

DUSTIN KYLE HANEY  
AND JAYME LYNNE  
HANEY, CO-TRUSTEES  
OF THE HANEY  
REVOCABLE TRUST  
202018471

JP ELDER, III  
AND WIFE  
SUSAN ELDER  
V. 656, P. 197

JAMES OXER SURVEY  
ABST. NO. 1029

24.365 Acres

JP ELDER, III  
AND WIFE  
SUSAN ELDER  
V. 656, P. 197

ERIN DAVIS HEINKING,  
TRUSTEE, ELLA  
ELIZABETH HEINKING  
2017 IRREVOCABLE  
TRUST  
TRACT 1  
202100682

CURTIS M. YATES  
AND WIFE  
KIMBERLEE G. YATES  
V. 1766, P. 38

Legal Description

24.365 acres situated in the JAMES OXER SURVEY, Abst. No. 1029, Parker County, Texas being a portion of that certain tract of land described in deed to J.P. Elder, III and wife Susan Elder by deed recorded in Volume 656, Page 197, Deed Records, Parker County, Texas. Said 24.365 acres being more particularly described, as follows:

Beginning at a 3" steel fence post found in the southwesterly line of Bankhead Highway at the most northerly northeast corner of said Elder tract and the southeast corner of that certain tract of land described in deed to Dustin Kyle Haney and Jayme Lynne Haney, Co-Trustees of the Haney Revocable Trust recorded in Document Number 202018471, Official Records, Parker County, Texas;

THENCE South 51 degrees 09 minutes 59 seconds East, along the southwesterly line of said Bankhead Highway, 686.56 feet to a capped Stevens Surveying 1/2" iron set in the westerly line of Torri Court;

THENCE South 21 degrees 03 minutes 28 seconds West, along the westerly line of said Torri Court, 484.89 feet to capped Stevens Surveying 1/2" iron set;

THENCE North 73 degrees 45 minutes 05 seconds West, 854.13 feet to a capped Stevens Surveying 1/2" iron set;

THENCE South 14 degrees 26 minutes 52 seconds West, 465.61 feet to a capped Texas Surveying 1/2" iron found for the southeast corner of that certain tract of land described in deed to Erin Davis Heinking Trustee Ella Elizabeth Heinking 2017 Irrevocable Trust, known as Tract 1 recorded in Document Number 202100682, Official Records, Parker County, Texas;

THENCE North 14 degrees 27 minutes 30 seconds East, along the east line of said Heinking tract, 199.95 feet to a capped Texas Surveying 1/2" iron found at the northeast corner of said Heinking tract;

THENCE North 89 degrees 31 minutes 58 seconds West, along the north line of said Heinking tract 422.42 feet to a capped Stevens Surveying 1/2" iron set for the most westerly southwest corner of the herein described tract;

THENCE North 11 degrees 48 minutes 12 seconds East, 1108.80 feet to a capped Stevens Surveying 1/2" iron set in the south line of said Haney tract;

THENCE North 89 degrees 32 minutes 45 seconds East, along common line of said Elder and Haney tracts, 771.21 feet to the POINT OF BEGINNING and containing 24.365 acres of land.

60' Wide Ingress & Egress Easement  
Being a 60' wide ingress & egress easement situate in the JAMES OXER SURVEY, Abst. No. 1029, Parker County, Texas being over and across that certain tract of land described in deed to J.P. Elder, III and wife, Susan Elder by deed recorded in Volume 656, Page 197, Deed Records, Parker County, Texas. Said 60' wide easement being more particularly described, as follows:

Beginning at a 3" steel fence post found in the southwesterly line of Bankhead Highway at the most northerly northeast corner of said Elder tract and the southeast corner of that certain tract of land described in deed to Dustin Kyle Haney and Jayme Lynne Haney, Co-Trustees of the Haney Revocable Trust recorded in Document Number 202018471, Official Records, Parker County, Texas;

THENCE South 51 degrees 09 minutes 59 seconds East, along the southwesterly line of said Bankhead Highway, 94.75 feet to a point;

THENCE South 89 degrees 32 minutes 45 seconds West, 796.19 feet to a point;

THENCE South 11 degrees 48 minutes 12 seconds West, 466.86 feet to a point;

THENCE North 71 degrees 18 minutes 03 seconds West, 60.44 feet to a point;

THENCE North 11 degrees 48 minutes 12 seconds East, 507.97 feet to a point in the north line of said Elder tract;

THENCE North 89 degrees 32 minutes 45 seconds East, 771.21 feet to the POINT OF BEGINNING and containing 1.751 acres of land.

CAPPED STEVENS SURVEYING 1/2" IRON SET

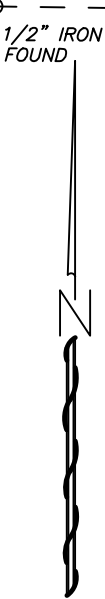
Notes:  
Bearings are per GPS coordinates  
NAD83 North Central Texas Zone 4202.

According to the National Flood Insurance Rate Map, Map Number 48367C0425F, Map Revised April 5, 2019 this site lies within Zone X, Zone X being Area of Minimal Flood Hazard.

Blanket Easements that affect this site:  
Pierce Pipe Line Co. V. 116, P. 36.

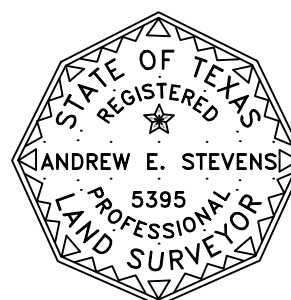
"Floating Easement" for ingress & egress  
201201317

The following easements do not affect this site:  
V. 1126, P. 876  
V. 1690, P. 325  
202007776  
V. 669, P. 395  
BK. 2244, P. 173  
BK. 2403, P. 1669



SCALE: 1" = 100'

STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

Andrew E. Stevens  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
OCTOBER 22, 2021

Survey Plat  
24.365 Acres situated in the  
JAMES OXER SURVEY, Abst. No.  
1029, Parker County, Texas.