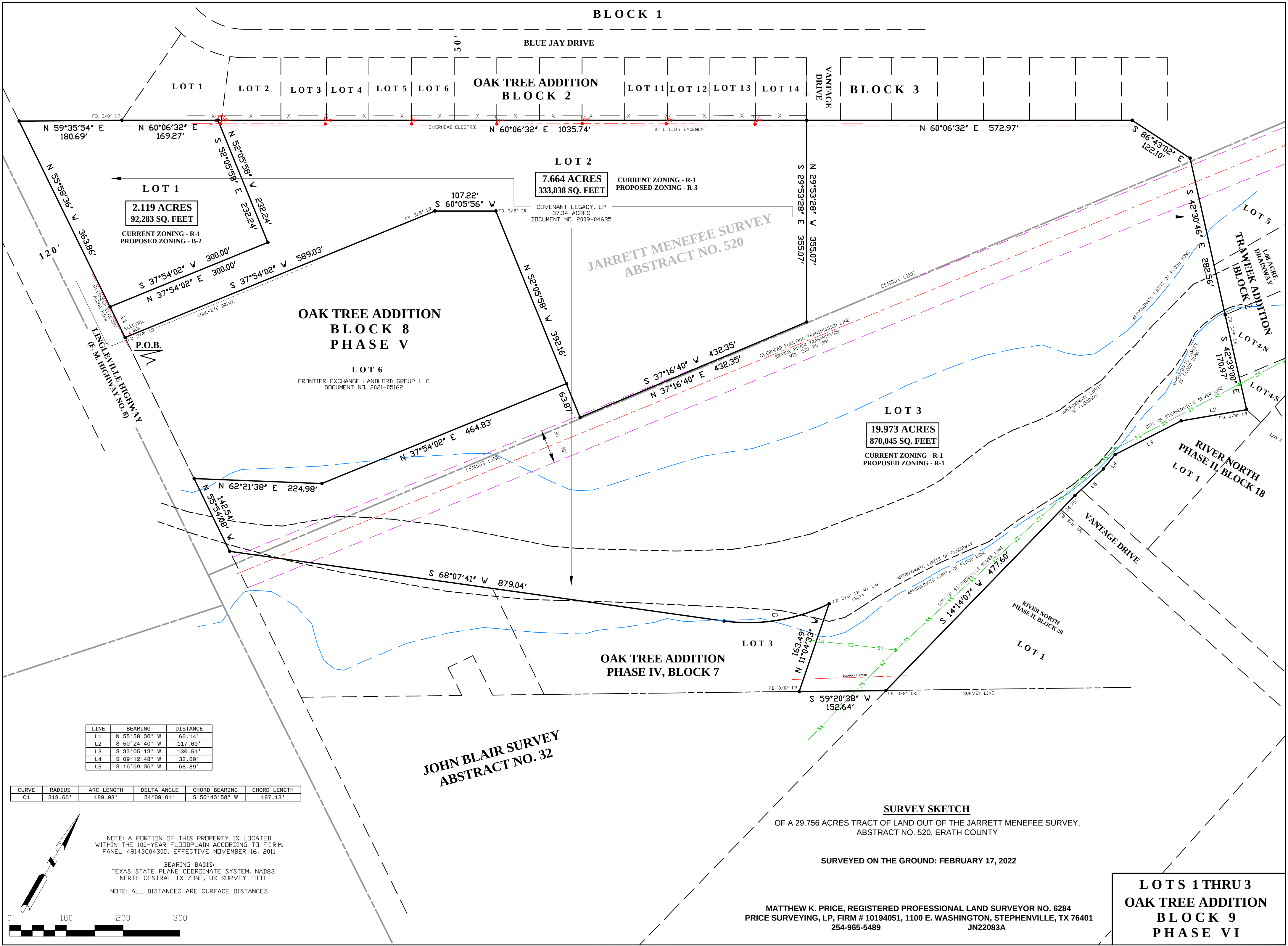




BLOCK 1

BLUE JAY DRIVE

BLOCK 3

OAK TREE ADDITION
BLOCK 2

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 11

LOT 12

LOT 13

LOT 14

LOT 1

2.119 ACRES
92,283 SQ. FEET
CURRENT ZONING - R-1
PROPOSED ZONING - B-2

LOT 2

7.664 ACRES
333,838 SQ. FEET

CURRENT ZONING - R-1
PROPOSED ZONING - R-3

COVENANT LEGACY, LP
37.34 ACRES
DOCUMENT NO. 2009-04635

JARRETT MENEFFEE SURVEY
ABSTRACT NO. 520

OAK TREE ADDITION
BLOCK 8
PHASE V

LOT 6

FRONTIER EXCHANGE LANDLORD GROUP LLC
DOCUMENT NO. 2021-05162

LOT 3

19.973 ACRES
870,045 SQ. FEET

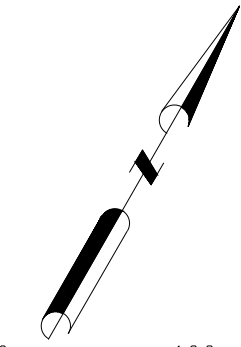
CURRENT ZONING - R-1
PROPOSED ZONING - R-1

OAK TREE ADDITION
PHASE IV, BLOCK 7

JOHN BLAIR SURVEY
ABSTRACT NO. 32

LINE	BEARING	DISTANCE
L1	N 55°58'36" W	60.14'
L2	S 50°24'40" W	117.00'
L3	S 33°05'13" W	130.51'
L4	S 09°12'48" W	32.60'
L5	S 16°59'36" W	68.89'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	318.65'	189.93'	34°09'01"	S 50°43'58" W	187.13'



NOTE: A PORTION OF THIS PROPERTY IS LOCATED
WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M.
PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES



SURVEY SKETCH

OF A 29.756 ACRES TRACT OF LAND OUT OF THE JARRETT MENEFFEE SURVEY,
ABSTRACT NO. 520, ERATH COUNTY

SURVEYED ON THE GROUND: FEBRUARY 17, 2022

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN22083A

LOTS 1 THRU 3
OAK TREE ADDITION
BLOCK 9
PHASE VI