

- LEGEND**
- BHB.....5/8 Inch Capped Iron Rod Marked "BHB" Found D.R.P.C.T.....Deed Records, Parker County, Texas
 - IRS.....5/8 Inch Capped Iron Rod Marked "BHB" Set O.P.R.P.C.T...Official Public Records Parker County, Texas
 - P.O.B.....Point of Beginning
 - P.R.P.C.T.....Plat Records Parker County, Texas

LEGAL DESCRIPTION

BEING a tract of land situated in the D.B. Ligon Survey, Abstract Number 2019, Parker County, Texas, said tract being a remainder of a tract of land described in deed to Highway 51 South Feed Venture, LLC, as recorded in Document Number 202029594, Official Public Records, Parker County, Texas (OPRPCT), said tract being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 5/8-inch iron rod capped "BHB INC" for the southeast corner of said Highway 51 South Feed Venture tract, same being an outer ell corner of a tract of land described in deed to Weatherford College of the Parker County Junior College District, as recorded in Volume 1658, Page 1005, Deed Records, Parker County, Texas (DRPCT), and also being on the southwest right-of-way line of Cleburne Highway;

THENCE South 59°35'50" West, with the common line of said Highway 51 South Feed Venture tract and said Weatherford College tract, a distance of 932.37 feet to a found cedar fence post for corner;

THENCE North 36°02'28" West, with said common line, passing at a distance of 35.72 feet a 4-inch cedar post, and continuing for a total distance of 45.57 feet to a point for corner;

THENCE North 14°42'42" West, with said common line, a distance of 237.26 feet to a point for corner from which a 28-inch oak tree bears, North 79°07'35" East, a distance of 6.21 feet;

THENCE North 63°55'40" East, with said common line, a distance of 255.69 feet to a found 1/2-inch iron rod;

THENCE North 29°06'08" West, with said common line, a distance of 383.94 feet to a found 3/8-inch capped iron rod marked "4277";

THENCE North 29°44'50" West, with said common line, a distance of 242.78 feet to a 5/8-inch capped iron rod marked "BHB INC" set for corner;

THENCE North 62°12'13" East, departing said common line and over and across said Highway 51 South Feed Venture tract, a distance of 640.63 feet to a 5/8-inch capped iron rod marked "BHB INC" set for corner and being on the southwest right-of-way line of aforementioned Cleburne Highway;

THENCE South 28°08'03" East, with the common line of said Highway 51 South Feed Venture tract and said southwest right-of-way line, a distance of 852.60 feet to the **POINT OF BEGINNING** and containing 623,636 square feet or 14.317 acres of land.

- NOTES:**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 2. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
 3. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.

FLOODPLAIN STATEMENT
 This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Map Number 48367C0385F, Map Revised April 5, 2019.

