Docusign Envelope ID: 60B3ADAE-8BE9-4570-A510-02A38D28B9FE

SURVEY OF

PARCEL 1: 20.21 ACRE TRACT SITUATED IN THE
T. W. BELL SURVEY, ABSTRACT 166,
J. L. DETISTE SURVEY, ABSTRACT 369 AND
B. F. DRAPER SURVEY, ABSTRACT 405,
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

BEING a 20.21 Acres (880,452 Square Feet) tract of land situated in the T. W. Bell Survey , Abstract No. 166, the J. L. Detiste Survey, Abstract No. 369 and the B. F. Draper Survey, Abstract No. 405, City of Weatherford, Parker County, Texas, being a portion of a called 67.917 Acres tract of land conveyed to Elizabeth Ann Jackson-D'ambrosi, Susan Alice Jackson Shay, William Wingate Jackson and David Rudd Jackson by Trustee's Distribution Deed of record in Volume 1490, Page 67, Deed Records, Parker County, Texas, (D.R.P.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "TEXAS SURVEYING INC." found in the east right-of-way (R.O.W.) line of Tip Top Road (variable width) and the northwest corner of that called 4.00 Acres tract of land conveyed to Steve Pennington and wife, Mary Pennington of record in Volume 1808, Page 271, D.R.P.C.T. from which an iron rod with cap stamped "C. F. STARK 5084" found in the west R.O.W. line of said Tip Top Road bears South 17°48'08" West, 124.39 feet;

THENCE, with the east R.O.W. line of said Tip Top Road the following 6 courses:

1. North 11°03'46" West, 395.69 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set;

2. North 12°03'53" West, 260.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set;

3. North 19°01'53" West, 133.40 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set;

4. North 33°10'53" West, 220.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set;

5. North 27°52'53" West, 180.39 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for the beginning of a curve to the right and being the south point of that called 0.035 Acre tract conveyed to the City of Weatherford for a Permanent R.O.W. of record in Doc. No. 20070634898, D.R.P.C.T.;

6. 139.09 feet with said curve having a radius of 910.62 feet, a delta angle of 08°45'04" and a chord that bears North 18°01'51" West, 138.95 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;

THENCE, North 89°18'07" East, 160.48 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for a P.I. of the herein described tract;

THENCE, North 88°49'07" East, 331.70 feet to a 1/2-inch iron rod with cap stamped "DUNAWAY & ASSOC." found for the northwest corner of that called 5.426 Acres tract of land conveyed to Barbara Cook of record in Doc. No. 202012275, D.R.P.C.T. and being an exterior corner of the herein described tract;

THENCE, South 00°04'07" West, 526.08 feet with the west line of said 5.426 acre tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said 5.426 acre tract and for an interior corner of the herein described tract;

THENCE, South 89°16'38" East, 448.79 feet with the south line of said 5.426 acre tract to a fence post marked "PROP COR" found marking the southeast corner of said 5.426 acre tract and interior corner of the herein described tract;

THENCE, North 00°29'59" West, 50.00 feet with the east boundary line of said 5.426 Acres tract to a 1/2-inch iron rod found for an interior corner of the herein described tract;

THENCE, North 89°00'29" West, 2.51 feet continuing with the east boundary line of said 5.426 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner of the herein described tract;

THENCE, North 00°01'05" East, 485.37 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northeast corner of said 5.426 Acres tract;

THENCE, North 00°08'09" West, 206.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an exterior corner of the herein described tract;

THENCE, North 88°54'07" East, 265.10 feet to a point on retaining wall (unable to set) in the south boundary line of Cleburne Avenue Addition of record in Volume 2647, Page 533, Plat Records, Parker County, Texas, (P.R.P.C.T.)

THENCE, North 89°22'04" East, 109.82 feet to a 1/2-inch iron rod with cap stamped "DUNAWAY & ASSOC." found in the northwest corner of Lot 3, Block 1, Wal-Mart Subdivision of record in Cabinet B, Slide 94, P.R.P.C.T.; from which a Brass TXDOT R.O.W. Monument found in the southwesterly right-of-way (R.O.W.) line of F.M. 51/S.H. 171 (variable width) bears South 89°52'16" East, 173.22 feet, said point being the northeast corner of the herein described tract;

