

## Property Description

BEING a 10.011 acres tract of land out of the E. BLANTON SURVEY, ABSTRACT No. 32, Parker County, Texas; being a portion of that certain Tract 2 conveyed to Riley in CC# 202118113, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of Lacy Drive, at the southeast corner of said Riley tract, and at the northeast corner of that certain tract conveyed to McAlpine in Volume 1015, Page 190, for the southeast and beginning corner of this tract. WHENCE the southwest corner of said E. BLANTON SURVEY is calculated to bear S 54°12'38" W 1429.66.

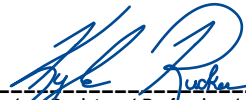
THENCE N 89°51'51" W 1137.42 feet, along the north line of said McAlpine tract, to a found 3/8" iron rod, in the east line of that certain tract conveyed to Trident Investment Holdings, LLC in CC# 202101063, for the southwest corner of this tract.

THENCE N 00°22'12" W 383.00 feet, along the east line of said Trident Investment Holdings, LLC tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract. WHENCE a found 1/2" iron rod at the northwest corner of said Riley tract bears N 00°22'12" W 679.24.

THENCE S 89°51'54" E 1139.74 feet, over and across said Riley tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in said west line of Lacy Drive, for the northeast corner of this tract.

THENCE S 00°01'21" E 383.00 feet, along said west line of Lacy Drive, to the POINT OF BEGINNING.

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 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. 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.

  
 Kyle Rucker, Registered Professional Land Surveyor No. 6444  
 Texas Surveying, Inc. - Weatherford Branch  
 104 S. Walnut Street, Weatherford, TX 76086  
 weatherford@txsurveying.com - 817-594-0400  
 JN170805-R10 - December 6, 2017 - Original Field Date  
 December 30, 2021 - Cutout Description



### Notes:

1) With respect to the documents listed in Title Commitment No. 118013025 the following easements and/or restrictions were reviewed for this survey:

Subject to the following blanket Easement(s) and/or Document(s):  
 V. 612, P. 510; V. 2346, P. 410; V. 2357, P. 606; CC# 201911328;  
 CC# 201911327; CC# 201914438; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, 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 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 set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.

7) Governmental entities may require this property to be further platted and recorded with the County Clerk.

