

Survey Plat  
117.86 acres of land situated in the  
T. & P. RR. CO. SURVEY, SECTION 41,  
ABSTRACT NO. 1427,  
Parker County, Texas.

Description for a tract of land situated in the T. & P. R.R. CO. SURVEY, SECTION NO. 41, ABSTRACT NO. 1427, Parker County, Texas, being a portion of that certain tract of land described by deed to Howard David Sprague and Kathleen Lovelace, recorded in Volume 1722, Page 1707, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of said Volume 1722, Page 1707 and being the West line of the said tract of land described by deed to Franklin Sprague, recorded in Volume 1643, Page 430, Real Records, Parker County, Texas, said iron being the Southeast corner of Lot 7, ENCHANTED LAKES INC. ADDITION, on Addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 8, Plat Records, Parker County, Texas, said iron also being per deed call NORTH, 2682.00 feet from the Southeast corner of said T. & P. R.R. CO. SURVEY;

THENCE S 02°35'09" W, along the East line of said Volume 1722, Page 1707, 2706.27 feet to a 1/2" iron found in Calhoun Bend Road;

THENCE S 89°39'00" W, along said Calhoun Bend Road, 1504.79 feet to a 1/2" iron found at the Southwest corner of said Volume 1722, Page 1707, said iron being the Southeast corner of a portion of that certain tract of land described as Second Tract in deed to Franklin Sprague, recorded in Volume 1643, Page 430, Real Records, Parker County, Texas;

THENCE N 00°00'51" E, along the West line of said Volume 1722, Page 1707, 943.77 feet to a 3/8" iron found;

THENCE S 89°58'37" W, 513.80 feet to a railroad spike found in the East line of Lot 4, Block 4, HIDDEN FOREST, PHASE I, on Addition to Parker County, Texas, according to the plat recorded in Cabinet C, Slide 54, Plat Records, Parker County, Texas;

THENCE N 00°00'33" E, along the West line of said Volume 1722, Page 1707 and said HIDDEN FOREST, PHASE I and HIDDEN FOREST, PHASE II, on Addition to Parker County, Texas, according to the plat, recorded in Cabinet C, Slide 410, Plat Records, Parker County, Texas, 1755.86 feet to a capped iron found in the South line of Lot 11, of said ENCHANTED LAKES INC. ADDITION;

THENCE N 89°38'40" E, along the common line of said Volume 1722, Page 1707 and said ENCHANTED LAKES INC. ADDITION, 2140.19 feet to the POINT OF BEGINNING and containing 117.86 acres of land.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE COMPANY IN TITLE COMMITMENT NO. FT-SNE-900038190062694M, DATED SEPTEMBER 16, 2019.

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

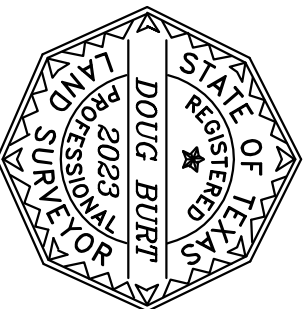
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48387-03125-E, A 1/2" IRON FOUND 166.20 FEET FROM PROPERTY DOES NOT LIE WITHIN A 100 FEET FLOOD HAZARD.

THE EASEMENT AND RIGHT OF WAY TO THE STATE OF TEXAS FOR THE FLOOD HAZARD, VOLUME 280, PAGE 14, D.R.P.C.T. DOES NOT AFFECT THIS PROPERTY.

THE EASEMENTS RECORDED IN VOLUME 1150, PAGE 207, VOLUME 1469, PAGE 387, VOLUME 1583, PAGE 101 AND VOLUME 2739, PAGE 387, R.R.P.C.T. ARE BLANKET EASEMENTS CONTACT TPI DOES NOT AFFECT THIS PROPERTY.

THE EASEMENTS RECORDED IN VOLUME 1469, PAGE 387, VOLUME 1583, PAGE 101 AND VOLUME 2739, PAGE 387, R.R.P.C.T. ARE BLANKET EASEMENTS CONTACT TPI DOES NOT AFFECT THIS PROPERTY.

THE EASEMENTS RECORDED IN VOLUME 1469, PAGE 387, VOLUME 1583, PAGE 101 AND VOLUME 2739, PAGE 387, R.R.P.C.T. ARE BLANKET EASEMENTS CONTACT TPI DOES NOT AFFECT THIS PROPERTY.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
OCTOBER 2, 2019

NRB SURVEYING, PLLC  
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SPRINGTOWN, TEXAS 76082  
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FIRM NO. 10166800

S 89°39'00" W 1504.79'  
(BASE BEARING)  
CALHOUN BEND ROAD  
(ASPHALT PAVEMENT)