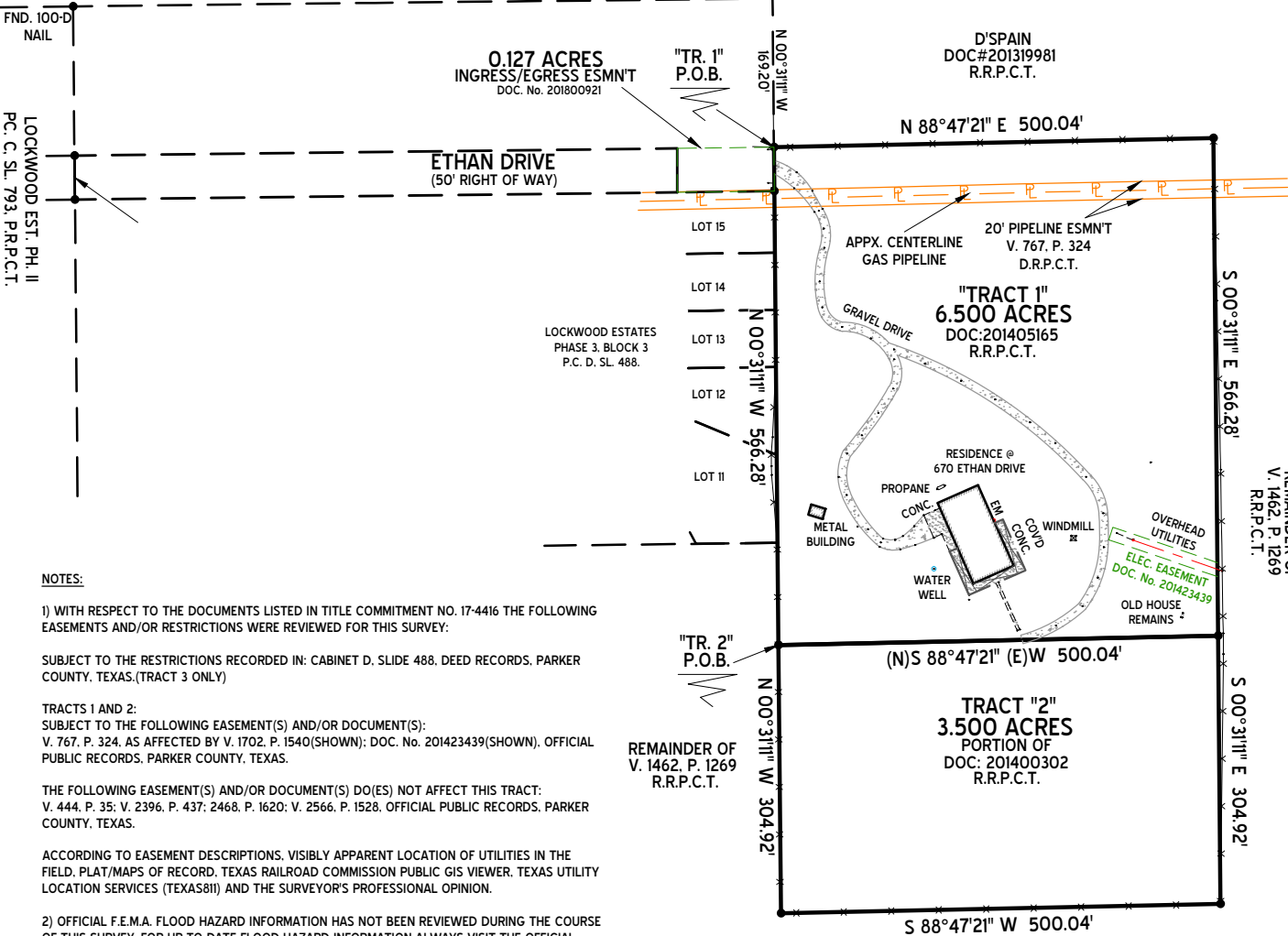


D'SPAIN
V. 2932, P. 1416
R.R.P.C.T.

D'SPAIN
DOC#201319981
R.R.P.C.T.



NOTES:

1) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 17-4416 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

SUBJECT TO THE RESTRICTIONS RECORDED IN: CABINET D, SLIDE 488, DEED RECORDS, PARKER COUNTY, TEXAS.(TRACT 3 ONLY)

TRACTS 1 AND 2:
SUBJECT TO THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S):
V. 767, P. 324, AS AFFECTED BY V. 1702, P. 1540(SHOWN); DOC. No. 201423439(SHOWN), OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DO(ES) NOT AFFECT THIS TRACT:
V. 444, P. 35; V. 2396, P. 437; 2468, P. 1620; V. 2566, P. 1528, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXAS811) AND THE SURVEYOR'S PROFESSIONAL OPINION.

2) OFFICIAL F.E.M.A. FLOOD HAZARD INFORMATION HAS NOT BEEN REVIEWED DURING THE COURSE OF THIS SURVEY. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

3) BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)

4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

6) ALL CORNERS ARE FOUND 1/2" CAPPED IRON RODS UNLESS OTHERWISE NOTED.