THENCE, South 02°41'31" East, at 445.97 feet pass a 5/8-inch iron rod marking the northwest corner of Lot 1R-A-1, Wal-Mart Subdivision, Volume 2924, Page 212, P.R.P.C.T. for a total distance of 519.99 feet to a 5/8-inch iron rod found for an interior corner of the herein described tract;

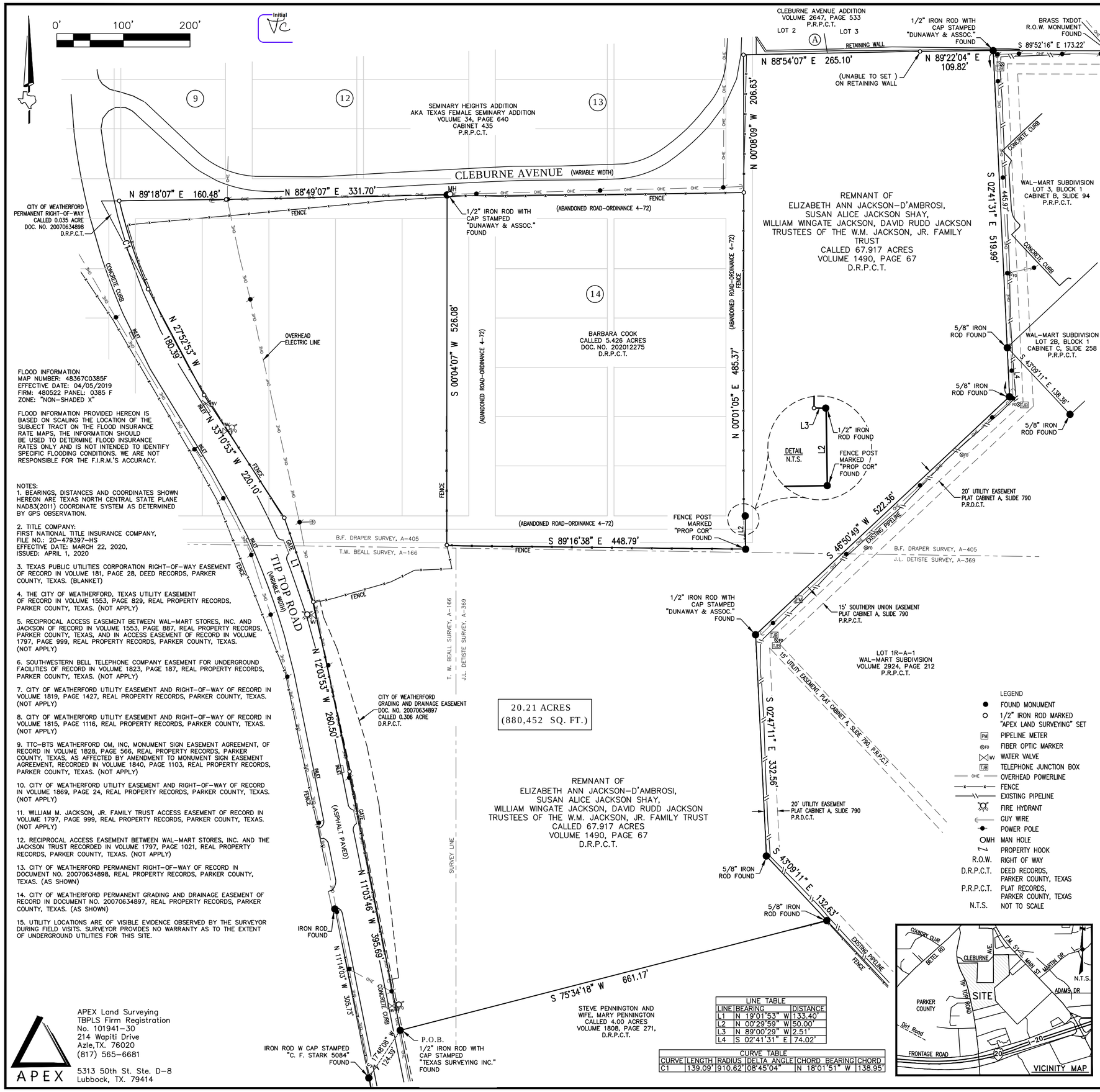
THENCE, with the west boundary line of said Wal-Mart Subdivision the following 3 courses:

1. South 46°50'49" West, 522.36 feet to a 1/2-inch iron rod with cap stamped "DUNAWAY & ASSOC." found for an interior corner of the herein described tract;

2. South 02°47'11" East, 332.56 feet to a 5/8-inch iron rod found for an interior corner of the herein described tract;

3. South 43°09'11" East, 132.63 feet to a 5/8-inch iron rod found for the northeast corner of the aforementioned called 4.00 Acres tract of land conveyed to Steve Pennington and wife, Mary Pennington, said point being the southeast corner of the herein described tract;

THENCE, South 75°34'18" West, 661.17 feet with the north boundary line of said 4.00 Acres tract to the **POINT OF BEGINNING** and **CONTAINING** 20.21 Acres (880,452 Square Feet) of land.



