

TRACT 3:

Being a tract of land situated in the John G. Wray 320 Acres Survey, Abstract No. 1639, Parker County, Texas, same over and across that tract of land conveyed to Rose M. Wright Jenecka, Patrick Hood Wright, Michael Layne Wright, and Lance Christopher Wright, by deed recorded in Instrument No. 202009561, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, same being the Southwest corner of a tract of land as conveyed unto Elizabeth Huster Barlow, by deed recorded in Volume 1197, Page 778, Official Public Records, Parker County, Texas, same being in the East line of a tract of land as conveyed unto Westbrook Development Corporation by deed recorded in Instrument No. 201716435, Official Public Records, Parker County, Texas;

THENCE North 89 degrees 09 minutes 23 seconds East, along the South line of said Barlow tract, a distance of 80.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of a tract of land as conveyed unto Baily Ranch, a Texas Limited Partnership, by deed recorded in Volume 2018, Page 163, Official Public Records, Parker County, Texas;

THENCE, South 00 degree 40 minutes 12 seconds East, along a West line of said Baily Ranch, a distance of 101.80 feet, to a mag nail set for corner, said corner being lying in the centerline of Jenkins Road (a public Right-of-way)

THENCE North 58 degrees 32 minutes 53 seconds West, along the aforementioned centerline of Jenkins Road, a distance of 6.1 2 feet to a mag nail set for corner and being the beginning of a non-tangent curve turning to the left, with a radius of 338.86 feet, a delta angle of 14 degrees 10 minutes 03 seconds, a chord bearing of North 64 degrees 12 minutes 24 seconds West, and a chord length of 83.58 feet:

THENCE along said curve to the left, along said centerline of Jenkins Road, an arc length of 83.79 feet to a mag nail set for corner, said corner lying along the East line of said Westbrook Development tract;

THENCE North 00 degrees 40 minutes 12 seconds West, along the East line of said Westbrook Development tract a distance of 61.06 feet to the POINT OF BEGINNING and containing 6,345 square feet or 0.146 of an acre of land.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN C.C. FILE NOS. 202009560, 202009613, 202009561

1) PROPERTY APPEARS TO HAVE ACCESS TO RISING SUN ROAD A 60 FOOT PUBLIC RIGHT OF WAY.

2) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

3) FLOOD ZONE LOCATION AND AREA IS ESTIMATED BY GRAPHIC SCALE ONLY BASED ON CURRENT FEMA MAP.

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06/18/2020	R
06/22/2020	R

REVISIONS

NOTES

REV. ESMTS.

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DTE: According to the F.I.R.M. in Map No. <u>48367C0425E</u> ,this prope amd <u>does not</u> lie witthin the 11000 year ffbood zome. Except as shown.	SIGNATURE	DATE	SIGNATURE	DATE	
CM CONTROLLING MONUMENT LEGEND ○ 1/2" IRON ROD FOUND PE - POOL EQUIPMENT ⊗ 1/2" IRON ROD SET ■ COLUMN 1/2" IRON ROD SET ■ COLUMN ∴	12025 Shiloh Road, Ste. 240 Dallas, TX 75228 P 214.349.9485 F 214.349.2216	METES	AND	BOUNDS	
↓ 1" IRON PIPE FOUND AC - AIR CONDITIONING ↓ <td>SURVEYING TEXASLIC PROFESSIONAL LAND SURVEYORS</td> <td>ELIZA OXER 32</td> <td>0 ACRE SU</td> <td>RVEY, ABSTRACT N</td> <td>0. 1031</td>	SURVEYING TEXASLIC PROFESSIONAL LAND SURVEYORS	ELIZA OXER 32	0 ACRE SU	RVEY, ABSTRACT N	0. 1031
X" Y" FOUND / SET OES - OES - OVERHEAD ELECTRIC SERVICE UNDERGROUND ELECTRIC OHP - OHP - OVERHEAD POWER LINE		PARKER COUNTY, TEXAS			
OVERHEAD ELECTRIC POINT FOR CORNER CONCRETE PAVING POWER POLE OUBLE SIDED Concrete Paving OUBLE SIDED	1" = 100' 06/17/2020 2009684-01 20-2887 MARIA/RL		JENKINS F	ROAD	

100

200

Jenkins Road TRACT 1:

