

3799 Greenwood Road  
A Perpet Surface

## Property Description

BEING a 24.964 acres tract of land out of the F. GREEN SURVEY, ABSTRACT No. 495, Parker County, Texas; being a portion of that certain tract conveyed to Berkley in Volume 1507, Page 543, 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 4302 (GRD).

BEGINNING at a 3" steel fence post in the south line of Greenwood Road, at the northeast corner of said Berkley tract, and at the northeast corner of that certain tract conveyed to Offit in Volume 1507, Page 543, R.P.P.C.T., for the northwest and beginning corner of this tract. WHENCE the southwest corner of said F. GREEN SURVEY is called by deed to bear S 31°37'58" W 7502.66 feet.

THENCE along said south line of Greenwood Road and the north line of said Berkley tract as follows:

S 88°58'51" E 226.38 feet to a point, for a corner of this tract.  
N 89°49'08" E 226.86 feet to a 5" steel fence post, for a corner of this tract.  
N 88°38'02" E 56.67 feet to a 5" steel fence post, for a corner of this tract.  
S 89°55'03" E 364.07 feet to a point, for a corner of this tract.  
S 89°25'15" E 286.61 feet to a 3" steel fence post, for a corner of this tract.  
N 86°13'38" E 126.99 feet to a T-post, for a corner of this tract.  
S 86°51'39" E 33.95 feet to a found car frame at the north-northeast corner of said Berkley tract and at the northwest corner of that certain tract conveyed to Mata in CCR 20182547, R.P.P.C.T., for the northeast corner of this tract.

THENCE along the east line of said Berkley tract and the west line of said Mata tract as follows:

S 03°19'20" E 259.94 feet to a 10" cedar fence corner, for a corner of this tract.  
S 77°44'22" W 79.87 feet to a railroad x the post, for a corner of this tract.  
S 31°23'30" E 157.69 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for the southwest corner of this tract. WHENCE a 40" oak tree bears S 31°23'30" E 157.69 feet.

THENCE over and across said Berkley tract and along the general line of a fence as follows:

S 56°39'08" W 1914.2 feet to a 3" steel fence post, for a corner of this tract.  
S 60°04'39" W 700.14 feet to a 3" steel fence post, for a corner of this tract.  
S 42°50'45" W 434.08 feet to a 10" fence corner, for a corner of this tract.  
S 40°33'53" W 29.94 feet to a T-post, for a corner of this tract.  
S 19°12'47" W 17.33 feet to a 3" wood fence post, for a corner of this tract.  
S 09°16'14" W 39.67 feet to a 6" cedar fence corner, for a corner of this tract.  
S 11°43'15" E 12.72 feet to a 3" cedar fence corner, for a corner of this tract.  
S 34°18'16" E 29.71 feet to a 6" wood fence post, for a corner of this tract.  
S 28°36'53" W 36.30 feet to a 4" oak fence corner, for a corner of this tract.  
S 48°11'08" W 40.13 feet to a 6" oak fence corner, for a corner of this tract.  
S 54°56'01" W 24.99 feet to a 4" wood fence post, for a corner of this tract.  
N 72°56'05" W 124.66 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." in the east line of said Offit tract, for the southwest corner of this tract. WHENCE an 8" cedar post bears S 72°56'05" E 743.82 feet.

THENCE N 00°26'48" E 1214.44 feet along the east line of said Offit tract 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 easements 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@texasurveying.com - 817-594-0400  
JND000670 - July 18, 2020



### Notes:

- No abstract of title or title commitment was provided to this surveyor. Record research performed by the surveyor was made only for the purpose of determining the location of the property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber the property.
- Official F.L.M.A. Road Hazard Information has not been reviewed during the course of the survey. For up to date Road Hazard information always visit the official F.L.M.A. website at [FLMA.org](http://FLMA.org).
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4302 (GRD).
- Underground utilities were not located during the survey. Call 811 and/or US871 Providers before excavation or construction.
- Please consult all applicable governing entities regarding rules & regulations, that may affect construction on the property.
- C.L.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC."
- Governmental entities may require the property to be further platted and recorded with the County Clerk.

LINE	BEARING	DISTANCE
B1	N 88°18'02" E	56.67
B2	N 86°13'38" E	126.99
B3	S 86°51'39" E	33.95
B4	S 77°44'22" W	79.87
B5	S 31°23'30" E	157.69
B6	S 40°33'53" W	29.94
B7	S 19°12'47" W	17.33
B8	S 09°16'14" W	39.67
B9	S 11°43'15" E	12.72
B10	S 34°18'16" E	29.71
B11	S 28°36'53" W	36.30
B12	S 48°11'08" W	40.13
B13	S 54°56'01" W	24.99
B14	N 72°56'05" W	124.66

24.964 Acres  
Portion of  
V. 1627, P. 563

Remainder of  
V. 1627, P. 563

F. GREEN SURVEY  
ABSTRACT No. 495

Offit  
V. 1507, P. 1518

