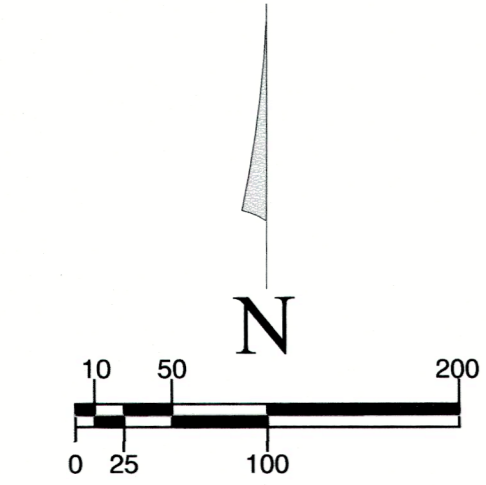
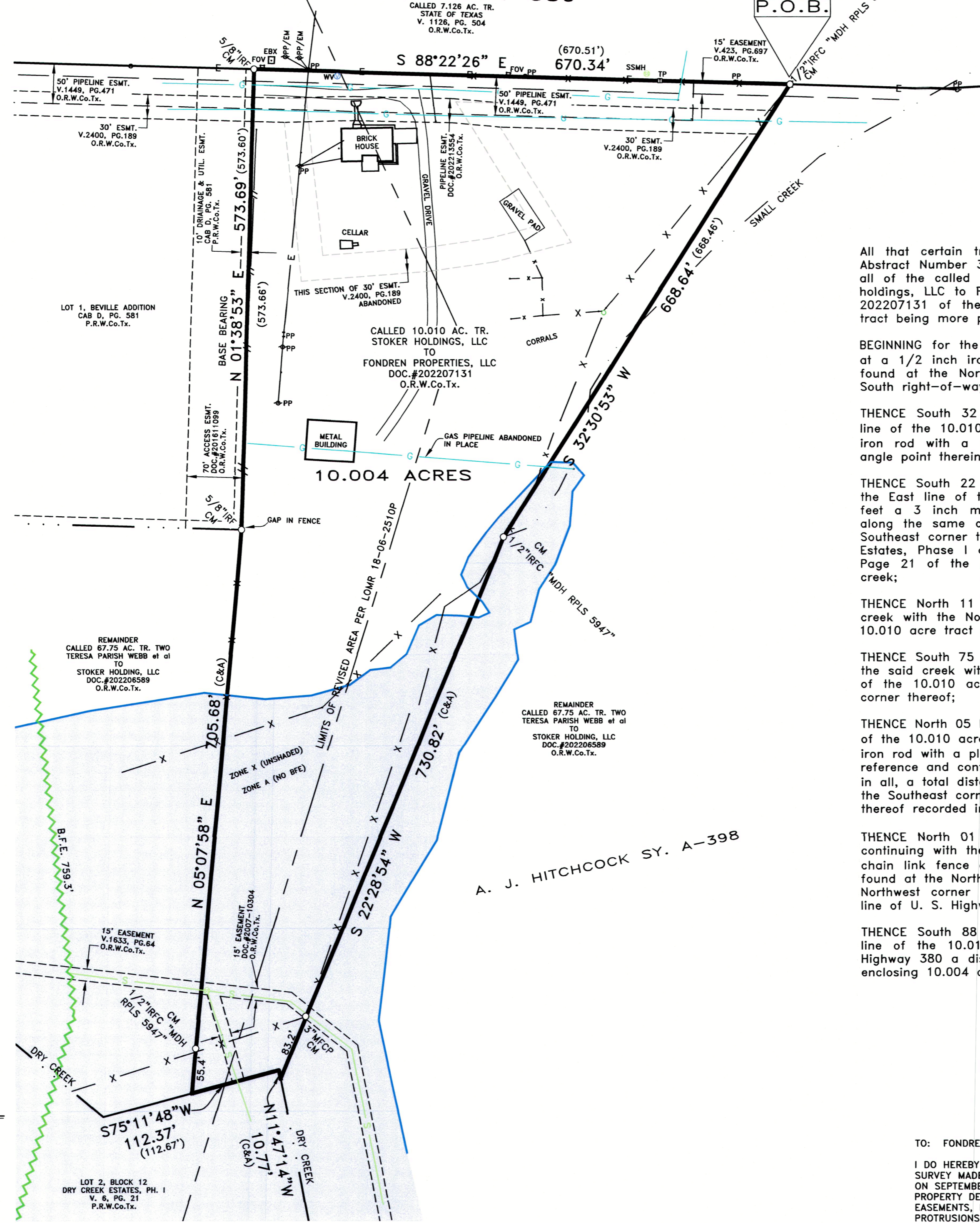




U.S. HIGHWAY 380



BEARINGS BASED ON EAST LINE OF LOT 1,
BEVILLE ADDITION
CAB. D, PAGE 581
P.R.W.Co.Tx.

