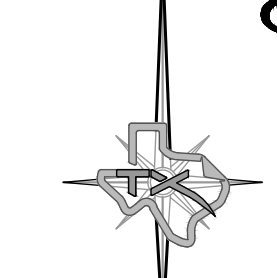


Legend	
○	Light Pole
○	Water Meter
○	Electric Meter
○	Overhead Electric
○	Tenaculum
○	Telecom Vault
○	Storm Drain Manhole
○	Fence
○	Fire Hydrant
○	Water Manhole
○	Sanitary Sewer Manhole
○	Oil/Gas Wellhead
○	U/I Flotation Marker
○	Mail Box
○	Sign Post
○	City Wire



- Notes:
- No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
 - Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined.
Other Flood Areas, Shaded Zone "X" - Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance flood areas.
According to the FIRM Community Panel 48430C050A, dated 09/25/09, for up-to-date flood hazard information always visit the official F.I.M.A. website at (www.FEMA.gov).
 - Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Grid). (Grid acreage is 93,809.00 acres.)
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - Please consult all applicable governing entities regarding rules & regulations that may affect construction on this property.
 - C.I.R.S. 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"
 - All corners are Points unless otherwise noted.

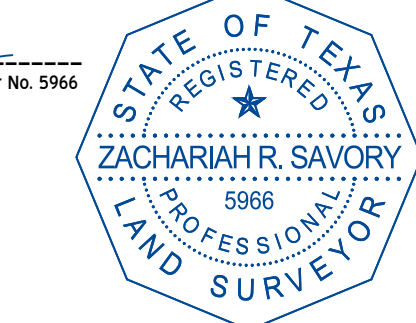
Surface: 93,832 Acre
408736 Sq. Ft.
Grid: 93,809 Acre
4086335 Sq. Ft.
Kenneth R. Ellig
Call 109 Ac.
Vol. 5590, Pg. 535

CURVE	RADIUS	ARC	CHORD	CHORD
CI	766.34'	465.18'	N 59°29'55" W	458.08'

