

LINE	BEARING	DISTANCE
L1	N 89°48'35" E	635.62'
L2	S 87°44'43" E	178.29'
L3	S 87°44'43" E	178.29'

7600 ZION HILL ROAD

PAVED SURFACE

AT&T RISER

END OF ROAD

AT&T RISER

FIN. 1/2" IRON ROD P.O.B.

FIN. 1/2" IRON ROD

FIN. 1/2" IRON ROD

FIN. 1/2" IRON ROD

FIN. 1/2" IRON ROD

V. 2350, P. 222
O.R.P.C.T.

V. 2434, P. 905
O.R.P.C.T.

DOC. # 20160859
O.R.P.C.T.

DOC. # 201504089
O.R.P.C.T.

V. 23
O.R.P.C.T.

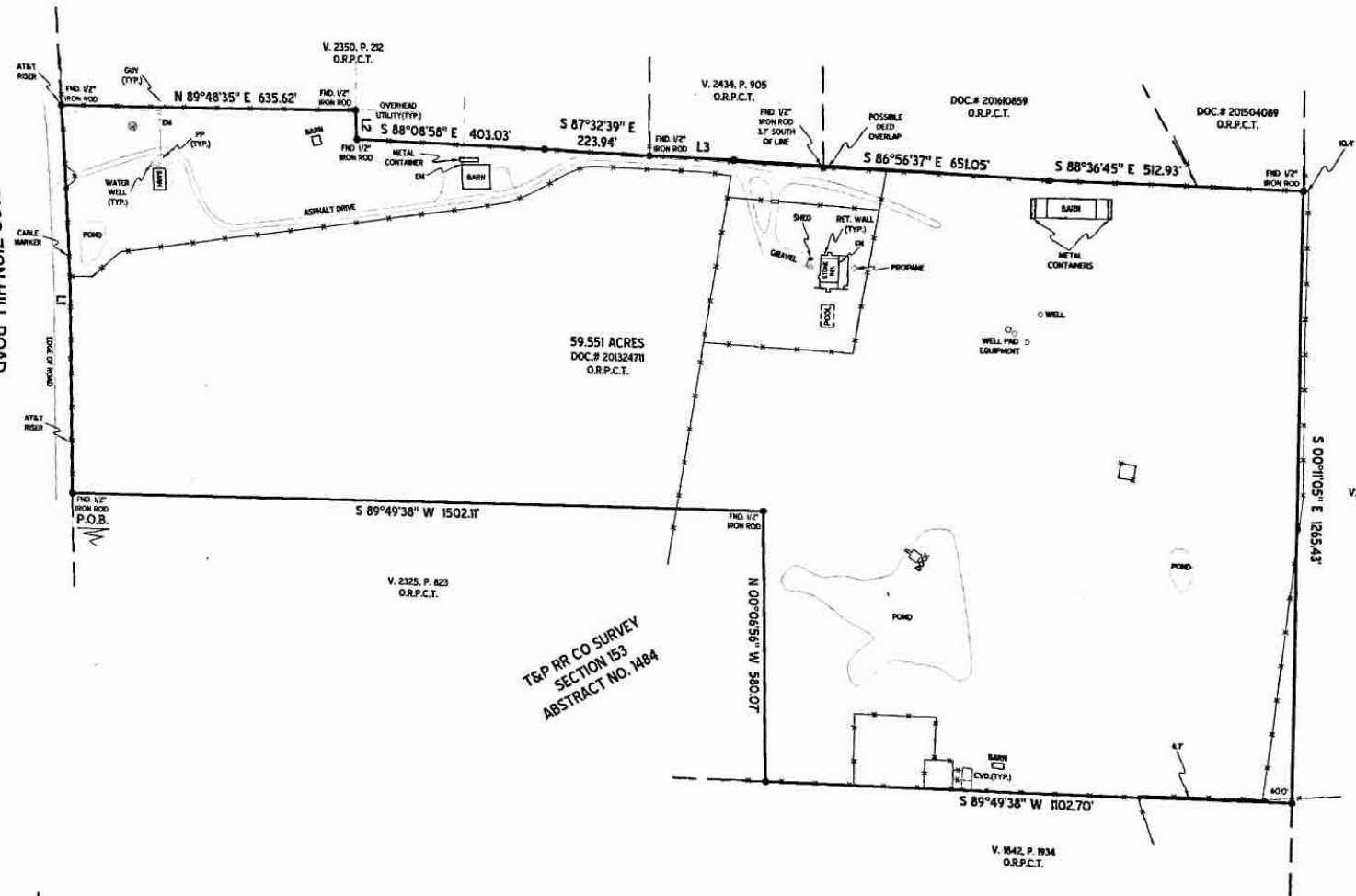
S 00°10'05" E 1265.43'

59.551 ACRES
DOC. # 201324711
O.R.P.C.T.

V. 2325, P. 823
O.R.P.C.T.

T&P RR CO SURVEY
SECTION 153
ABSTRACT NO. 1484

V. 1842, P. 1934
O.R.P.C.T.



PROPERTY DESCRIPTION

BEING A 59.551 ACRES TRACT OF LAND OUT OF THE T&P RR CO SURVEY, SECTION 153, ABSTRACT NO. 1484, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201324711, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, IN THE CALLED EAST LINE OF ZION HILL ROAD AND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2325, P. 823, O.R.P.C.T., FOR THE WESTERNMOST SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID T&P RR CO SURVEY IS CALLED TO BEAR N 00°58'26" E 2048.93 FEET.

THENCE N 00°05'49" W 828.97 FEET ALONG SAID ZION HILL ROAD TO A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2350, P. 212, O.R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG SAID V. 2350, P. 212 THE FOLLOWING COURSES AND DISTANCES:

N 89°48'35" E 635.62 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 00°05'21" E 61.11 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 88°08'58" E 403.03 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

S 87°32'39" E 223.94 FEET TO A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2434, P. 905, O.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE S 87°44'43" E 178.28 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

THENCE S 86°56'37" E 651.05 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

THENCE S 88°36'45" E 512.93 FEET TO A FOUND 1/2" IRON ROD, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201504089, O.R.P.C.T. AND IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2378, P. 1561, O.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°11'05" E 1265.43 FEET ALONG SAID V. 2378, P. 1561 TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1842, P. 1934, O.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°49'38" W 1102.70 FEET ALONG SAID V. 1842, P. 1934 TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", AT THE SOUTHEAST CORNER OF SAID V. 2325, P. 823, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG SAID V. 2325, P. 823 THE FOLLOWING COURSES AND DISTANCES:


N 00°06'56" W 580.07 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 89°49'38" W 1502.11 FEET TO THE POINT OF BEGINNING.

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BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

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. 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
110 PALO PINTO STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
DATE: MAY 9, 2017 - JN141002R2



1) 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.

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

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

5) ALL CORNERS ARE SET 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.



**TEXAS
SURVEYING**
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM