



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	83.79'	338.86'	14°10'03"	N 64°12'24" W	83.58'

LINE	BEARING	DISTANCE
L1	S 00°40'12" E	101.80'
L2	N 58°32'53" W	6.12'
L3	N 00°40'12" W	61.06'

REVISIONS		
DATE	BY	NOTES
06/18/2020	RL	REV. ESMTS.
06/22/2020	RL	REV. ESMTS.

CM	CONTROLLING MONUMENT	PC	POOL EQUIPMENT	ASPHALT PAVING
1/2" IRON ROD FOUND		AC	AIR CONDITIONING	CHAIN LINK FENCE
1/2" IRON PIPE FOUND				WOOD FENCE
5/8" ROD FOUND				0.5" WIDE TYPEICAL BARBED WIRE
✓	FENCE POST CORNER			IRON FENCE
✗	X UNDER / SET			PIPE FENCE
✕	"X" UNDERGROUND ELECTRIC	DES	DES	COVERED PORCH/DECK OR CARPORT
○	OVERHEAD ELECTRIC	OH	OH	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD ELECTRIC			OVERHEAD POWER LINE
○	○ POINT FOR CORNER			CONCRETE PAVING
○	○ GRAVEL/ROCK ROAD OR DRIVE			○ DOUBLE SIDED WOOD FENCE



CBG
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	06/17/2020	2009684-01	20-2887	MARIA/RL

METES AND BOUNDS
ELIZA OXER 320 ACRE SURVEY, ABSTRACT NO. 1031
PARKER COUNTY, TEXAS
JENKINS ROAD

TRACT 1:

Being a tract of land situated in the Eliza Ozer 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 incirion 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 Rafikin 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 plot hereon is a complete and accurate representation of the property lines and dimensions 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



ACCEPTED BY: _____

SIGNATURE DATE SIGNATURE DATE