

DESIGNED:	INITIAL ISSUE: 06/15/22
CHECKED: JBA	REVISIONS:
DRAWN: JSJ	07/14/2023: ADD UNDERGROUND PIPELINE INFORMATION
HORIZONTAL SCALE: 200'	

PREPARED FOR:	
MONTY MITCHELL	
400 I-20 WEST, SUITE 200	
WEATHERFORD, TEXAS 76086	

BEING A 115.800 ACRE TRACT OF LAND OUT OF THE E T PERRY SURVEY, ABSTRACT NO. 2412, PARKER COUNTY, TEXAS AND BEING OUT OF THE E T PERREY SURVEY, ABSTRACT NO. 2449, JACK COUNTY, TEXAS

Westwood

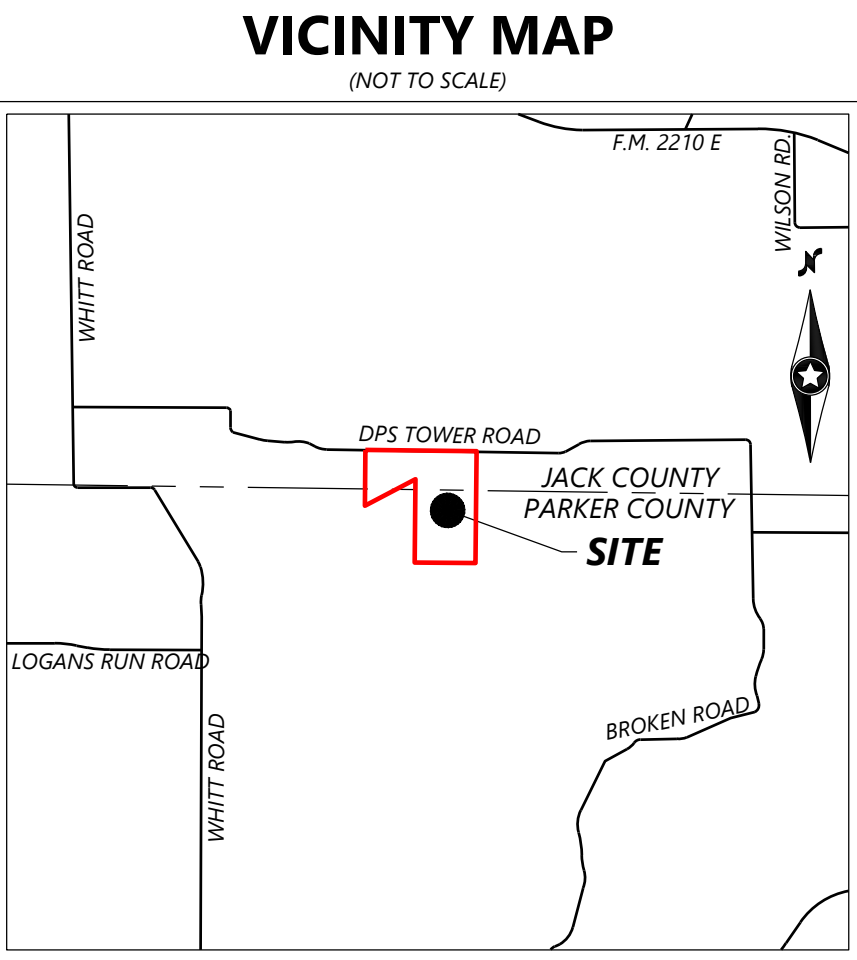
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-11758
TSPS FIRM REGISTRATION NO. 10074301

CATEGORY 1A,
CONDITION IV
LAND TITLE SURVEY
PROJECT NUMBER: 0036779.00

SHEET NUMBER:	1	OF	1
DATE:	06/15/22		

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



LEGAL DESCRIPTION

BEING a 115.800 acre tract of land situated in the E T Perry Survey, Abstract No. 2412, Parker County, Texas and E T Perrey Survey, Abstract No. 2449, Jack County, Texas, and being all of the called 114 acre tract of land conveyed by Warranty Deed to Cynthia Henderson and Deborah Post as recorded in Volume 1028, Page 254 of the Official Public Records, Parker County, Texas; said 115.80 acre tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate centerline of DPS Tower Road (a public roadway), at the northwest corner of said 114 acre tract and the northeast corner of the called 212.687 acre tract (Tract 1) of land conveyed by a Warranty Deed to Apex Senior Management Group, LLC as recorded in Instrument Number 202043532, Official Public Records, Parker County, Texas, said corner being South 89 degrees 27 minutes 09 seconds East, a distance of 2163.60 feet from a 5/8-inch iron rod with aluminum cap stamped "FARRIS" found for a north corner of said 212.687 acre tract;