SURVEY WITH IMPROVMENTS

TRACT 1:

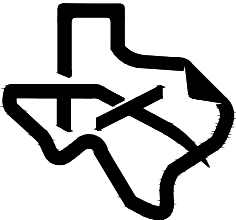
BEING A 6.500 ACRES TRACT OF LAND OUT OF THE JOHN RUCKER SURVEY, ABSTRACT No. 1144, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC: 201405165, REAL RECORDS, PARKER COUNTY, TEXAS; (SEE SEPARATE LEGAL DESCRIPTION)

TRACT 2:

BEING A 3.500 ACRES TRACT OF LAND OUT OF THE JOHN RUCKER SURVEY, ABSTRACT NO. 1144, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC: 201400302, REAL RECORDS, PARKER COUNTY, TEXAS; (SEE SEPARATE LEGAL DESCRIPTION)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO CERTIFY TO RATTIKIN TITLE COMPANY, ROUND TOP STATE BANK, CHARLES PICKERING AND YVONNE PICKERING THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND; BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO; THE AREA & BOUNDARY WERE DETERMINED WITH RESPECT TO THE RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IT IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY, GUARANTEE OF OWNERSHIP, OR TRANSFER OF TITLE, AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

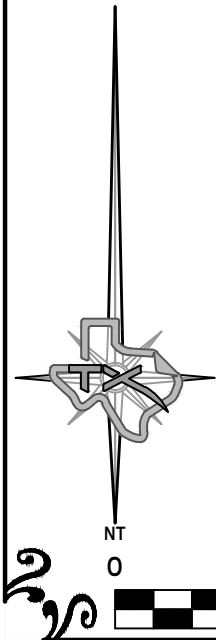
Micah Hamilton
MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
110 PALO PINTO STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
DATE: NOVEMBER 14, 2013 - JN131111R
ADDRESSED TITLE COMMITMENT & ADDED IMPROVEMENTS.
DATE: DECEMBER 29, 2017 - JN131111R2



TEXAS
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FIRM No. 10100000 - WWW.TXSURVEYING.COM

INC.



SURVEY DESCRIPTION

"TRACT 1"

BEING A 6.500 ACRES TRACT OF LAND OUT OF THE JOHN RUCKER SURVEY, ABSTRACT NO. 1144, PARKER COUNTY, TEXAS; BEING THE SAME TRACT OF LAND AS RECORDED IN DOC: 201405165, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD BEING THE NORTHWEST CORNER OF SAID DOC: 201405165, R.R.P.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE A FOUND 100-D NAIL FOR THE NORTHEAST CORNER OF LOCKWOOD ESTATES, PHASE II, ACCORDING TO PLAT CABINET C, SLIDE 793, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 00°31'11" W 169.20 FEET AND S 89°28'49" W 795.32 FEET.

THENCE N 88°47'21" E 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

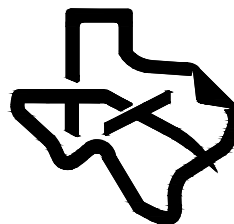
THENCE S 00°31'11" E 566.28 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°47'21" W 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°31'11" W 566.28 FEET TO THE POINT OF BEGINNING.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO CERTIFY TO RATTIKIN TITLE COMPANY, ROUND TOP STATE BANK, CHARLES PICKERING AND YVONNE PICKERING THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND: BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO: THE AREA & BOUNDARY WERE DETERMINED WITH RESPECT TO THE RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IT IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY, GUARANTEE OF OWNERSHIP, OR TRANSFER OF TITLE, AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
110 PALO PINTO STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
DATE: NOVEMBER 14, 2013 - JN131111R
ADDRESSED TITLE COMMITMENT & ADDED IMPROVEMENTS.
DATE: DECEMBER 29, 2017 - JN131111R2



**TEXAS
SURVEYING**
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM

SURVEY DESCRIPTION

"TRACT 2"

BEING A 3.500 ACRES TRACT OF LAND OUT OF THE JOHN RUCKER SURVEY, ABSTRACT NO. 1144, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC: 201400302, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF SAID DOC: 201400302 BEARS N 00°31'11" W 522.72 FEET AND A FOUND 100-D NAIL FOR THE NORTHEAST CORNER OF LOCKWOOD ESTATES, PHASE II, ACCORDING TO PLAT CABINET C, SLIDE 793, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 00°31'11" W 735.48 FEET AND S 89°28'49" W 795.32 FEET.

THENCE N 88°47'21" E 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

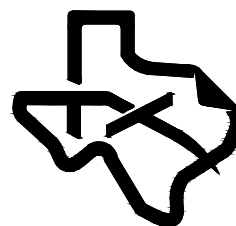
THENCE S 00°31'11" E 304.92 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°47'21" W 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°31'11" W 304.92 FEET TO THE POINT OF BEGINNING.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO CERTIFY TO RATTIKIN TITLE COMPANY, ROUND TOP STATE BANK, CHARLES PICKERING AND YVONNE PICKERING THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND; BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO; THE AREA & BOUNDARY WERE DETERMINED WITH RESPECT TO THE RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IT IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY, GUARANTEE OF OWNERSHIP, OR TRANSFER OF TITLE, AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

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