

Survey Description

BEING a 6.681 acres tract of land out of the ELSBERRY MILLER SURVEY, ABSTRACT No. 873 and the J. P. HART SURVEY, ABSTRACT No. 1970, Parker County, Texas; being that certain tract described in Volume 2618, Page 331, a portion of that certain tract described in Volume 2620, Page 1288 and a portion of that certain tract described in Volume 2619, Page 1449, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the proposed west line of Holland Lake Drive (a concrete surface) and the south line of Washington Drive, same being the southeast corner of that certain City of Weatherford tract described in Volume 2737, Page 1432, Real Property Records, Parker County, Texas, for the northeast and beginning corner of this tract. Whence the southeast corner of LOT 33, BLOCK B, ESTATES OF TIMBER CREEK, according to the Plat recorded in Cabinet B, Silde 167, Plat Records, Parker County, Texas bears S 67°26'25" W 686.12 feet.

THENCE along Holland Lake Drive the following courses and distances:
 S 01°03'46" W 106.46 feet to a found 5/8" iron rod, for a corner of this tract;
 N 89°30'22" W 9.54 feet to a found 5/8" iron rod, for a corner of this tract;
 S 00°29'38" W 276.60 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for the most eastern southeast corner of this tract;
 S 31°34'17" W 41.46 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the north line of Interstate Highway No. 20 (service road), for the most southern southeast corner of this tract.

THENCE S 66°40'05" W 136.67 feet along said Interstate Highway No. 20 (service road) to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract.

THENCE Southwesterly along said Interstate Highway No. 20 (service road) and the arc of a curve to the right 419.29 feet, having a radius of 5554.58 feet, whose chord bears S 68°50'21" W 419.19 feet, to a found 3/4" iron rod at the southeast corner of Lot 1, Block 1, ROGER WILLIAMS AUTOMALL, according to the plat recorded in Plat Cab. D, Sl. 682, Plat Records, Parker County, Texas, for the southwest corner of this tract.

THENCE N 01°27'19" W 318.36 feet along the common line of said Lot 1, Block 1 and this tract to a found 1/2" iron rod at the northeast corner of said said Lot 1, Block 1, for a corner of this tract.

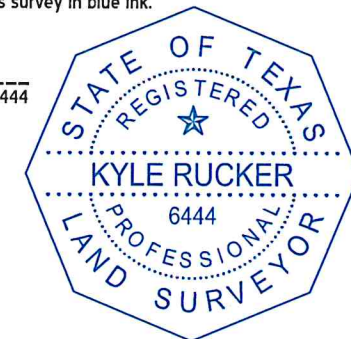
THENCE S 88°41'04" W 12.93 feet along the north line of said Lot 1, Block 1, tract to a found 1/2" iron rod in the east line of Washington Drive, for a corner of this tract.

THENCE along Washington Drive the following courses and distances:
 N 00°47'15" W 269.77 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for the most western northwest corner of this tract;
 Northeasterly along the arc of a curve to the right 63.71 feet, having a radius of 40.00 feet, whose chord bears N 44°50'52" E 57.19 feet, for the most northern northwest corner of this tract;
 S 89°31'00" E 536.43 feet to the POINT OF BEGINNING.

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).

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify to Weatherford Retail LLC, RJ Sikes, and Fidelity National Title Insurance Company 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 St, Weatherford, TX 76086
 weatherford@txsurveying.com 817-594-0400
 January 4, 2019 - JN090204-R2 - Original Field Work
 October 16, 2022 - JN090204-R5 - Update



Notes:

1) With respect to the documents listed in Title Commitment GF No. FT44138-9000382200394-AH, issued September 23, 2022 at 8:00 am, the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
 10. (f) City of Weatherford - V. 1557, P. 734 (as shown);
 10. (g) City of Weatherford - V. 1569, P. 1045 (as shown);
 R.P.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) Governmental entities may require this property to be further platted and recorded with the County Clerk.

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

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

6) Approximate survey lines as shown according to General Land Office (GLO) GIS web map and deeds of record.

7) All corners are C.I.R.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted.



