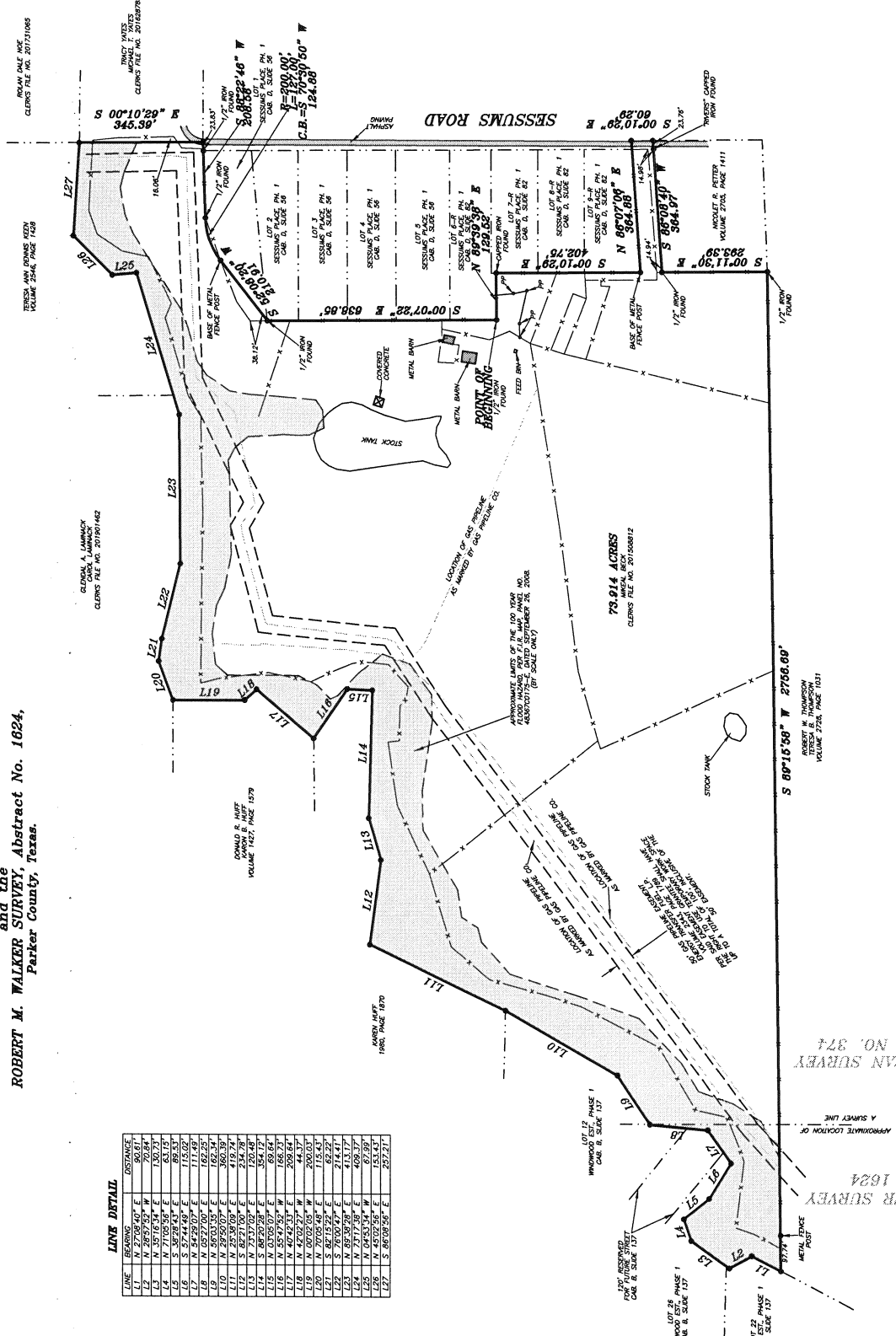


Survey Plat
Being 73.914 acres of land situated in the
JOHN DUNCAN SURVEY, Abstract No. 374
and the
ROBERT M. WALKER SURVEY, Abstract No. 1624,
Parker County, Texas.

SCALE 1" = 200'

LINE DETAIL

LINE	BEARING	LENGTH
1	N 89°07'40" E	90.61'
2	N 89°07'40" E	90.61'
3	N 35°18'34" E	130.23'
4	N 71°05'55" E	63.19'
5	N 89°07'40" E	90.61'
6	N 37°44'49" E	115.02'
7	N 89°07'40" E	90.61'
8	N 89°07'40" E	90.61'
9	N 89°07'40" E	90.61'
10	N 89°07'40" E	90.61'
11	N 89°07'40" E	90.61'
12	N 89°07'40" E	90.61'
13	N 89°07'40" E	90.61'
14	N 89°07'40" E	90.61'
15	N 89°07'40" E	90.61'
16	N 89°07'40" E	90.61'
17	N 89°07'40" E	90.61'
18	N 89°07'40" E	90.61'
19	N 89°07'40" E	90.61'
20	N 89°07'40" E	90.61'
21	N 89°07'40" E	90.61'
22	N 89°07'40" E	90.61'
23	N 89°07'40" E	90.61'
24	N 89°07'40" E	90.61'
25	N 89°07'40" E	90.61'
26	N 89°07'40" E	90.61'
27	N 89°07'40" E	90.61'



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EXAMINATIONS OF RECORDS, FIELD SURVEY, AND INTERVIEWS WITH ADJACENT OWNERS HAVE REVEALED THE FOLLOWING INFORMATION: THE EASEMENTS RECORDED IN VOLUME 1713, PAGE 824, VOLUME 1845, PAGE 700, VOLUME 1806, PAGE 1247, VOLUME 1833, PAGE 1079, VOLUME 1416, PAGE 871 AND VOLUME 1846, PAGE 1662, R.E.D.C., ARE EASEMENTS FOR THE PURPOSES OF THE SURVEY. THE EASEMENTS RECORDED IN VOLUME 1810, PAGE 448, VOLUME 1846, PAGE 700, VOLUME 1806, PAGE 1247, VOLUME 1833, PAGE 1079, VOLUME 1416, PAGE 871 AND VOLUME 1846, PAGE 1662, R.E.D.C., ARE EASEMENTS FOR THE PURPOSES OF THE SURVEY. THE EASEMENTS RECORDED IN VOLUME 1810, PAGE 448, VOLUME 1846, PAGE 700, VOLUME 1806, PAGE 1247, VOLUME 1833, PAGE 1079, VOLUME 1416, PAGE 871 AND VOLUME 1846, PAGE 1662, R.E.D.C., ARE EASEMENTS FOR THE PURPOSES OF THE SURVEY. THE EASEMENTS RECORDED IN VOLUME 1810, PAGE 448, VOLUME 1846, PAGE 700, VOLUME 1806, PAGE 1247, VOLUME 1833, PAGE 1079, VOLUME 1416, PAGE 871 AND VOLUME 1846, PAGE 1662, R.E.D.C., ARE EASEMENTS FOR THE PURPOSES OF THE SURVEY.

1. DODD BART, CERTIFY TO PUBLICITY NATIONAL TITLE CO.
ON THE GRADE SURVEY OF THE LAND, I HAVE
AND CORRECT AND THAT THERE ARE NO ENCUMBRANCES,
CONFLICTS, PROTESTS, OR OTHER MATTERS OF ANY KIND
SUBJECT PROPERTY DOES HAVE ACCESS TO A PUBLIC ROAD.
JUNE 08, 2022

RECORDED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
JUNE 08, 2022

HORIZON LAND SURVEYING
5822 Bolson Trail
P.O. Box 1014
Horseshoe Bend, TX 75042
817-354-4022
horizonland@protonmail.com
Phone: 817-1014416

Description for a tract of land situated in the JOHN DUNCAN SURVEY, Abstract No. 374 and the ROBERT M. WALKER SURVEY, Abstract No. 1624, said tract being the same tract of land described in deed to Mikeal Beck, recorded in Clerks File No. 201508812, Real Records, Parker County, Texas and being more particularly described as follows

