

LEGAL DESCRIPTION:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE H.T.&B. RAILROAD COMPANY NO. 5 SURVEY, ABSTRACT NUMBER 647, PARKER COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALEDO 388 VENTURE PARTNERS, L.L.C. RECORDED IN INSTRUMENT NUMBER 202227773, COUNTY RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "BROOKES BAKER"; FOUND AT THE NORTHWEST CORNER OF SAID REMAINDER, THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO BOSWELL INTERESTS, L.L.C., RECORDED IN VOLUME 1976, PAGE 331, SAID COUNTY RECORDS, AND BEING IN THE EAST LINE OF F.M. 1187 (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 88°26'41"E, 1951.18 FEET, TO THE NORTH LINE OF SAID REMAINDER TRACT, TO A 1 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF SAID BOSWELL INTERESTS TRACT:

THENCE N 01°33'31"W, 36.59 FEET, CONTINUING WITH SAID NORTH LINE, TO A PK NAIL, WITH "DUNAWAY" SHINER, FOUND IN SAID NORTH LINE AND THE EAST LINE OF SAID BOSWELL INTERESTS TRACT, AND BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO WALSH RANCHES, L.L.C., RECORDED IN VOLUME 219, PAGE 385, SAID COUNTY RECORDS:

THENCE WITH SAID NORTH LINE AND THE SOUTHWEST LINE OF SAID WALSH RANCHES TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 62°00'36"E, 171.65 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY"; FOUND:

S 86°25'40"E, 980.63 FEET, TO A 5/8 INCH IRON ROD FOUND:

S 89°59'40"E, 337.78 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 170.22 FEET, THROUGH A CENTRAL ANGLE OF 06°44'58", HAVING A RADIUS OF 1445.00 FEET, THE LONG CHORD WHICH BEARS S 52°50'56"E, 170.12 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND:

THENCE S 56°13'25"E, 387.49 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 875.40 FEET, THROUGH A CENTRAL ANGLE OF 39°57'56", HAVING A RADIUS OF 1255.00 FEET, THE LONG CHORD WHICH BEARS S 36°14'27"E, 857.76 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE SOUTHEAST CORNER OF SAID REMAINDER AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALEDO 388 VENTURES, L.L.C., RECORDED IN INSTRUMENT NUMBER 202421479, SAID COUNTY RECORDS:

THENCE S 73°44'31"W, 110.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

LEGAL DESCRIPTION (cont.):

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 00°30'01", HAVING A RADIUS OF 1145.00 FEET, THE LONG CHORD WHICH BEARS N 16°30'29"W, 10.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT:

THENCE WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 40.12 FEET, THROUGH A CENTRAL ANGLE OF 91°56'25", HAVING A RADIUS OF 25.00 FEET, THE LONG CHORD WHICH BEARS N 62°43'43"W, 35.95 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT:

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 1422.00 FEET, THROUGH A CENTRAL ANGLE OF 33°11'14", HAVING A RADIUS OF 2455.00 FEET, THE LONG CHORD WHICH BEARS S 87°53'42"W, 1402.20 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND:

THENCE N 75°30'41"W, 532.14 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1875.84 FEET, THROUGH A CENTRAL ANGLE OF 31°11'54", HAVING A RADIUS OF 3444.99 FEET, THE LONG CHORD WHICH BEARS S 88°53'22"W, 1852.76 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND:

THENCE S 73°17'25"W, 460.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE SOUTHWEST CORNER OF SAID REMAINDER AND THE NORTHWEST CORNER OF SAID ALEDO 388 TRACT (202421479), AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO BROTHERS IN CHRIST PROPERTIES, L.L.C., RECORDED IN INSTRUMENT NUMBER 202400902, SAID COUNTY RECORDS:

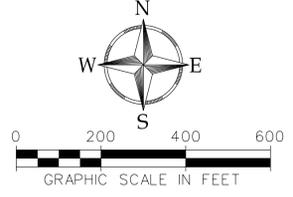
THENCE N 32°42'27"W, 510.87 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE MOST WESTERLY CORNER OF SAID REMAINDER TRACT, THE NORTHERLY CORNER OF SAID BROTHERS IN CHRIST TRACT, AND BEING IN THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF F.M. 1187:

THENCE N 28°28'06"E, 155.95 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