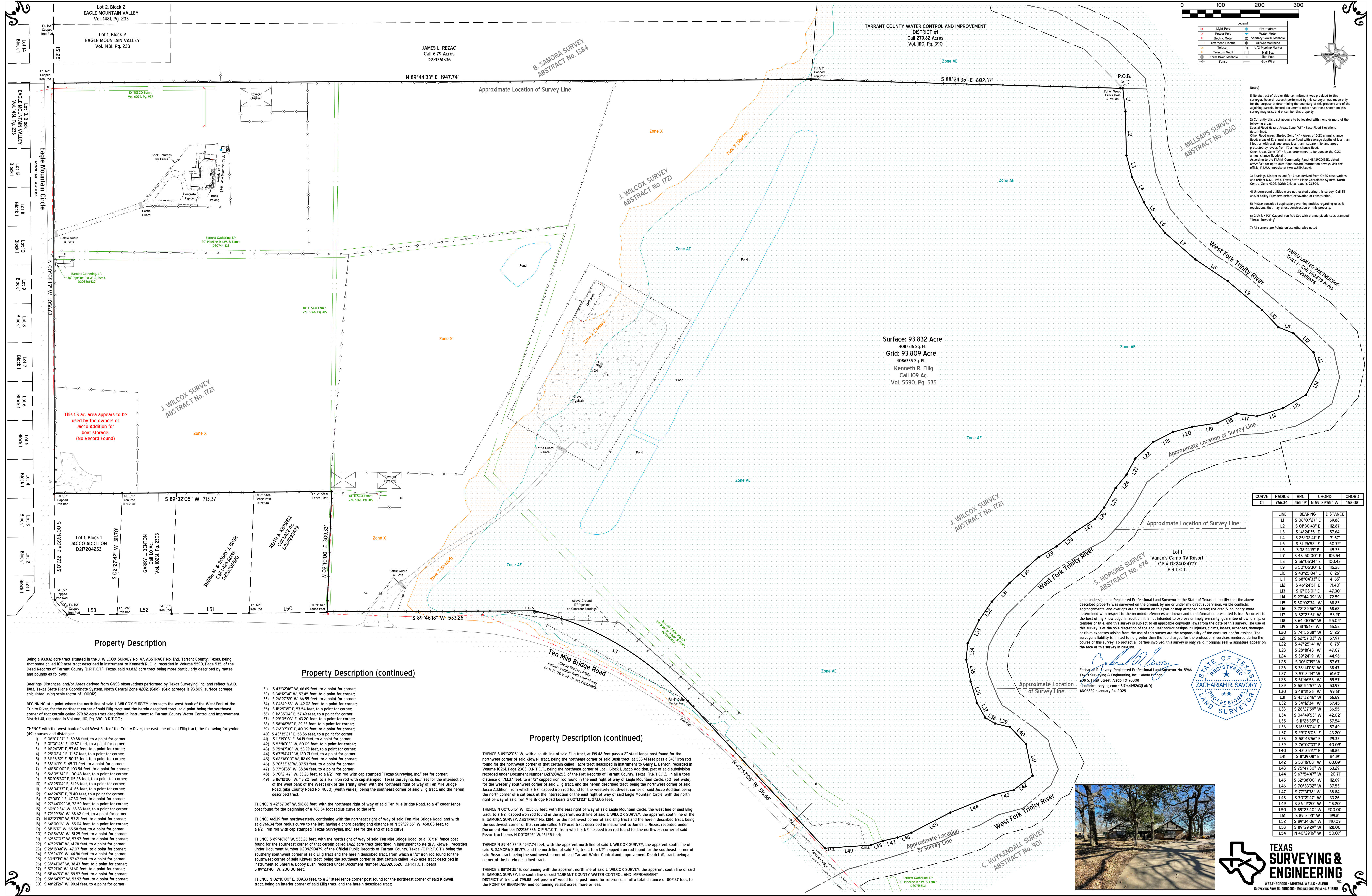
LINE	BEARING	DISTANCE
L1	S 06°07'27" E	59.88'
L2	S 01°30'43" E	112.87'
L3	S 14°24'35" E	57.64'
L4	S 25°02'41" E	71.57'
L5	S 31°25'52" E	50.72'
L6	S 38°14'17" E	45.33'
L7	S 48°50'00" E	103.54'
L8	S 56°05'34" E	100.43'
L9	S 50°05'30" E	115.28'
L10	S 43°25'04" E	81.26'
L11	S 68°04'13" E	41.65'
L12	S 46°24'51" E	71.40'
L13	S 17°08'01" E	47.30'
L14	S 27°44'09" W	72.59'
L15	S 60°02'34" W	68.83'
L16	S 72°29'55" W	68.52'
L17	N 42°23'51" W	53.21'
L18	S 64°00'16" W	55.04'
L19	S 81°51'17" W	61.58'
L20	S 74°56'38" W	51.25'
L21	S 62°05'03" W	57.97'
L22	S 47°25'14" W	61.76'
L23	S 28°18'48" W	47.07'
L24	S 39°24'19" W	44.96'
L25	S 30°17'19" W	57.67'
L26	S 38°10'08" W	38.47'
L27	S 57°21'04" W	61.60'
L28	S 51°46'53" W	59.57'
L29	S 58°54'57" W	53.97'
L30	S 48°21'26" W	99.61'
L31	S 43°32'46" W	66.69'
L32	S 24°24'47" W	57.45'
L33	S 28°27'59" W	66.55'
L34	S 04°49'53" W	42.02'
L35	S 11°25'35" W	57.54'
L36	S 16°35'04" E	57.49'
L37	S 29°05'03" E	43.20'
L38	S 58°48'56" E	29.33'
L39	S 76°07'33" E	40.09'
L40	S 43°32'27" E	58.86'
L41	S 11°39'08" E	84.19'
L42	S 53°03'03" W	60.09'
L43	S 75°47'30" W	53.29'
L44	S 70°24'47" W	33.26'
L45	S 86°12'20" W	118.20'
L46	S 89°23'40" W	200.00'
L47	S 77°31'35" W	38.84'
L48	S 70°24'47" W	33.26'
L49	S 86°12'20" W	118.20'
L50	S 89°23'40" W	200.00'
L51	S 89°31'21" W	199.81'
L52	S 89°34'06" W	140.09'
L53	S 89°29'29" W	128.00'
L54	N 40°29'18" W	50.07'

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground by me or under my direct supervision; visible corners, 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. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course 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.