Being a tract of land situated in the Eliza Oxer 320 Acres Survey, Abstract No. 1031, Parker County, Texas, same being that tract of land conveyed to Robert David Williams, David L. Wright, Courtenay Wright Bass, William H. Wright, Jr., Clifford F. Wright, Rose Marie Wright, Patrick Hood Wright, Michael Layne Wright, Rosalie M. Wright, guardian of the estate of Lance Christopher Wright, by deed recorded in Volume 1197, Page 778, Deed Records of Parker County, Texas, (Tract 1), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Bailey Ranch, a Texas Limited Partnership (only as to an undivided 78% ownership interest), by deed recorded in Volume 2018, Page 163, Deed Records of Parker County, Texas and lying along the North line of a tract of land conveyed to Noel R. Bailey and wife, Elaine D. Bailey, by deed recorded in Volume 279, Page 415, Deed Records of Parker County, Texas (Tract 3) and being a Southeast corner of the remainder of Williams/Wright tract (Tract 2);

THENCE North 00 degrees 40 minutes 11 seconds West, along the West line of said Bailey Ranch tract, a distance of 1261.46 feet to a point for corner, said corner being a Northeast corner of said remainder of Williams/Wright tract (Tract 2), and being the POINT OF BEGINNING of that tract herein described:

THENCE South 89 degrees 09 minutes 23 seconds West, along a North line of said remainder of Williams/Wright tract (Tract 2), a distance of 704.18 feet to a point for corner, said corner being a Northwest corner of said remainder of Williams/Wright tract (Tract 2), and lying along the East line of said Bailey tract (Tract 4);

THENCE North 00 degrees 40 minutes 12 seconds West, along the East line of said Bailey tract (Tract 4), a distance of 419.10 feet to a point for corner, said corner being the Southwest corner of Indian Springs, an Addition to Parker County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Slide 229, of the Map or Plat Records of Parker County, Texas, from which a fence post found bears North 80 degrees 04 minutes 40 seconds West, a distance of 1.01 feet for witness;

THENCE North 89 degrees 09 minutes 23 seconds East, along the South line of said Indian Springs Addition, passing at a distance of 644.24 feet to a 1/2 inch iron rod found online for reference and continuing a total distance of 704.18 feet to a 1/2 inch iron rod found for corner, said corner lying along the West line of said Bailey Ranch tract (Tract 6);

THENCE South 00 degrees 40 minutes 11 seconds East, along the West line of said Bailey Ranch tract (Tract 6), a distance of 419.10 feet to the POINT OF BEGINNING and containing 295,119 square feet or 6.78 acres of land.

TRACT 2:

Being a tract of land situated in the John G. Wray 320 Acres Survey, Abstract No. 1639, Parker County, Texas, same being that tract of land conveyed to Robert David Williams, David L. Wright, Courtenay Wright Bass, William H. Wright, Jr., Clifford F. Wright, Rose Marie Wright, Patrick Hood Wright, Michael Layne Wright, Rosalie M. Wright, guardian of the estate of Lance Christopher Wright, by deed recorded in Volume 1197, Page 778, Deed Records of Parker County, Texas, (Tract 2), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Bailey Ranch, a Texas Limited Partnership (only as to an undivided 78% ownership interest), by deed recorded in Volume 2018, Page 163, Deed Records of Parker County, Texas and lying along the North line of a tract of land conveyed to Noel R. Bailey and wife, Elaine D. Bailey, by deed recorded in Volume 279, Page 415, Deed Records of Parker County, Texas (Tract 3);

THENCE South 89 degrees 09 minutes 23 seconds West, along the North line of said Bailey tract (Tract 3), a distance of 704.17 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner of said Bailey tract (Tract 4);

THENCE North 00 degrees 40 minutes 12 seconds West, along the East line of said Bailey tract (Tract 4), a distance of 1261.46 feet to a point for corner, said corner being a Southwest corner of the remainder of Williams/Wright tract (Tract 1);

THENCE North 89 degrees 09 minutes 23 seconds East, along a South line of said remainder of Williams/Wright tract (Tract 1), a distance of 704.18 feet to a point for corner, said corner lying along the West line of said Bailey Ranch tract (Tract 6);

THENCE South 00 degrees 40 minutes 11 seconds East, along the West line of said Bailey Ranch tract (Tract 6), a distance of 1261.46 feet to the POINT OF BEGINNING and containing 888,284 square feet or 20.39 acres of land.

EASEMENT FOR REFERENCE ONLY.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Anthony Aldridge, First American Title Guaranty Company and Ratikin Title Company), in connection with the transaction described in G.F. 20-2887 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 17th day of June, 2020

Todd Fincher

Registered Professional Land Surveyor No. 5633