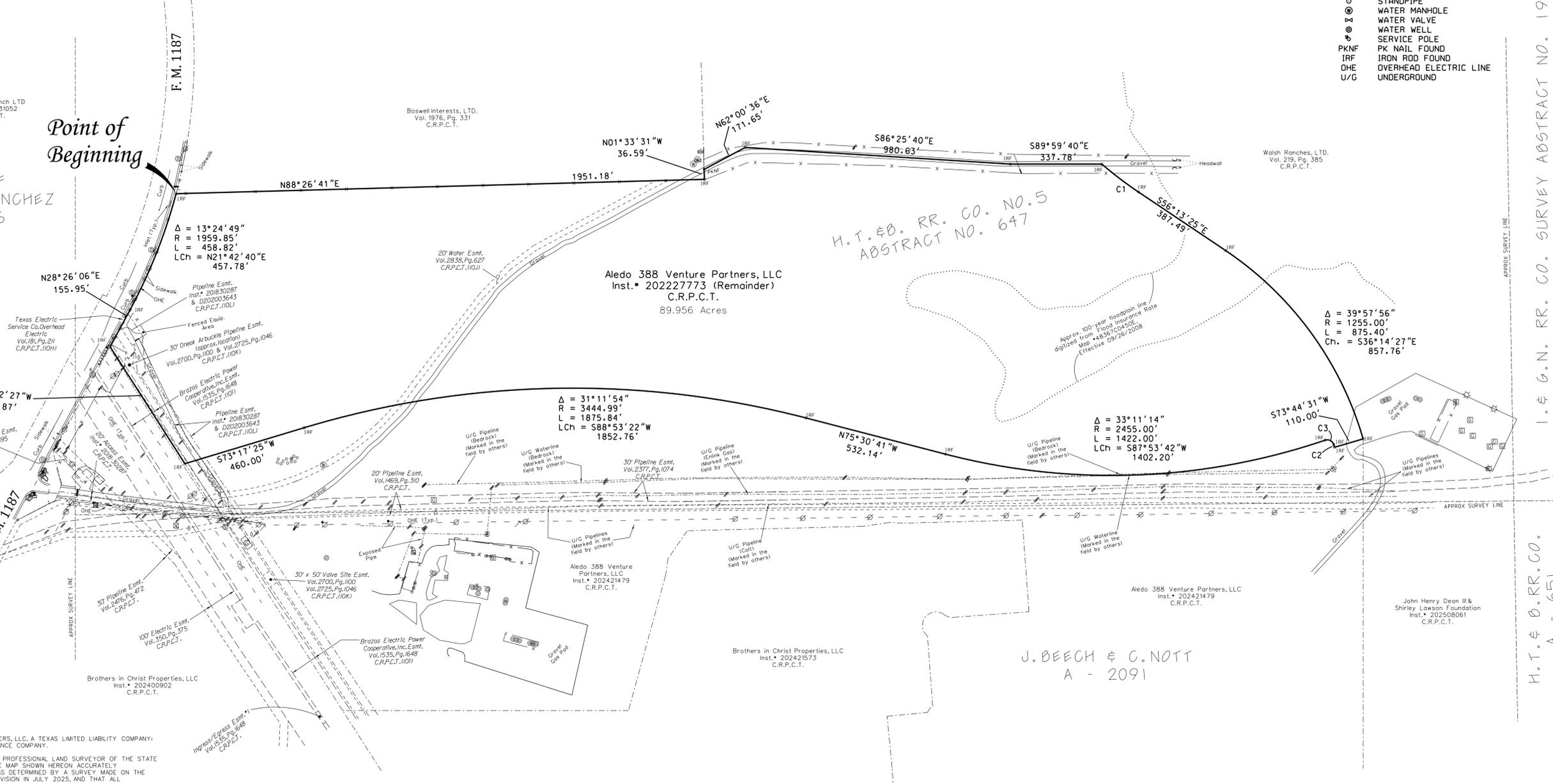
THENCE WITH SAID CURVE TO THE LEFT AND SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 458.82 FEET, THROUGH A CENTRAL ANGLE OF 13°24'49", HAVING A RADIUS OF 1959.85 FEET, THE LONG CHORD WHICH BEARS N 21°42'40"E, 457.78 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3,918,476 SQUARE FEET OR 89,956 ACRES OF LAND MORE OR LESS.

NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, UNDER GP# WP250430, EFFECTIVE AUGUST 3, 2025, AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
3. ALL CORNERS SET (IRS) ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
4. THE APPROXIMATE FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 483670450E, REVISED SEPTEMBER 26, 2008. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
5. EASEMENT, MINERAL LEASE AND OTHER DOCUMENTS LISTED BELOW WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CURRENT STATUS OR OWNERSHIP OF ANY SUCH INTERESTS.
6. CLERK'S FILE NO. 202227697, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10A)
7. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO TEXAS ELECTRIC SERVICE COMPANY, DOCUMENT RECORDED IN VOLUME 181, PAGE 211, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT, BUT IS SHOWN FOR REFERENCE. (ITEM 10H)
8. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO BRAZOS ELECTRIC POWER COOPERATIVE INC., AS PROVIDED IN DOCUMENT RECORDED IN VOLUME 1535, PAGE 1648, DEED RECORDS, PARKER COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AS SHOWN. (ITEM 10I)
9. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE CITY OF ALEDO, AS PROVIDED IN DOCUMENT RECORDED IN VOLUME 2838, PAGE 627, DEED RECORDS, PARKER COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AS SHOWN. (ITEM 10J)
10. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO ONEOK ARBUCKLE PIPELINE L.L.C., AS PROVIDED IN DOCUMENT RECORDED IN VOLUME 2700, PAGE 100, DEED RECORDS, PARKER COUNTY, TEXAS, AS AFFECTED BY THAT FIRST AMENDMENT TO PIPELINE EASEMENT RECORDED IN VOLUME 2725, PAGE 1046, SAID DEED RECORDS, AS AFFECTED BY THAT SECOND AMENDMENT TO PIPELINE EASEMENT RECORDED IN VOLUME 2827, PAGE 1409, SAID DEED RECORDS, AS AFFECTED BY THAT DECLARATION OF AUTHENTICITY, RECORDED UNDER CLERK'S FILE NO. 202003895, SAID DEED RECORDS, AFFECTS THE SUBJECT TRACT AS SHOWN. (ITEM 10K)
11. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO TARGA NGL COMPANY, L.L.C., AS PROVIDED IN DOCUMENT RECORDED UNDER CLERK'S FILE NO. 201830287, DEED RECORDS, PARKER COUNTY, TEXAS, AS AFFECTED BY THAT SUPPLEMENTAL ACCESS EASEMENT, RECORDED UNDER CLERK'S FILE NO. 202003643, SAID DEED RECORDS, AFFECTS THE SUBJECT TRACT AS SHOWN. (ITEM 10L)
12. A RIGHT OF FIRST REFUSAL TO PURCHASE LAND WITH CERTAIN TERMS, COVENANTS, CONDITIONS, AND PROVISIONS AS SET FORTH IN THE DOCUMENT RECORDED UNDER CLERK'S FILE NO. 202421577, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10M)



- ⊗ ELECTRIC TOWER
- ⊕ POWER POLE W/TRANSFORMER
- ⊖ STORM DRAIN MANHOLE
- ⊙ SIGNAL BOX
- ⊚ SIGNAL POLE
- ⊛ TEST STATION
- ⊜ GAS VALVE
- ⊝ BURIED CABLE MARKER/TELEPHONE
- ⊞ PIPELINE MARKER
- ⊟ GUIDE WIRE
- ⊠ COMMUNICATION MANHOLE
- ⊡ GUARDRAIL
- ⊢ BOLLARD
- ⊣ ELECTRIC BOX
- ⊤ FIRE HYDRANT
- ⊥ GAS RISER/EQUIPMENT
- ⊦ LIGHT POLE
- ⊧ OIL WELL
- ⊨ STANDPIPE
- ⊩ WATER MANHOLE
- ⊪ WATER WALK
- ⊫ WATER WELL
- ⊬ SERVICE POLE
- ⊭ PK NAIL FOUND
- ⊮ IRON ROD FOUND
- ⊯ OVERHEAD ELECTRIC LINE
- ⊰ UNDERGROUND



HEIRS OF FRANCISCO SANCHEZ  
A - 2346

F. H. HAMMON  
A - 673

H.T. & B. RR. CO. NO. 5  
ABSTRACT NO. 647

Aledo 388 Venture Partners, LLC  
Inst. # 202227773 (Remainder)  
C.R.P.C.T.  
89.956 Acres

Δ = 31°11'54"  
R = 3444.99'  
L = 1875.84'  
LCh = S88°53'22"W  
1852.76'

Δ = 33°11'14"  
R = 2455.00'  
L = 1422.00'  
LCh = S87°53'42"W  
1402.20'

Δ = 39°57'56"  
R = 1255.00'  
L = 875.40'  
Ch. = S36°14'27"E  
857.76'

TO: «BUYER» ALEDO 388 VENTURE PARTNERS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, TALTON BLAKE RICHARDSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2025, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION # SURVEY

T. BLAKE RICHARDSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 7198

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e

8/19/2025

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	06° 44' 58"	1445.00'	170.22'	S52° 50' 56"E	170.12'
C2	00° 30' 01"	1145.00'	10.00'	N16° 30' 29"W	10.00'
C3	91° 56' 25"	25.00'	40.12'	N62° 43' 43"W	35.95'

# A Boundary Survey of 89.956 Acres of Land

SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY NO.5, ABSTRACT NUMBER 647, PARKER COUNTY, TEXAS.

Job #:	0070872.00
Drawn By:	TBR
Checked By:	TAB
Date:	08/01/2025

I. & G. N. RR. CO. SURVEY ABSTRACT NO. 1995

H.T. & B. RR. CO.  
A - 651

**Westwood**  
Westwood Professional Services, Inc.  
8800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76117 PH: 817-562-3350

SHEET  
OF SHEETS

N:\0070872.00\06\_CAD\GN\SURVEY\0070872\_BNL.dgn

8/19/2025

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