Kenneth R. Ellig
Kenneth R. Ellig, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc. - Aledo Branch
264 S. Judd Street, Aledo, TX 76608
aledo@texasurveying.com • 817-441-8263(LAND)
AN06329 - January 24, 2025



TEXAS SURVEYING & ENGINEERING, INC.
WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586



This 1.3 ac. area appears to be used by the owners of Jacco Addition for boat storage (No Record Found)

Property Description

Being a 93,832 acre tract situated in the J. WILCOX SURVEY No. 47, ABSTRACT No. 1721 Tarrant County, Texas, being that same called 109 acre tract described in Instrument to Kenneth R. Ellig, recorded in Volume 5590, Page 535, of the Deed Records of Tarrant County (D.R.T.C.T.), Texas, said 93,832 acre tract being more particularly described by metes and bounds as follows:

- Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Grid). (Grid acreage is 93,809.00 acres.)
- BEG/END at a point where the north line of said J. WILCOX SURVEY intersects the west bank of the West Fork of the Trinity River, for the northeast corner of said Ellig tract and the herein described tract, said point being the southeast corner of that certain called 279.82 acre tract described in Instrument to Tarrant County Water Control and Improvement District #1, recorded in Volume 110, Pg. 390, D.R.T.C.T.:
- THENCE with the west bank of said West Fork of the Trinity River, the east line of said Ellig tract, the following forty-nine (49) courses and distances:
- S 06°07'27" E, 59.88 feet, to a point for corner;
 - S 01°30'43" E, 112.87 feet, to a point for corner;
 - S 14°24'35" E, 57.64 feet, to a point for corner;
 - S 25°02'41" E, 71.57 feet, to a point for corner;
 - S 31°25'52" E, 50.72 feet, to a point for corner;
 - S 38°14'17" E, 45.33 feet, to a point for corner;
 - S 48°50'00" E, 103.54 feet, to a point for corner;
 - S 56°05'34" E, 100.43 feet, to a point for corner;
 - S 50°05'30" E, 115.28 feet, to a point for corner;
 - S 43°25'04" E, 81.26 feet, to a point for corner;
 - S 68°04'13" E, 41.65 feet, to a point for corner;
 - S 46°24'51" E, 71.40 feet, to a point for corner;
 - S 17°08'01" E, 47.30 feet, to a point for corner;
 - S 27°44'09" W, 72.59 feet, to a point for corner;
 - S 60°02'34" W, 68.83 feet, to a point for corner;
 - S 72°29'55" W, 68.52 feet, to a point for corner;
 - S 82°23'51" W, 53.21 feet, to a point for corner;
 - S 64°00'16" W, 55.04 feet, to a point for corner;
 - S 81°51'17" W, 61.58 feet, to a point for corner;
 - S 74°56'38" W, 51.25 feet, to a point for corner;
 - S 62°05'03" W, 57.97 feet, to a point for corner;
 - S 47°25'14" W, 61.76 feet, to a point for corner;
 - S 28°18'48" W, 47.07 feet, to a point for corner;
 - S 39°24'19" W, 44.96 feet, to a point for corner;
 - S 30°17'19" W, 57.67 feet, to a point for corner;
 - S 38°10'08" W, 38.47 feet, to a point for corner;
 - S 57°21'04" W, 61.60 feet, to a point for corner;
 - S 51°46'53" W, 59.57 feet, to a point for corner;
 - S 58°54'57" W, 53.97 feet, to a point for corner;
 - S 48°21'26" W, 99.61 feet, to a point for corner;

Property Description (continued)