FLOOD INFORMATION
MAP NUMBER: 48367C0385F
EFFECTIVE DATE: 04/05/2019
FIRM: 480522 PANEL: 0385 F
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

NOTES:
1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.

2. TITLE COMPANY:
FIRST NATIONAL TITLE INSURANCE COMPANY,
FILE NO.: 20-479397-HS
EFFECTIVE DATE: MARCH 22, 2020,
ISSUED: APRIL 1, 2020

3. TEXAS PUBLIC UTILITIES CORPORATION RIGHT-OF-WAY EASEMENT OF RECORD IN VOLUME 181, PAGE 28, DEED RECORDS, PARKER COUNTY, TEXAS. (BLANKET)

4. THE CITY OF WEATHERFORD, TEXAS UTILITY EASEMENT OF RECORD IN VOLUME 1553, PAGE 829, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

5. RECIPROCAL ACCESS EASEMENT BETWEEN WAL-MART STORES, INC. AND JACKSON OF RECORD IN VOLUME 1553, PAGE 887, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AND IN ACCESS EASEMENT OF RECORD IN VOLUME 1797, PAGE 999, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

6. SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT FOR UNDERGROUND FACILITIES OF RECORD IN VOLUME 1823, PAGE 187, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

7. CITY OF WEATHERFORD UTILITY EASEMENT AND RIGHT-OF-WAY OF RECORD IN VOLUME 1819, PAGE 1427, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

8. CITY OF WEATHERFORD UTILITY EASEMENT AND RIGHT-OF-WAY OF RECORD IN VOLUME 1815, PAGE 1116, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

9. TTC-BTS WEATHERFORD OM, INC, MONUMENT SIGN EASEMENT AGREEMENT, OF RECORD IN VOLUME 1828, PAGE 566, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, AS AFFECTED BY AMENDMENT TO MONUMENT SIGN EASEMENT AGREEMENT, RECORDED IN VOLUME 1840, PAGE 1103, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

10. CITY OF WEATHERFORD UTILITY EASEMENT AND RIGHT-OF-WAY OF RECORD IN VOLUME 1869, PAGE 24, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

11. WILLIAM M. JACKSON, JR. FAMILY TRUST ACCESS EASEMENT OF RECORD IN VOLUME 1797, PAGE 999, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

12. RECIPROCAL ACCESS EASEMENT BETWEEN WAL-MART STORES, INC. AND THE JACKSON TRUST RECORDED IN VOLUME 1797, PAGE 1021, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (NOT APPLY)

13. CITY OF WEATHERFORD PERMANENT RIGHT-OF-WAY OF RECORD IN DOCUMENT NO. 20070634898, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (AS SHOWN)

14. CITY OF WEATHERFORD PERMANENT GRADING AND DRAINAGE EASEMENT OF RECORD IN DOCUMENT NO. 20070634897, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS. (AS SHOWN)

15. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°01'53" W	133.40'
L2	N 00°29'59" W	50.00'
L3	N 89°00'29" W	2.51'
L4	S 02°41'31" E	74.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	139.09'	910.62'	08°45'04"	N 18°01'51" W	138.95'

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

Rodric R. Reese 12/16/2020
Rodric R. Reese, R.P.L.S. No. 5883 Date

STATE OF TEXAS REGISTERED RODRIC R. REESE 5883 PROFESSIONAL LAND SURVEYOR

APEX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wapiti Drive
Azle,TX. 76020
(817) 565-6681

5313 50th St. Ste. D-8
Lubbock, TX. 79414

PROJECT: 2020.052 Tin Top Rd-Survey	
DRAWN BY: LM/BG	DATE: 11/24/20
FIELD CREW: CRW	DATE: 11/24/20
SCALE: 1"=100'	PAGE: 1 OF 1

REVISED DATE: 12/16/2020