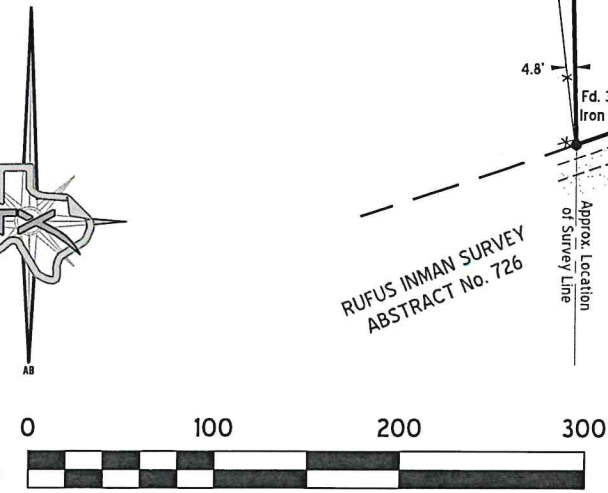
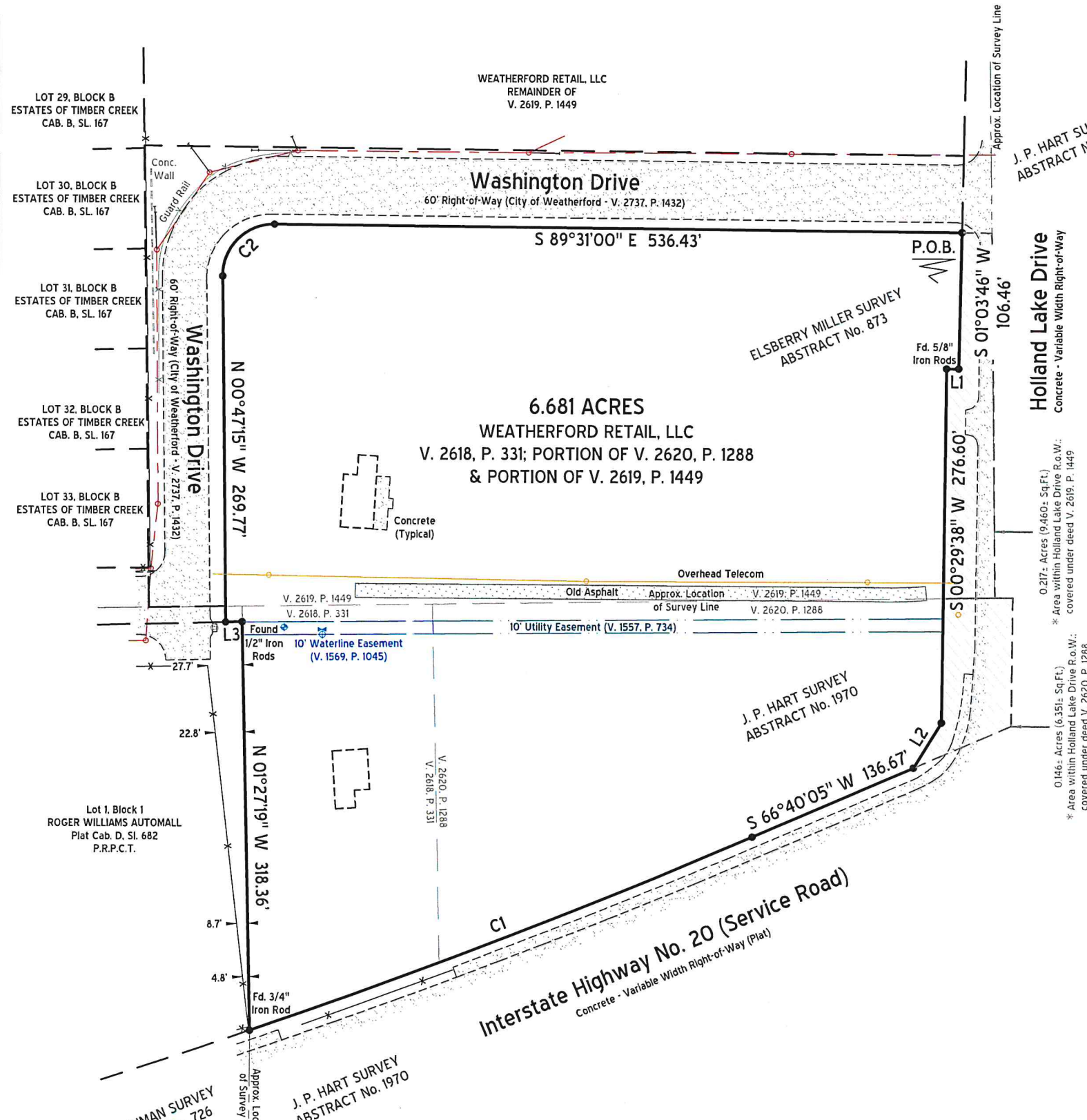
Curve 1 - C1 Radius: 5554.58' Arc Length: 419.29' Chord: S 68°50'21" W 419.19'
Curve 2 - C2 Radius: 40.00' Arc Length: 63.71' Chord: N 44°50'52" E 57.19'