OWNER:
 HIGHWAY 51 SOUTH FEED VENTURE, LLC.
 5710 JACKSBORO HWY
 FORT WORTH, TX 76114
 817-624-6224



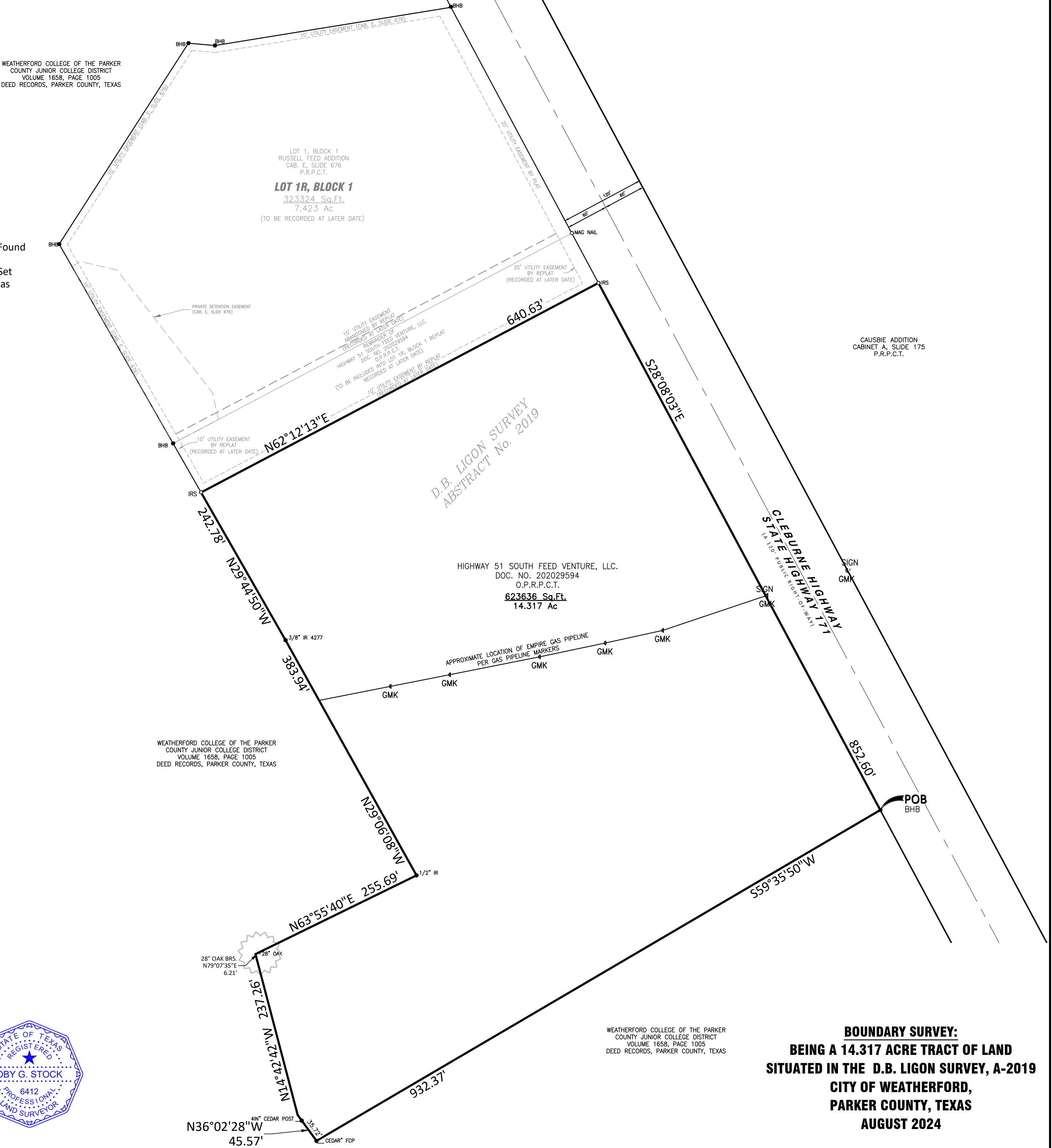
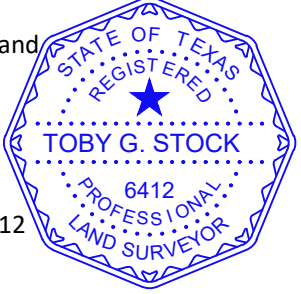
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 TBPELS Firm #44 • TBPELS FIRM #10194146

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

Toby G. Stock
 Toby G. Stock

State of Texas Registered Professional Land Surveyor No. 6412
 Date: August 12, 2024



WEATHERFORD COLLEGE OF THE PARKER COUNTY JUNIOR COLLEGE DISTRICT
 VOLUME 1658, PAGE 1005
 DEED RECORDS, PARKER COUNTY, TEXAS

BOUNDARY SURVEY:
BEING A 14.317 ACRE TRACT OF LAND
SITUATED IN THE D.B. LIGON SURVEY, A-2019
CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
AUGUST 2024