SURVEY EXHIBIT SHOWING

BEING A 7.155 ACRE TRACT OF LAND IN THE T&P RAILWAY COMPANY SURVEY, SECTION NO. 2, CERTIFICATE NO. 2/285, PARKER COUNTY, TEXAS, TARRANT COUNTY, TEXAS, CONVEYED TO CHRIST'S HAVEN FOR CHILDREN, INC, AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER D207089139, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.)

SURVEYOR'S NOTES:

1. All bearings shown hereon are correlated to the texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
2. This survey was prepared with the benefit of a copy of a commitment for title insurance, prepared by Fidelity National Title Insurance Company, GF#FTDAL-21-9000212200500D, issued August 24, 2022.
3. The survey performed on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.
4. ( ) Denotes record data.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 20, 2022 and shows the significant visible improvements observed at the time of the survey.

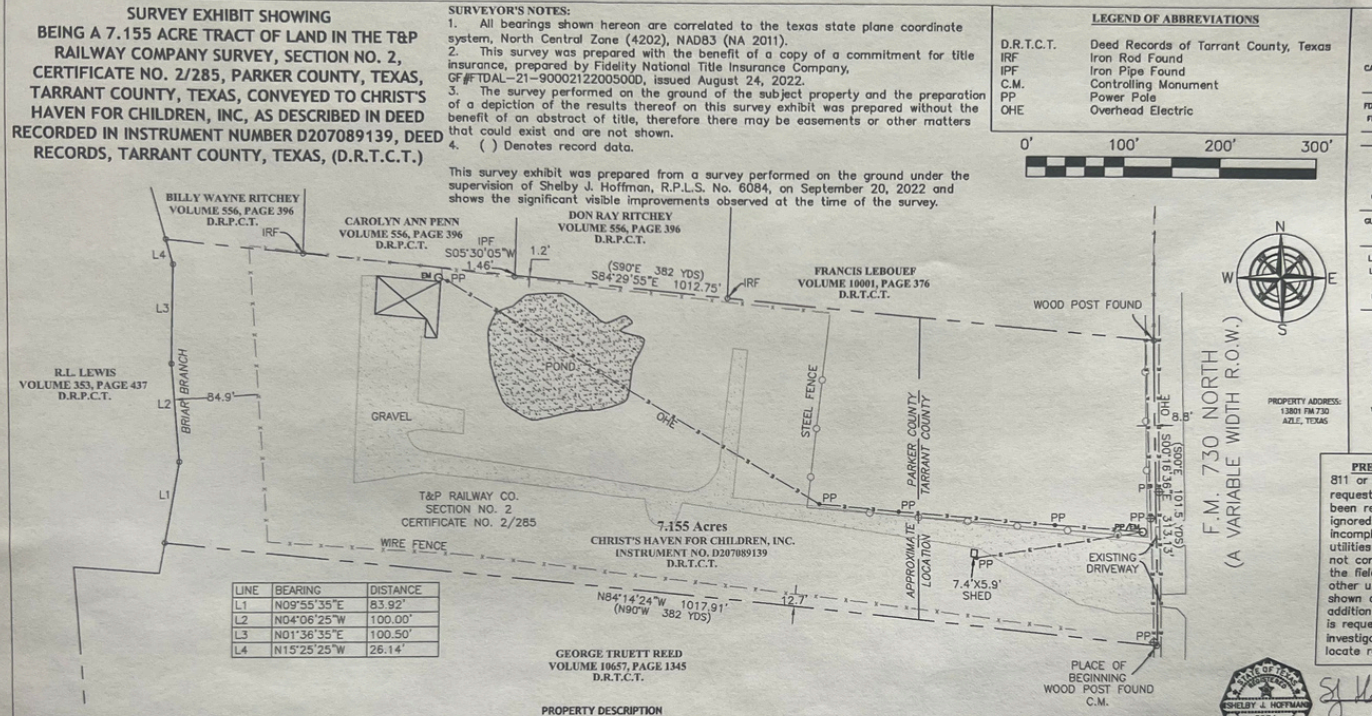
LEGEND OF ABBREVIATIONS

D.R.T.C.T.	Deed Records of Tarrant County, Texas
IRF	Iron Rod Found
IPF	Iron Pipe Found
C.M.	Controlling Monument
PP	Power Pole
OHE	Overhead Electric

LEGEND OF SYMBOLS

- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- fire lane
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- light pole
- MB mailbox
- overhead utility lines
- sanitary sewer manhole
- storm drain manhole
- telephone manhole
- traffic signal pole
- CO utility clean out
- UV utility vault
- WV water valve
- WM water meter
- well
- SIGN sign
- power pole

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.



