

**Property Description**

Being a 9.995 acre tract situated in the T & P RR Co. SURVEY, ABSTRACT No. 1510, Parker County, Texas, and being that same called 9.993 acre tract described in instrument to Vertex Electronics Inc., recorded under Clerk's File Number 201524237, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), said 9.995 acre tract being more particularly described by metes and bounds as follows:

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 4202, (Grid) (Grid acreage is 9.993, surface acreage calculated using scale factor of 1.00012).

BEGINNING at a 1/2" iron rod found in the south line of Lot 1A, Dove Meadows Addition, plat of said subdivision recorded in Cabinet A, Sl. 579, of the Plat Records of Parker County, Texas, for the northeast corner of that certain called 1.679 acre tract described in instrument to Gerald and Christian Wyatt, recorded under Clerk's File Number 202124139, O.P.R.P.C.T., being the northwest corner of said Vertex tract and the herein described tract, from which the southeast corner of the JAMES DAVIS SURVEY, ABSTRACT No. 385, Parker County, Texas, bears by deed call N 64°48'42" W, 1270.73 feet:

THENCE N 89°05'39" E, 658.25 feet, to a 1/2" capped iron rod found in the west right-of-way of State Highway No. 171, (Cleburne Highway), (100 feet wide), for the southeast corner of said Lot 1A, being the northeast corner of said Vertex tract and the herein described tract:

THENCE S 26°10'52" E, 590.72 feet, with the west right-of-way of said State Highway No. 171, to a concrete highway monument found for the beginning of a 3688.42 foot radius curve to the right:

THENCE 140.81 feet southeasterly, with the west right-of-way of said State Highway No. 171, and with said 3688.42 foot radius curve to the right, having a chord bearing and distance of S 25°10'19" E, 140.80 feet, to a 1/2" iron rod found for the easterly northeast corner of that certain called 10.0 acre tract described as Tract 1 in instrument to Jesus and Fernanda Sanchez, recorded under Clerk's File Number 202212426, O.P.R.P.C.T., being the southeast corner of said Vertex tract and the herein described tract:

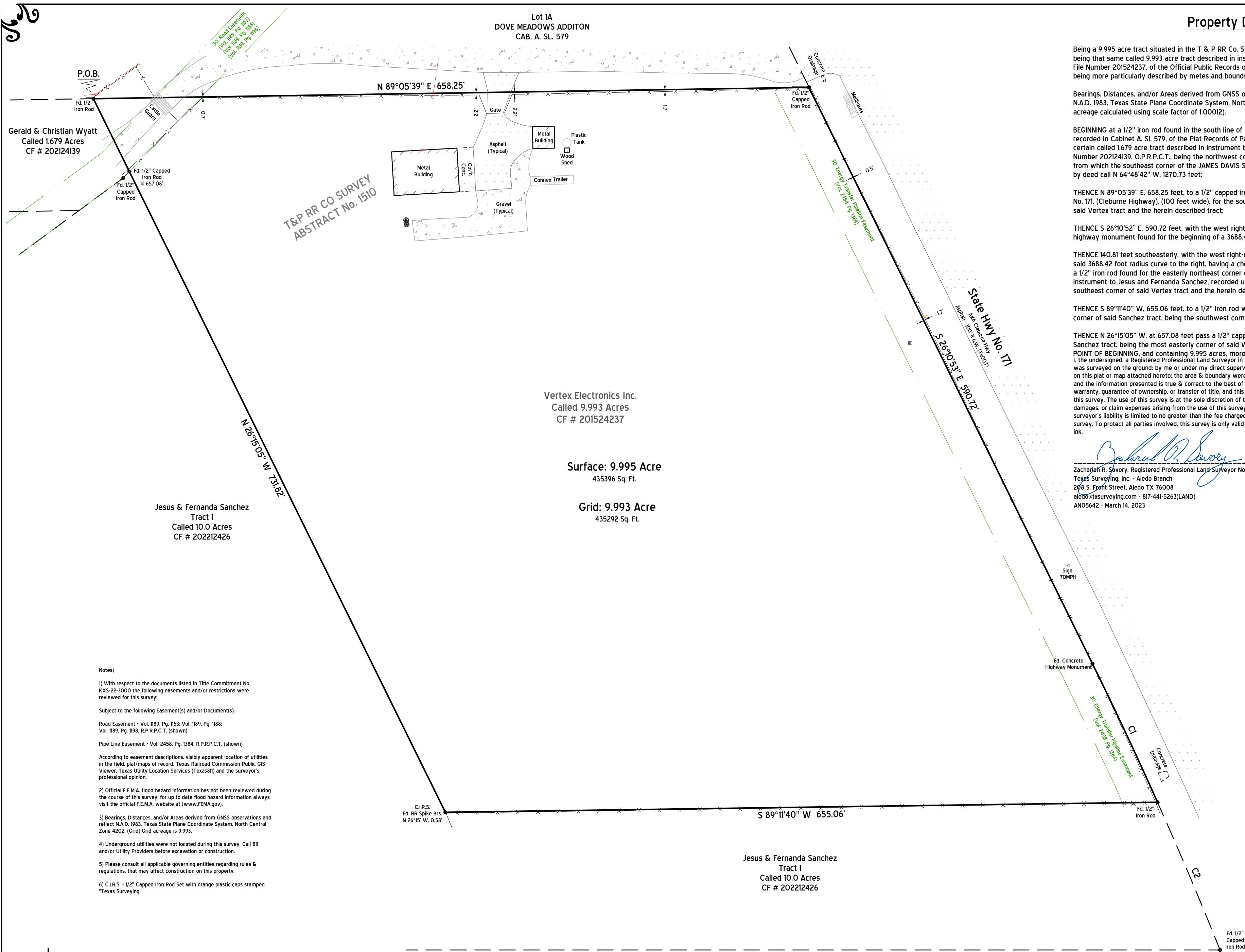
THENCE S 89°11'40" W, 655.06 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an interior corner of said Sanchez tract, being the southwest corner of said Vertex tract and the herein described tract:

THENCE N 26°15'05" W, at 657.08 feet pass a 1/2" capped iron rod found for the most northerly corner of said Sanchez tract, being the most easterly corner of said Wyatt tract, in all a total distance of 731.82 feet, to the POINT OF BEGINNING, and containing 9.995 acres, more or less.

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 overlaps 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.

*Zachariah R. Savory*

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Aledo Branch  
208 S. Front Street, Aledo TX 76008  
aledo@txsurveying.com - 817-441-5263(LAND)  
AND5642 - March 14, 2023



CURVE	RADIUS	ARC	CHORD	CHORD
C1	3688.42'	140.81'	S 25°10'19" E	140.80'
C2	3688.42'	147.52'	S 22°55'57" E	147.51'

**Legend**

Light Pole	Fire Hydrant
Power Pole	Water Meter
Electric Meter	Septic Lid
Overhead Electric	U'ground Pipeline Marker
Telecom	Gas Test Station
Telecom Vault	Mall Box
Storm Drain Manhole	Sign Post
Fence	Guy Wire

**TEXAS SURVEYING INC.**  
ALEDO BRANCH - 817-441-5263  
FIRM No. 10194122 - ALEDO@TXSURVEYING.COM