BEGINNING at a 1/2" iron found at the Southwest corner of Lot 6-R, Sessums Place, Phase 1, recorded in Cabinet D, Slide 82, Plat Records, Parker County, Texas;

thence N 89°39'38" E, with the South line of said Lot 6-R 129.52, feet to a capped iron found in the West line of Lot 7-R;

thence S 00°10'29" E, with the West line of Lots 7-R, 8-R and 9-R of said Sessums Place, Phase 1, 402.75 feet to a point at the base of a metal fence post and being for the Southwest corner of said Lot 9-R;

thence N 86°07'06" E, with the South line of said Lot 9-R, passing the Southeast corner of said Lot 9-R and continuing 364.88 feet to a point in the East line of Asphalt of Sessums Road;

thence S 00°10'29" E, with said Sessums Road, 60.29 feet and being for the Northeast corner of that certain tract of land described in deed to Nicolet R. Petter, recorded in Volume 2705, Page 1411, Real Records, Parker County, Texas;

thence S 86°08'40" W, with the North line of said Volume 2705, Page 1411, at 23.76 feet passing a "Rivers" capped iron found and continuing in all, 364.97 feet to a 1/2" iron found at the Northwest corner of said Volume 2705, Page 1411;

thence S 00°11'30" E, with the West line of said Volume 2705, Page 1411, 293.39 feet to a 1/2" iron found at the Southwest corner of said Volume 2705, Page 1411 and being in the North line of that certain tract of land described in deed to Robert W. Thompson and Teresa B. Thompson, recorded in Volume 2728, Page 1031, Real Records, Parker County, Texas;

thence S 89°15'58" W, with the North line of said Volume 2728, Page 1031, at 2658.95 feet passing a metal fence post and continuing in all, 2756.69 feet to a point in Walnut Creek;

with said Walnut Creek, the following calls:

N 27°08'40" E 90.61 feet;
N 28°57'52" W 70.84 feet;
N 35°16'34" E 130.73 feet;
N 71°05'56" E 63.15 feet;
S 38°28'43" E 89.53 feet;
S 57°44'49" E 115.02 feet;
N 54°29'07" E 111.49 feet;
N 05°27'00" E 162.25 feet;

N 56°03'35" E 162.34 feet;
N 29°50'07" E 360.39 feet;
N 25°38'09" E 419.74 feet;
S 82°21'00" E 234.78 feet;
N 73°37'02" E 120.48 feet;
S 88°20'28" E 354.12 feet;
N 03°05'07" E 69.64 feet;
N 55°47'52" W 166.73 feet;
N 40°42'33" E 209.64 feet;
N 42°02'27" W 44.37 feet;
N 00°02'05" W 200.03 feet;
N 70°05'48" E 115.43 feet;
S 82°15'22" E 62.22 feet;
S 76°00'47" E 214.41 feet;
N 89°38'28" E 413.17 feet;
N 73°17'38" E 409.37 feet;
N 04°53'34" W 67.99 feet;
N 45°02'56" E 153.43 feet;
S 86°08'56" E 257.21 feet;

thence S 00°10'29" E, leaving said creek, 345.39 feet to a point in said Sessums Road;

thence S 88°22'46" W, at 23.83 feet passing a 1/2" iron found at the Northeast corner of Lot 1, Sessums Place, Phase 1, recorded in Cabinet D, Slide 56, and continuing in all, 208.56 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 200.00 feet;

thence with the North line of said Lot 1 and with said curve to the left whose chord bears S 70°28'00" W, 124.88 feet and being an arc length of 127.00 feet to the base of a metal fence post;

thence S 52°08'20" W, continuing with the North line of said Lot 1, 210.91 feet to a 1/2" iron found at the Northwest corner of said Lot 1;

thence S 00°07'22" E, with the West line of Lots 1,2,3,4,5 and said Lot 6-R, 638.85 feet to the POINT OF BEGINNING and containing 73.914 acres of land.

Horizon Land Survey

582 Balboa Trl
Azle, TX 76020 US
+1 8175849027
horizonlandtx@gmail.com

INVOICE**BILL TO**

Fidelity National Title - Azle
224 West Main St.
Azle, TX 76020

INVOICE # 2022472**DATE** 06/08/2022**DUE DATE** 06/23/2022**TERMS** Net 15

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/08/2022	Survey	TBD SESSUMS ROAD 73.914 ACRES IN JOHN DUNCAN SURVEY, A-374 & ROBERT M WALKER SURVEY, A-1624 / PARKER	1	3,500.00	3,500.00T

We accept cash or check only.

Please mail checks to 582 Balboa Trl, Azle TX 76020

We appreciate your business.

HAVEN :-)

SUBTOTAL	3,500.00
TAX	288.75
TOTAL	3,788.75
BALANCE DUE	\$3,788.75