Line 1 - L1 Bearing: N 89°30'22" W Distance: 9.54'
Line 2 - L2 Bearing: S 31°34'17" W Distance: 41.46'
Line 3 - L3 Bearing: S 88°41'04" W Distance: 12.93'

Legend

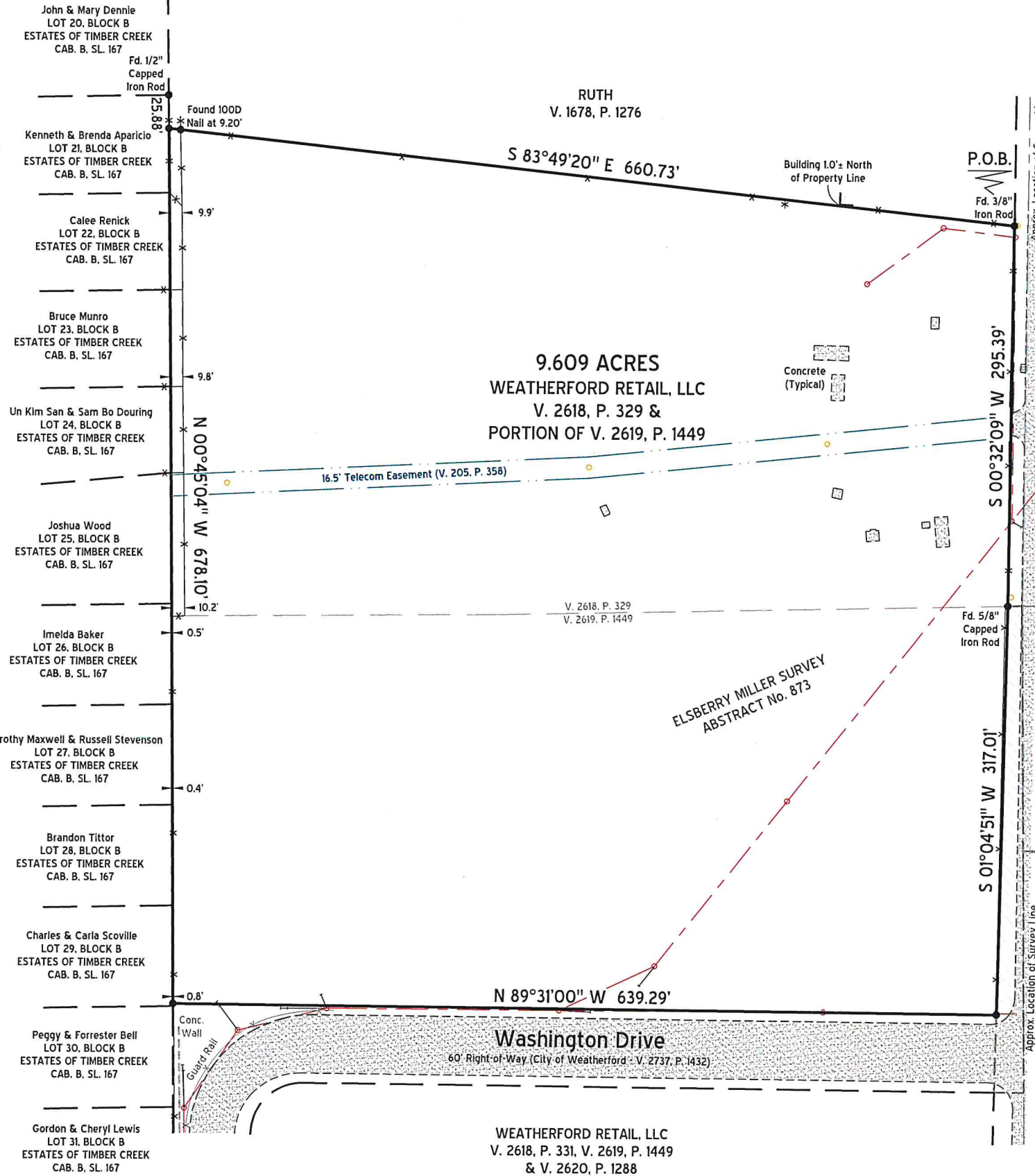
- Property Corner
- ✂ Fence
- Overhead Utilities
- Guy Wire
- Telecom
- ⊙ Storm Drain
- ⊕ Water Marker
- ⊕ Water Valve
- ⊕ Fire Hydrant

