ALUMINUM CAPF TRACT ONE AARON J. ALLEN VOLUME 2638, PAGE 671 N 01°02'01" W 1894.64 TRACT ONE AARON J. ALLEN VOLUME 2638, PAGE 671 88°59'25 354.35' TRACT TWO
AARON J. ALLEN
VOLUME 2638, PAGE 671 132 W "06'35°37 2 ENTERPRISE TEXAS PIPELINE ES VOLUME 2632, PAGE 1507 VOLUME 2601, PAGE 1916 - FA 54.087 ACRES

RAMEY KEETH
CLERKS FILE NO. 201713241 N 88°16'51" E ALUMINUM CAPPE IRON FOUND THE RANCHES AT VALLEY WIEW BINET F, SLIDE 17. 08°24'54 321.47' ALUMINUM CAPPI IRON FOUND ALUMINUM CAPPED IRON FOUND LOT 12 OAK CREEK WEST ADDN. CABINET B, SLIDE 559 OAK CREEK CABINET B, \$ 62.16.42.7 ONA CREEK COUR ALUMINUM CAPF IRON FOUND R=60.00' L=43.19' C.B.=S 64'04'32" W LOT 115 LOT 10 OAK CREEK WEST ADDN. CABINET B, SLIDE 559 LOT 9 OAK CREEK WEST ADDN. CABINET B, SLIDE 559 GRESS & EGRESS EASEMENT IRON FOUND LOT 103 Ś ZOI 107 41°56'37" 282.93 101 107 CLERKS FILE NO. 202126137 THE RANCHES AT VALLEYNIEW, LLC LOT 100 THE RANCHES AT VALLEY VIEW CABINET F, SLIDE 173 ¥ CONTREL CONCRETE PORCH HOUSE DETAIL
STORY BRICK & ROCK RESIDENCE

> Description for a tract said tract being all of No. 201713241, Real F t of land situated in the P. TACKETT SURVEY, Abstract No. 1289, Parker County, Texas, f that certain tract of land described in deed to Ramey Keeth, recorded in Clerks File Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a ⁵6" iron found at the Northeast corner of that certain tract of land described as Tract One, in deed to Aaron J. Allen, recorded in Volume 2638, Page 671, Real Records, Parker County, Texas, and being in the South line of Lot 133, The Ranches at Valley View, recorded in Cabinet F, Slide 173, Plat Records, Parker County, Texas, said iron being by deed call, N 88"16"51" E, 1012.19 feet from the Northwest corner of the Oak Creek West, Ltd. tract recorded in Volume 1828, Page 2122, Real Records, Parker County, Texas;

thence N 88°16'51" E, with the most Westerly South line of said The Ranches at Valley View, 1695.15 feet to a ½" iron found in the South line of Lot 103 and at the Northwest corner of Lot 102 of said The Ranches at Valley View;

thence S 00°49'54" E, with the most Southerly West line of said The Ranches at Valleyview, 605.10 feet to an aluminum capped iron found at the Northeast corner of said Lot 10, Block 1;

thence S 41°56'37" W, with the North line of said Lot 10, Block 1. 282.93 feet to an aluminum capped iron found;

thence S 89°12'52" W, with the common line of said Lot 9, Block 1 and said Lot 10, west Addition, 216.03 feet to a square metal fence post in the East line of Oak Creek the Northwest corner of said Lot 9, Block 1 and the Southwest corner of said Lot 10, for the beginning of a curve to the left with a radius of 60.00 feet;