LOT 1, BEVILLE ADDITION
CAB D, PG. 581
P.R.W.Co.Tx.

CALLLED 10.010 AC. TR.
STOKER HOLDINGS, LLC
TO
FONDREN PROPERTIES, LLC
DOC.#202207131
O.R.W.Co.Tx.

10.004 ACRES

REMAINDER
CALLLED 67.75 AC. TR. TWO
TERESA PARISH WEBB et al
TO
STOKER HOLDING, LLC
DOC.#202206589
O.R.W.Co.Tx.

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O.R.W.Co.Tx.

A. J. HITCHCOCK SY. A-398

LEGEND

- () DEED CALLS
- CM CONTROLLING MONUMENT
- CMP CORRUGATED METAL PIPE
- EBX ELECTRIC UTILITY BOX
- EM ELECTRIC METER
- FOV FIBER OPTIC VAULT
- IRF IRON ROD FOUND
- MFCP METAL FENCE CORNER POST
- PP POWER POLE
- RCP REINFORCED CONCRETE PIPE
- SSMH SANITARY SEWER MANHOLE
- TP TELEPHONE PEDESTAL
- BOUNDARY LINE
- PROPERTY LINE
- E ELECTRIC LINE
- G GAS LINE
- S SANITARY SEWER LINE
- EASEMENT LINE
- X X WIRE FENCE

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, COMMUNITY NO. 480677 EFFECTIVE DAY OF DECEMBER 16, 2011 AND THAT MAP INDICATES THAT A PART OF THIS PROPERTY, AS SHOWN HEREON, IS WITHIN ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON PANEL 0325D OF THE SAID MAP AND REVISED PER LOWR 18-06-2510P DATED APRIL 08, 2019.

NOTE: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

All that certain tract of land situated in the A. J. Hitchcock Survey Abstract Number 398, City of Bridgeport, Wise County, Texas and being all of the called 10.010 acre tract described in the deed from Stoker Holdings, LLC to Fondren Properties, LLC recorded in Document Number 202207131 of the Official Records of Wise County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a 1/2 inch iron rod with a plastic cap stamped "MDH RPLS 5947" found at the Northeast corner of the said 10.010 acre tract on the South right-of-way line of U. S. Highway 380;

THENCE South 32 Degrees 30 Minutes 53 Seconds West with the East line of the 10.010 acre tract a distance of 668.64 feet to a 1/2 inch iron rod with a plastic cap stamped "MDH RPLS 5947" found at an angle point therein;

THENCE South 22 Degrees 28 Minutes 54 Seconds West continuing with the East line of the 10.010 acre tract passing at a distance of 647.6 feet a 3 inch metal fence corner post for reference and continuing along the same course, in all, a total distance of 730.82 feet to the Southeast corner thereof in the North line of Lot 2, Block 12, Dry Creek Estates, Phase 1 as shown by the plat thereof recorded in Volume 6, Page 21 of the Plat Records of Wise County, Texas and being in a creek;

THENCE North 11 Degrees 47 Minutes 14 Seconds West along the said creek with the North line of the said Lot 2 and the South line of the 10.010 acre tract a distance of 10.77 feet to an angle point therein;

THENCE South 75 Degrees 11 Minutes 48 Seconds West continuing along the said creek with the North line of the said Lot 2 and the South line of the 10.010 acre tract a distance of 112.37 feet to the Southwest corner thereof;

THENCE North 05 Degrees 07 Minutes 58 Seconds East with the West line of the 10.010 acre tract passing at a distance of 55.4 feet a 1/2 inch iron rod with a plastic cap stamped "MDH RPLS 5947" found for reference and continuing generally along a wire fence part of the way, in all, a total distance of 705.68 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 1, Beville Addition as shown by the plat thereof recorded in Cabinet D, Page 581 of the said Plat Records;

THENCE North 01 Degrees 38 Minutes 53 Seconds East (base bearing) continuing with the West line of the 10.010 acre tract generally along a chain link fence a distance of 573.69 feet to a 5/8 inch iron rod found at the Northeast corner of the said Lot 1, Beville Addition and the Northwest corner of the 10.010 acre tract in the South right-of-way line of U. S. Highway 380;

THENCE South 88 Degrees 22 Minutes 26 Seconds East with the North line of the 10.010 acre tract and South right-of-way line of U. S. Highway 380 a distance of 670.34 feet to the PLACE OF BEGINNING and enclosing 10.004 acres of land.

TO: FONDREN PROPERTIES, LLC

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON SEPTEMBER 16, 2022 AND IS AN ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED HEREON AND THAT THERE ARE NOT ANY VISIBLE EASEMENTS, RIGHTS-OF-WAY, DISCREPANCIES, CONFLICTS, INTRUSIONS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

NOTE: THIS SURVEY IS LICENSED FOR USE ONLY BY THE PARTIES LISTED ABOVE. THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

Wm M Coleman
Wm. M. Coleman, R.P.L.S. 4001



3 OCT '22