Legend	
⊕ Utility Pole	⊕ Water Meter
⊕ Power Pole	⊕ Fire Hydrant
— Overhead Electric	⊕ Water Valve
— Guy Wire	⊕ Septic Lid
⊕ Electric Meter	⊕ Gas Meter
⊕ Electric Box	⊕ Sanitary Sewer Manhole
⊕ Telecom	⊕ Storm Drain Manhole
⊕ Telecom Vault	✂ Fence



Legend

- Property Corner
- ✕ Fence
- ▭ Building
- Overhead Utilities
- Guy Wire
- Telecom
- ⊙ Storm Drain



Survey Description

BEING a 9.609 acres tract of land out of the ELSBERRY MILLER SURVEY, ABSTRACT No. 873, Parker County, Texas; being all of that certain called 5.064 acres tract described in Volume 2618, Page 329 and a portion of that certain called 10.000 acres tract described in Volume 2619, Page 1449, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in the west line of Holland Lake Drive (a concrete surface) at the southeast corner of that certain Ruth tract described in Volume 1678, Page 1276, Real Property Records, Parker County, Texas, same being the northeast corner of said called 5.064 acres tract, for the northeast and beginning corner of this tract. Whence the southeast corner of LOT 33, BLOCK B, ESTATES OF TIMBER CREEK, according to the Plat recorded in Cabinet B, Slide 167, Plat Records, Parker County, Texas bears S 63°00'54" W 712.30 feet.

THENCE S 00°32'09" W 295.39 feet along said Holland Lake Drive to a found 5/8" capped iron rod at the southeast corner of said called 5.064 acres tract, same being the northeast corner of said called 10.000 acres tract, for a corner of this tract.

THENCE S 01°04'51" W 317.01 feet along said Holland Lake Drive to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the north line Washington Drive (a concrete surface), same being the northeast corner of that certain City of Weatherford tract described in Volume 2737, Page 1432, Real Property Records, Parker County, Texas, for the southeast corner of this tract.

THENCE N 89°31'00" W 639.29 feet along the north line of Washington Drive to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the east line of LOT 29, BLOCK B, said ESTATES OF TIMBER CREEK, for the southwest corner of this tract.

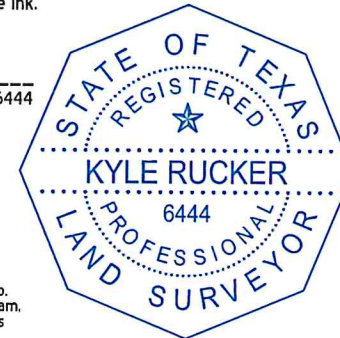
THENCE N 00°45'04" W 678.10 feet along the east line of said ESTATES OF TIMBER CREEK to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") at the southwest corner of said Ruth tract, for the northwest corner of this tract. Whence a found 1/2" capped iron rod at the northeast corner of LOT 21, BLOCK B, said ESTATES OF TIMBER CREEK bears N 00°45'04" W 25.88 feet.

THENCE S 83°49'20" E along the common line of said Ruth tract and this tract at 9.20 feet pass a found 100D nail, for a total distance of 660.73 feet to the POINT OF BEGINNING.

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).

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify to Kevin Jordan, RJ Sikes, and Fidelity National Title Insurance Company 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.

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 weatherford@txsurveying.com 817-594-0400
 January 4, 2019 - JN090204-R3 - Original Field Work
 October 16, 2022 - JN090204-R6 - Update



Notes:

1) With respect to the documents listed in Title Commitment GF No. FT44138-9000382200394-AH, issued September 23, 2022 at 8:00 am, the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
 10. (1) American Telephone & Telegraph Co. - V. 205, P. 358 (as shown); R.P.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) Governmental entities may require this property to be further platted and recorded with the County Clerk.

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6) Approximate survey lines as shown according to General Land Office (GLO) GIS web map and deeds of record.

7) All corners are C.I.R.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted.



WEATHERFORD BRANCH - 817-594-0400
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 INC.
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