LINE	BEARING	DISTANCE
L1	N09°55'35"E	83.92'
L2	N04°06'25"W	100.00'
L3	N01°36'35"E	100.50'
L4	N15°25'25"W	26.14'

PRESENCE OF UTILITIES WARNING

811 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.

PROPERTY DESCRIPTION

BEING A 7.155 ACRE TRACT OF LAND IN THE T&P RAILWAY COMPANY SURVEY, SECTION NO. 2, CERTIFICATE NO. 2/285, PARKER COUNTY TEXAS, TARRANT COUNTY TEXAS, CONVEYED TO CHRIST'S HAVEN FOR CHILDREN, INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NUMBER D207089139, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A WOOD POST FOUND AT THE SOUTHEAST CORNER OF SAID CHRIST'S HAVEN TRACT, BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO GEORGE TRUETT REED, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 10657, PAGE 1345, D.R.T.C.T., SAME BEING IN THE WEST LINE OF FM 730 NORTH, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT, AND SAID REED TRACT, N 84°14'24" W, A DISTANCE OF 1017.91 FEET, TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO R.L. LEWIS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 353, PAGE 437, DEED RECORDS, PARKER COUNTY, TEXAS, (D.R.P.C.T.) SAME BEING IN BRIAR BRANCH;

THENCE, WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT, AND SAID LEWIS TRACT, AND WITH BRIAR BRANCH THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 09°55'35" E, A DISTANCE OF 83.92 FEET;
2. N 04°06'25" W, A DISTANCE OF 100.00 FEET;
3. N 01°36'35" E, A DISTANCE OF 100.50 FEET;
4. N 15°25'25" W, A DISTANCE OF 26.14 FEET, TO THE NORTHWEST CORNER OF SAID CHRIST'S HAVEN TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BILLY WAYNE RITCHEY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 556, PAGE 396, D.R.P.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT, AND SAID RITCHEY TRACT, AND WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT, AND A TRACT OF LAND CONVEYED TO CAROLYN ANN PENN, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 556, PAGE 396, D.R.P.C.T., AND WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT AND A TRACT OF LAND CONVEYED TO DON RAY RITCHEY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 556, PAGE 396, D.R.P.C.T., AND WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT AND A TRACT OF LAND CONVEYED TO FRANCIS LEBOUEF, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 10001, PAGE 376, D.R.T.C.T., CONSECUTIVELY, S 84°29'55" E, A DISTANCE OF 1012.75 FEET, TO A WOOD POST FOUND, AT THE NORTHEAST CORNER OF SAID CHRIST'S HAVEN TRACT, SAME BEING AT THE SOUTHEAST CORNER OF SAID LEBOUEF TRACT, SAME BEING IN THE WEST LINE OF SAID FM 730 NORTH;

THENCE, WITH THE COMMON LINE BETWEEN SAID CHRIST'S HAVEN TRACT, AND THE WEST LINE OF SAID FM 730 NORTH, S 00°16'36" E, A DISTANCE OF 313.13 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 7.155 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH 20, 2013.

STATE OF TEXAS REGISTERED SHELBY J. HOFFMAN 6084 PROFESSIONAL LAND SURVEYOR

REVISED 09/21/2022

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GSi GEOMATIC SOLUTIONS, INC.
PROFESSIONAL LAND SURVEYORS

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Scale: 1"=100'	Date: 09/21/2022	DWG: 2022883 SURVEY-002
Drawn: OF	Checked: SJH	Job: 2022-883