THENCE South 89 degrees 27 minutes 35 seconds East along the north line of said 114 acre tract and the approximate center line of said DPS Tower Road, a distance of 2640.00 feet to a May Nail set for the northeast corner of said 114 acre tract and the northwest corner of a tract of land conveyed by Deed to Charles P. Lloyd as recorded in Volume 467, Page 482, Deed Records, Jack County, Texas and being the same tract of land currently owned by Barry Madewell, et al;

THENCE South 00 degrees 34 minutes 04 seconds West departing the approximate centerline of said DPS Tower Road, along the common line between said Madewell tract and said 114 acre tract, a distance of 2,655.56 feet to a 1/2-inch capped iron rod stamped "WESTWOOD PS" set for the southeast corner of said 114 acre tract and the southwest corner of said Madewell tract;

THENCE North 89 degrees 38 minutes 45 seconds West along the south line of said 114 acre tract, a distance of 1,445.73 feet to a 5/8-inch iron rod with aluminum cap stamped "FARRIS" found for the southeast corner of said Tract 1 and the southwest corner of said 114 acre tract;

THENCE along the common line between said Tract 1 and said 114 acre tract, the following three (3) courses and distances:

North 00 degrees 33 minutes 22 seconds East, a distance of 1,980.22 feet to a 5/8-inch iron rod with aluminum cap stamped "FARRIS" found for corner;

South 62 degrees 17 minutes 30 seconds West, a distance of 1,355.63 feet to a 5/8-inch iron rod with aluminum cap stamped "FARRIS" found for corner;

North 00 degrees 34 minutes 4 seconds East, a distance of 1,326.27 feet to the **POINT-OF-BEGINNING**, containing **5,044,242 square feet** or **115.800 acres** of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

EXCEPTIONS (PER TITLE COMMITMENT NO. 222541)

The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment.

10e. Easement: Pipe Line Recorded: November 17, 1955 in Volume 278, Page 531, of the Deed Records, Parker County, Texas. **(APPLIES TO THE SUBJECT TRACT, BLANKET IN NATURE)**

10f. Easement: Pipe Line Recorded: June 1, 1977 in Volume 678, Page 265 and Volume 765, Page 615, Deed Records; as assigned by Volume 1379, Page 96, of the Real Property Records, Parker County, Texas. **(APPLIES TO THE SUBJECT TRACT, BLANKET IN NATURE)**

10j. Easement executed by **J.O. Tucker to Carpening Enterprises, dated February 18, 1977**, recorded in Volume 368, Page 562, Deed Records of Jack County, Texas. **(APPLIES TO THE SUBJECT TRACT, BLANKET IN NATURE)**

10k. Easement executed by **J.O. Tucker, et ux to Cities Service Oil Company, dated May 9, 1977**, recorded in Volume 372, Page 143, Deed Records of Jack County, Texas. **(APPLIES TO THE SUBJECT TRACT, BLANKET IN NATURE)**

10l. Certified Copy of Easement executed by **J.O. Tucker to Upham Gas Company, dated March 14, 1952**, recorded in Instrument No. **20220002429**, Official Public Records, Jack County, Texas. **(DOCUMENT NOT PROVIDED)**

10m. Certified Copy of Easement executed by **J.O. Tucker, et ux to Cities Service Company, dated November 20, 1978**, recorded in Instrument No. **20220002431**, Official Public Records of Jack County, Texas, said easement transferred to Oxy Cities Service NGL, Inc. by Transfer recorded in Instrument No. 20220002433, Official Public Records, of Jack County, Texas. **(DOCUMENT NOT PROVIDED)**

10n. Subject to the Certified Copy of Oil Lease executed by R.R. Wartham, et ux to Petrotex Oil & Gas, Inc., dated March 22, 1977, recorded in Instrument No. 20220002430 Official Public Records of Jack County, Texas. **(DOCUMENT NOT PROVIDED)**

10o. Subject to the Certified Copy of Oil Lease executed by J.O. Tucker, et ux to Frank Mason, dated May 28, 1976, recorded in Instrument No. 20220002432, Official Public Records, Jack County, Texas. **(DOCUMENT NOT PROVIDED)**

CERTIFICATION

THIS PLAT DEPICTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, AND CONFORMS TO THE CURRENT STANDARDS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. ALL VISIBLE IMPROVEMENTS FOUND ON THE PROPERTY ARE DEPICTED, ALL VISIBLE EASEMENTS AND THOSE MADE KNOWN TO US AFFECTING THE PROPERTY ARE DEPICTED OR DENOTED HEREON, AND ANY VISIBLE INTRUSIONS AND PROTRUSIONS DETECTED BY THE SURVEY ARE DEPICTED. THE PROPERTY CORNERS ARE MARKED OR REFERENCED AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV, LAND TITLE SURVEY.

THE FIELD WORK WAS COMPLETED ON 06/06/22.	
JASON B. ARMSTRONG, FELS TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557 JAS@ARMSTRONGS@WESTWOODPS.COM	DATE 06/15/2022

