field Work
 Date: November 15, 2021 - JN180829R1 - Set Points On Line
 Date: November 24, 2021 - JN180829R2 - Update



1) With respect to the documents listed in Title Commitment No. 40560DFW the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s): V. 131, P. 93; V. 206, P. 513; V. 1834, P. 856; Doc.#201920194; O.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

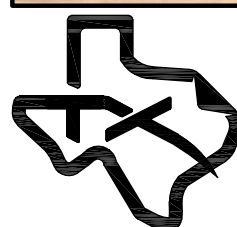
2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

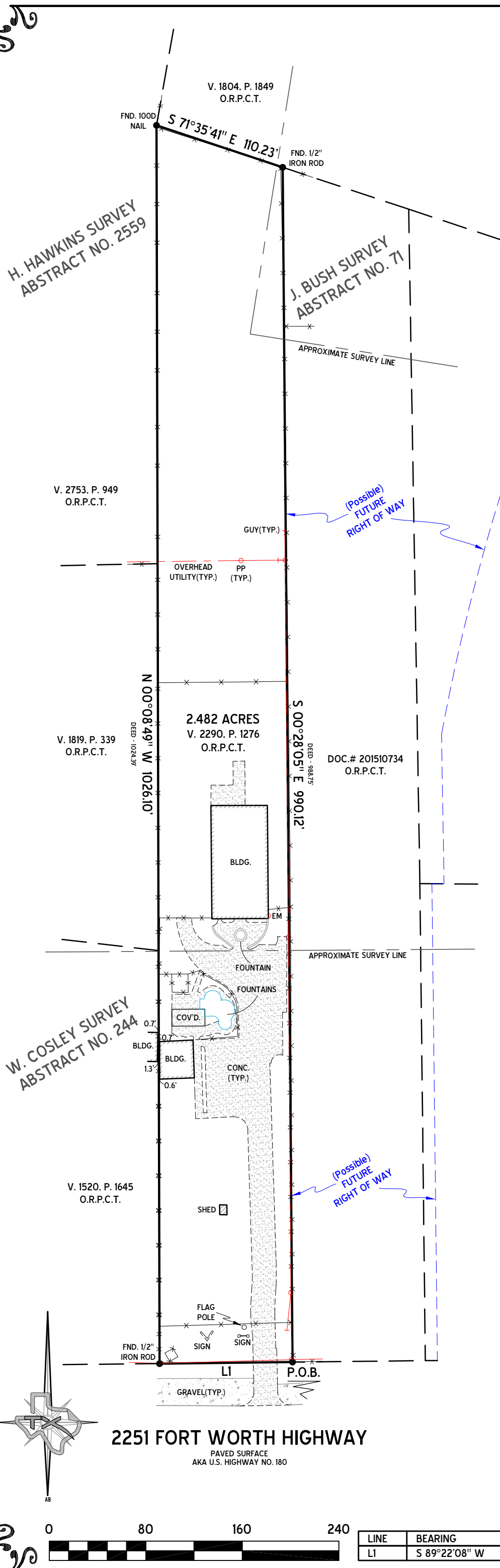
4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

5) Approximate survey line as shown derived from Texas Natural Resources Information System Data Catalog. (www.TNRIS.org)

6) All corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.



TEXAS SURVEYING
 INC.
 FIRM No. 10100000 - WWW.TXSURVEYING.COM



2251 FORT WORTH HIGHWAY
 PAVED SURFACE
 AKA U.S. HIGHWAY NO. 180



LINE	BEARING	DISTANCE
L1	S 89°22'08" W	110.06'