, Block 1, Oak Creek k Court and being for), Block 1 and being

thence S 43⁻56⁻17" W, with the West line of said Lot 11, Block found at the Northwest corner of said Lot 11, Block 1 and the thence S 62°16'42" W, with the North line of said Lot 10, Block 1, 353.07 feet to an aluminum capped iron found at the Northwest corner of said Lot 10, Block 1 and the Northeast corner of Lot 11, Block 1, 367.53 feet to an aluminum capped iron Northeast corner of Lot 12, Block 1; 1;

thence S 75°25′50" W, with the North line of said Lot 15, Block being for the Northwest corner of said Lot 15 and the Northeast Page 671; thence S 43°41'31" W, with the West line of said Lot 14, Block 1, 256.83 feet to an aluminum capped iron found at the Northwest corner of said Lot 14, Block 1 and the Northeast corner of Lot 15, Block 1; thence S 46°43'37" W, with the West line of said Lot 13, Block found at the Northwest corner of said Lot 13, Block 1 and the thence S 08°24'54" W, with the West line of said Lot 12, Block found at the Northwest corner of said Lot 12, Block 1 and the 1, 321.47 feet to an aluminum capped iron Northeast corner of Lot 13, Block 1; 1, 209.91 feet to an aluminum capped iron Northeast corner of Lot 14, Block 1; 1, 186.73 feet to a point in a ravine and corner of Tract Two of said Volume 2638,

thence N 01°02'01" W, with the East line of said Tract One, Volume 2638, Page 671, 1894.64 feet to the POINT OF BEGINNING and containing 54.087 acres of land. thence S 88°59'25" W, with the North line of said Tract Two and said Tract One, Volume 2638, Page 671, 354.35 feet to an aluminum capped iron found at an ell corner of said Tract One, Volume 2638, Page 671;

Ingress & Egress Easement

Description for an Ingress & Egress Easement over and across a portion of Lot 10, WEST ADDITION, recorded in Cabinet B, Slide 559, Plat Records, Parker County, Texas particularly described as follows: Block 1, C and being OAK CREEK ng more

BEGINNING at a $\frac{1}{2}$ " iron found in the Northerly line of Oak Creek Court and being for the Southwest corner of said Lot 10, Block 1 and the Southeast corner of Lot 11, Block 1; THENCE N 46'44'57" W, with the common line of said Lot 10, Block 1 and said Lot 11, Block 1, 261.79 feet to an aluminum capped iron found at the Northwest corner of said Lot 10, Block 1 and the Northeast corner of said Lot 11, Block 1;

THENCE S 39°43'00" E, 254.36 feet to a capped iron set in the North line of said Oak Creek Court and being for the beginning of a curve to the left whose radius is 60.00 feet; THENCE N 62°16'42" E, with the North line of said Lot 10, Block 1, 74.73 feet to a capped iron set;

THENCE with said Oak Creek Court and with said curve to the left whose chord bears S 64'04'32" W, 42.26 feet and being an arc length of 43.19 feet to the POINT OF BEGINNING of said easement.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF TH PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY DHI TITLE CO., IN TITLE COMMITMENT G.F. NO. 520—220218658, DATE JULY 19, 2022.

OF THIS WERE

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

HE EASEMENT RECORDED IN CLERKS FILE NO. 201304160, R.R.P.C.T., IS A BLANKET EASEMENT. CONTACT TRI—COUNTY ELECTRIC FOR EXACT

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. THE EASEMENT RECORDED IN VOLUME 768, PAGE 498, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION. THE MEMORANDUM OF EASEMENT RECORDED IN VOLUME 2628, PAGE 683, R.R.P.C.T., DOES AFFECT.

OF TEACH IG BURT

DRIVE

HORIZON LAND SURVEYING

SCALE 1"

200'

THE PLAT HEREON WAS PREPARED FROM AN THE GROUND SURVEY OF THE LEGALLY ON THE GROUND SURVEY OF THE LEGALLY ON THE GROUND SURVEY OF THAT THIS PROPERTY SHOWN HEREON, AND THAT THERE ARE NO EN CONFLICTS, PROTRUSIONS, OR VISIBLE OR A EASEMENTS, EXCEPT AS SHOWN ON THE PLASEMENTS, EXCEPT DOES HAVE ACCESS TO AND THAT PUBLIC ROAD.

G BURT
ISTERED PROFESSIONAL LAND SURVEYOR
AS REGISTRATION NO. 2023
V 25, 2022
20225