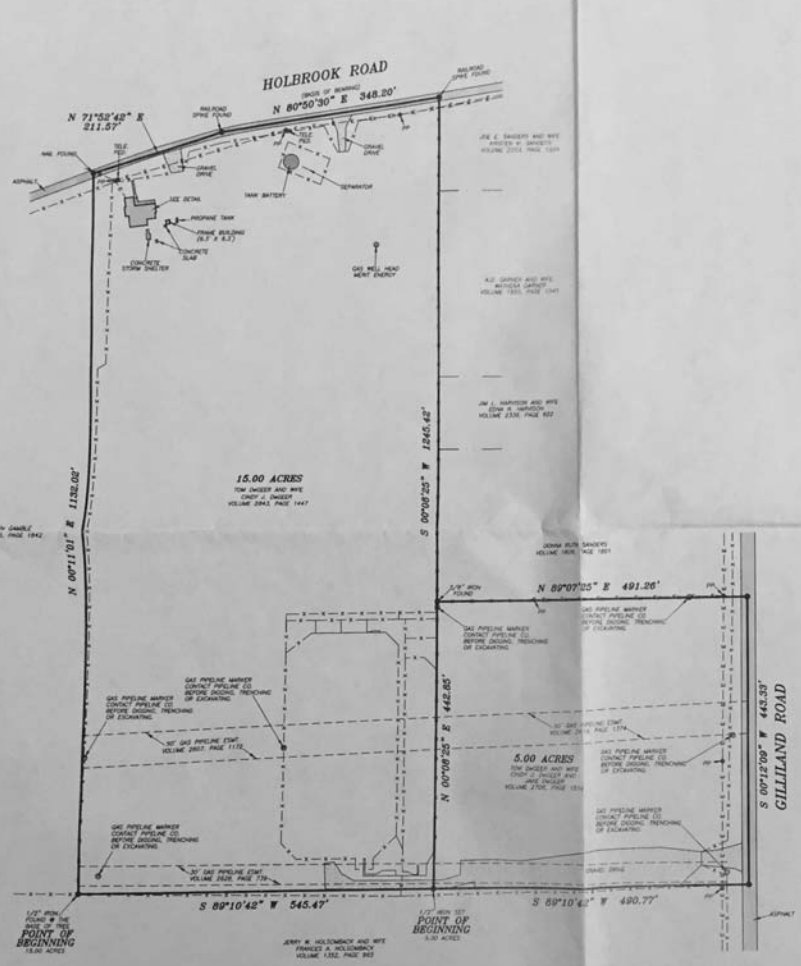
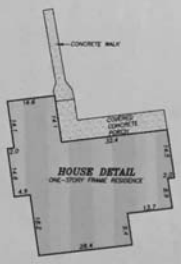
SCALE 1"= 100'





NRB SURVEYING
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
HOME 817-584-9027
NEXT 817-408-8438

Survey Plat
3551 Holbrook Road
Being a 15.00 acre tract and a 5.00 acre tract of land situated in the
JOHN M. HEFLEY SURVEY, Abstract No. 609,
Parker County, Texas.

Description for a 15.00 acre tract of land situated in the JOHN M. HEFLEY SURVEY, Abstract No. 609, Parker County, Texas, said tract being all of that certain tract of land described in deed to Tom DeGeer and wife Cindy J. Degeer, recorded in Volume 2843, Page 1447, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a ½" iron found at the base of a tree, said iron being for the Southwest corner of said Volume 2843, Page 1447 and being at the Southeast corner of that certain tract of land described in deed to Goodwyn Gamble, recorded in Volume 2223, Page 1842, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to Jerry W. Holcombback and wife Frances A. Holcombback, recorded in Volume 1352, Page 965, Real Records, Parker County, Texas, said iron being by deed call for the Northwest corner of the T&P R.R. CO. SURVEY, Section 115, Abstract No. 1392 and the Northeast corner of the A.F. PATTERSON SURVEY, Abstract No. 2154, Parker County, Texas;

THENCE N 00°11'01" E, with the common line of said Volume 2843, Page 1447 and said Volume 2223, page 1842, 1132.02 feet to a nail found in the approximate center of Holbrook Road, said nail being for the Northwest corner of said Volume 2843, Page 1447;

THENCE with the approximate center of said Holbrook Road the following calls:

N 71°52'42" E, 211.57 feet to a railroad spike found;
N 80°50'30" E, 348.20 feet to a railroad spike found at the Northeast corner of said Volume 2843, Page 1447 and at the Northwest corner of that certain tract of land described in deed to Joe E. Sanders and wife Kristen M. Sanders, recorded in Volume 2253, Page 1529, Real Records, Parker County, Texas;

THENCE S 00°08'25" W, with the East line of said Volume 2843, Page 1447 and with the West line of said Volume 2253, Page 1529 and with the West line of that certain tract of land described in deed to A.D. Garner and wife Wathena Garner, recorded in Volume 1995, Page 1545, Real Records, Parker County, Texas and with the West line of that certain tract of land described in deed to Jim L. Harrison and wife Edna R. Harrison, recorded in Volume 2336, Page 622, Real Records, Parker County, Texas, and with the West line of that certain tract of land described in deed to Donna Ruth Sanders, recorded in Volume 1808, Page 1801, Real Records, Parker County, Texas, at, 802.57 feet to a ⅝" iron found at the Southeast corner of said Volume 1808, Page 1801 and at the Northeast corner of said Volume 2706, Page 1518 and continuing in all, 1245.42 feet to a ½" iron set at the Southeast corner of said Volume 2843, Page 1447 and the Southeast corner of said Volume 2706, Page 1518 and being in the North line of said Volume 1352, Page 965;

THENCE S 89°10'42" W, with the common line of said Volume 2843, Page 1447 and said Volume 1352, Page 965, 545.47 feet to the POINT OF BEGINNING and containing 15.00 acres of land.

Description for a 5.00 acre tract of land situated in the JOHN M. HEFLEY SURVEY, Abstract No. 609, Parker County, Texas, said tract being all of that certain tract of land described in deed to Tom DeGeer and wife Cindy J. DeGeer and Jake DeGeer, recorded in Volume 2706, Page 1518, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING at a ½" iron found at the base of a tree, said iron being for the Southeast corner of said Volume 2843, Page 1447 and being at the Southeast corner of that certain tract of land described in deed to Goodwyn Gamble, recorded in Volume 2223, Page 1842, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to Jerry W. Holcombback and wife Frances A. Holcombback, recorded in Volume 1352, Page 965, Real Records, Parker County, Texas, said iron being by deed call for the Northwest corner of the T&P R.R. CO. SURVEY, Section 115, Abstract No. 1392 and the Northeast corner of the A.F. PATTERSON SURVEY, Abstract No. 2154, Parker County, Texas;

THENCE N 89°10'42" E, 545.47 feet to a ½" iron set at the Southwest corner of said Volume 2706, Page 1518 and the Southeast corner of said Volume 2843, Page 1447 for the POINT OF BEGINNING;

THENCE N 00°08'25" E, with the common line of said Volume 2706, Page 1518 and said Volume 2843, Page 1447, 442.85 feet to a ⅝" iron found at the Northwest corner of said Volume 2706, Page 1518 and the Southwest corner of that certain tract of land described in deed to Donna Ruth Sanders, recorded in Volume 1808, Page 1801, Real Records, Parker County, Texas;

THENCE N 89°07'25" E, with the common line of said Volume 2706, Page 1518 and said Volume 1809, Page 1801, 491.26 feet to a point in Gilliland Road, said point being for the Northeast corner of said Volume 2706, Page 1518 and for the Southeast corner of said Volume 1809, Page 1801;

THENCE S 00°12'09" W, with said Gilliland Road and with the East line of said Volume 2706, Page 1518, 443.33 feet to a point in said Gilliland Road, said point being for the Southeast corner of said Volume 2706, Page 1518 and being in the North line of said Volume 1352, Page 965;

THENCE S 89°10'42" W, with the common line of said Volume 2706, Page 1518 and said Volume 1352, Page 965, 490.77 feet to the POINT OF BEGINNING and containing 5.00 acres of land.

THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE NORTH LINE OF VOLUME 2843, PAGE 1447, R.A.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FTDRE-03912001902, DATED AUGUST 23, 2012.

THE EASEMENT RECORDED IN VOLUME 2780, PAGE 1278, R.R.P.C.T., DOES AFFECT SUBJECT PROPERTY.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 04, 2012

2012140 RSB