- S 43°32'46" W, 66.69 feet, to a point for corner;
- S 34°12'34" W, 57.45 feet, to a point for corner;
- S 26°27'59" W, 66.55 feet, to a point for corner;
- S 04°49'53" W, 42.02 feet, to a point for corner;
- S 11°25'35" E, 57.54 feet, to a point for corner;
- S 16°35'04" E, 57.49 feet, to a point for corner;
- S 29°05'03" E, 43.20 feet, to a point for corner;
- S 58°48'56" E, 29.33 feet, to a point for corner;
- S 76°07'33" E, 40.09 feet, to a point for corner;
- S 43°32'27" E, 58.86 feet, to a point for corner;
- S 11°39'08" E, 84.19 feet, to a point for corner;
- S 53°03'03" W, 60.09 feet, to a point for corner;
- S 75°47'30" W, 53.29 feet, to a point for corner;
- S 77°31'35" W, 38.84 feet, to a point for corner;
- S 70°24'47" W, 33.26 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;
- S 86°12'20" W, 118.20 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the west bank of the West Fork of the Trinity River, with the northeast right-of-way of Ten Mile Bridge Road, (aka County Road No. 4030) (with width), being the southeast corner of said Ellig tract, and the herein described tract;
- THENCE N 42°57'08" W, 516.66 feet, with the northeast right-of-way of said Ten Mile Bridge Road, to a 4" cedar fence post found for the beginning of a 766.34 foot radius curve to the left;
- THENCE 465.18 feet northwesterly, continuing with the northeast right-of-way of said Ten Mile Bridge Road, and with said 766.34 foot radius curve, to a point for corner;
- THENCE S 51°46'53" W, 59.57 feet, to a point for corner;
- S 58°54'57" W, 53.97 feet, to a point for corner;
- S 48°21'26" W, 99.61 feet, to a point for corner;
- S 39°24'19" W, 44.96 feet, to a point for corner;
- S 30°17'19" W, 57.67 feet, to a point for corner;
- S 28°18'48" W, 47.07 feet, to a point for corner;
- S 29°29'29" W, 128.00 feet, to a point for corner;
- S 27°21'04" W, 61.60 feet, to a point for corner;
- S 25°05'30" W, 59.57 feet, to a point for corner;
- S 23°40'29" W, 50.07 feet, to a point for corner;
- THENCE N 02°10'00" E, 309.33 feet, to a 2" steel fence corner post found for the northeast corner of said Kidwell tract, being an interior corner of said Ellig tract, and the herein described tract.

Property Description (continued)

- THENCE S 89°43'33" W, with a south line of said Ellig tract, at 199.48 feet pass a 2" steel fence post found for the northwest corner of said Kidwell tract, being the northeast corner of said Bush tract, at 538.41 feet pass a 3/8" iron rod found for the northwest corner of that certain called 1422 acre tract described in Instrument to Garry L. Benton, recorded in Volume 10261, Page 2303, D.R.T.C.T., being the northwest corner of Lot 1, Block 1, Jacco Addition, plat of said subdivision recorded under Document Number D217204253, of the Plat Records of Tarrant County, Texas, (P.R.T.C.T.). In all a total distance of 713.37 feet, to a 1/2" capped iron rod found in the east right-of-way of Eagle Mountain Circle, (60 feet wide), for the westerly southwest corner of said Ellig tract, and the herein described tract, being the northwest corner of said Jacco Addition, from which a 1/2" capped iron rod found for the westerly southwest corner of said Jacco Addition being the north corner of a cut-back at the intersection of the east right-of-way of said Eagle Mountain Circle, with the north right-of-way of said Ten Mile Bridge Road bears S 00°13'23" E, 273.05 feet.
- THENCE N 00°05'15" W, 1056.63 feet, with the east right-of-way of said Eagle Mountain Circle, the west line of said Ellig tract, to a 1/2" capped iron rod found in the apparent north line of said J. WILCOX SURVEY, the apparent south line of said B. SAMORA SURVEY, ABSTRACT No. 1384, for the northwest corner of said Ellig tract and the herein described tract, being the southwest corner of that certain called 679 acre tract described in Instrument to James L. Rezac, recorded under Document Number D221361336, O.P.R.T.C.T., from which a 1/2" capped iron rod found for the northwest corner of said Rezac tract bears N 00°05'15" W, 15125 feet.
- THENCE N 89°44'33" E, 1947.74 feet, with the apparent north line of said J. WILCOX SURVEY, the apparent south line of said B. SAMORA SURVEY, and the north line of said Ellig tract, to a 1/2" capped iron rod found for the southeast corner of said Rezac tract, being the southwest corner of said Tarrant Water Control and Improvement District #1, tract, being a corner of the herein described tract.
- THENCE S 88°24'35" E, continuing with the apparent north line of said J. WILCOX SURVEY, the apparent south line of said B. SAMORA SURVEY, the south line of said TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #1 tract, at 795.88 feet pass a 6" wood fence post found for reference. In all a total distance of 802.37 feet, to the POINT OF BEGINNING, and containing 93,832 acres, more or less.