



TRACT #1

BEING all that certain lot, tract or parcel of land situated in the Mora Jose Maria Survey, Abstract No. 854, Parker County, Texas, being a tract of land described in quitclaim deed to George David Soto, recorded in Volume 2310, Page 797, and being that tract of land described in deed to Jerry W. Churchwell and George D. Soto, recorded in Volume 1246, Page 53, same being now described in quitclaim deed to George David Soto, recorded in Volume 2310, Page 800 Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 3/8 inch iron rod found for corner in the South line of Erwin Road, at the Northwest corner of a tract of land described in deed to David M. Williams and wife, Kathy F. Williams, recorded in Volume 1603, Page 908 (D.R.P.C.T.), being the Northeast corner of said Soto tract (Volume 2310, Page 800);

THENCE South 12 deg. 41 min. 54 sec. West, a distance of 563.32 feet to a post for corner at the West corner of said Williams tract;

THENCE South 00 deg. 46 min. 12 sec. West, a distance of 735.74 feet to a point for corner at the Northerly Northwest corner of a tract of land described in deed to Jennifer Lynn Crow, recorded under Instrument No. 202150339 (D.R.P.C.T.), at the Southwest corner of said Williams tract;

THENCE North 89 deg. 51 min. 19 sec. West, a distance of 623.30 feet to a post for corner in the North line of a tract of land described in deed to David Vester Hardin, recorded in Volume 1475, Page 175 (D.R.P.C.T.);

THENCE North 00 deg. 26 min. 21 sec. East, a distance of 691.31 feet to a fence post for corner;

THENCE North 38 deg. 40 min. 36 sec. East, a distance of 219.79 feet to a fence post for corner;

THENCE North 24 deg. 16 min. 13 sec. East, a distance of 246.09 feet to a fence post for corner;

THENCE North 57 deg. 58 min. 48 sec. East, a distance of 394.07 feet to a 3/8 inch iron rod found for corner in the said South line of Erwin Road, at the Northernmost East corner of said Hardin tract;

THENCE South 79 deg. 21 min. 33 sec. East along said South line, a distance of 61.86 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 deg. 28 min. 16 sec. East along said South line, a distance of 118.31 feet to the PLACE OF BEGINNING and containing 707,671 square feet or 16.25 acres of land.

TRACT #2

BEING all that certain lot, tract or parcel of land situated in the Mora Jose Maria Survey, Abstract No. 854, Parker County, Texas, being a tract of land described in deed to George David Soto, recorded under Instrument No. 201807673, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING at a 3/8 inch iron rod found for corner in the South line of Erwin Road, at the Northwest corner of a tract of land described in deed to David M. Williams and wife, Kathy F. Williams, recorded in Volume 1603, Page 908 (D.R.P.C.T.), being the Northeast corner of a tract of land described in quitclaim deed to George David Soto, recorded in Volume 2310, Page 800 Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE South 12 deg. 41 min. 54 sec. West, a distance of 563.32 feet to a post for corner at the West corner of said Williams tract;

THENCE South 00 deg. 46 min. 12 sec. West, a distance of 735.74 feet to a point for corner at the Northerly Northwest corner of a tract of land described in deed to Jennifer Lynn Crow, recorded under Instrument No. 202150339 (D.R.P.C.T.), at the Southwest corner of said Williams tract, being the Northwest corner of herein described tract;

THENCE South 00 deg. 58 min. 01 sec. West, a distance of 24.50 feet to a post for corner;

THENCE North 84 deg. 32 min. 48 sec. West, a distance of 59.38 feet to a point for corner;

THENCE North 84 deg. 33 min. 41 sec. West, a distance of 9.91 feet to a point for corner;

THENCE North 83 deg. 41 min. 20 sec. West, a distance of 90.80 feet to a 1/2 inch iron rod found for corner in the East line of a tract of land described in deed to David Vester Hardin, recorded in Volume 1475, Page 175 (D.R.P.C.T.), at the Westernmost Northwest corner of said Crow tract;

THENCE North 02 deg. 16 min. 53 sec. West, a distance of 8.34 feet to a point for corner at the Northeast corner of said Hardin tract;

THENCE South 89 deg. 51 min. 19 sec. East, a distance of 159.97 feet to the PLACE OF BEGINNING and containing 2,668 square feet or 0.06 of an acre of land.

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL
BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.50	S00°58'01"W
L2	59.38	N84°32'48"W
L3	9.91	N84°33'41"W
L4	90.80	N83°41'20"W
L5	8.34	N02°16'53"W
L6	159.97	S89°51'19"E

LEGEND
WOOD FENCE --- TEXT
CHAIN LINK --- IMPROVEMENTS
IRON FENCE --- BOUNDARY LINE
WIRE FENCE --- EASEMENT SETBACK
CM - CONTROLLING MONUMENT
MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
POST FOR CORNER
3/8" IRON ROD FOUND
5/8" IRON ROD FOUND
PK NAIL FOUND □ POINT FOR CORNER
C - CABLE E - ELECTRIC
O - CLEAN OUT PE - POOL EQUIP
G - GAS METER P - POWER POLE
F - FIRE HYDRANT T - TELEPHONE
L - LIGHT POLE W - WATER METER
M - MANHOLE V - WATER VALVE
(UNLESS OTHERWISE NOTED)

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JOHN WINTERS

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2040 ERWIN ROAD, in the city of POOLVILLE, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 11-20-2022
G. F. No.: N/A
Job no.: 202212190 (1)
Drawn by: BM

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

