



3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070  
TBPLS #10194493

SURVEYED FOR:  
RED RIVER DEVELOPMENT 2020, LLC

PROPERTY OWNER:  
D & M, A TEXAS GENERAL PARTNERSHIP  
VOLUME 1403, PAGE 1713  
REAL PROPERTY RECORDS,  
PARKER COUNTY, TEXAS

NOTES:

1. BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE GRID REFERENCING GPS SURVEY DATA AND THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE AND THE NORTH AMERICAN DATA OF 1983. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THIS TRACT WHICH IS 1.000152216. THE BASIS OF BEARING OF THIS SURVEY IS THE WEST LINE HEREOF BEING N01°30'51"E.
2. POINT OF BEGINNING: N=6,948,596.09' AND E=2,238,277.78' BEING THE SOUTHEAST CORNER HEREOF AND THE NORTHEAST CORNER OF LOT 21, HUNTERS GLEN ADDITION, PER CABINET D, SLIDE 205, PLAT RECORDS, PARKER COUNTY, TEXAS.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. THERE ARE NO VISIBLE EASEMENTS, AND THE SCHEDULE B OF TITLE COMMITMENT WITH SF, NO. FT-44122-9001222101700, EFFECTIVE DATE OF MAY 23, 2021 AT 8:00 AM, SHOWS RECORDED EASEMENTS ENCUMBERING THIS PROPERTY AS LISTED IN THE FOLLOWING "EASEMENTS LISTED IN SCHEDULE B" BELOW.
7. THERE ARE NO VISIBLE ENCROACHMENTS UPON THIS PROPERTY.
8. THERE ARE NO BUILDINGS ON THIS PROPERTY.

ALTA TABLE A ITEMS REQUESTED:

- ITEM 1. Monuments were found or set at all major corners of the boundary of the property as shown.
- ITEM 3. Flood Zone Classification - This property is in Zone "X" an area determined to be outside the 500-year Flood Plain according to F.I.R.M. Map No. 48441C0350-F, dated January 6, 2012.
- ITEM 4. Gross Land Area (Surface) - The gross land area of this tract is 19.17 acres (834,908 square feet).
- ITEM 5. Vertical relief, as shown by the contours hereon, was determined by ground elevations obtained by a grid of GPS shots across said tract. Vertical datum is NAVD88 determined by GPS observations referencing the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83.
- ITEM 6(a) Zoning Report - Property currently not within the City Limits, therefore no zoning classification or building set back.
- ITEM 6(b) Current Zoning Classification - Property currently not within the City Limits, therefore no zoning classification.
- ITEM 7(a) Exterior Dimensions of Buildings - NO BUILDINGS OBSERVED.
- ITEM 7(c) Measured height of all Buildings - NO BUILDINGS OBSERVED.
- ITEM 8. Substantial Features - NONE
- ITEM 11. Location of utilities on or serving the surveyed property.
- ITEM 12. As specified by the client, Government Agency surveyed-regulated requirements. NO INFORMATION PROVIDED.
- ITEM 13. Adjoining land owners are as shown according to current public records.
- ITEM 14. Distance to the nearest intersecting street.
- ITEM 16. Evidence of recent earth moving work, building construction, or building additions. EXCAVATION IN SOUTHERLY PORTION AS INDICATED BY CONTOURS.
- ITEM 17. Proposed changes in street right of way lines - NONE
- ITEM 18. Delineation of wetlands by qualified specialist. - NO INFORMATION PROVIDED.
- ITEM 19. Plottable offsite easements or servitudes disclosed in documents provided to surveyor. NO INFORMATION PROVIDED.

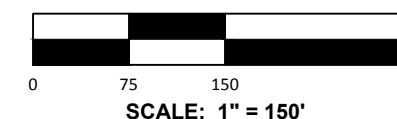
EASEMENTS REFERENCED IN SCHEDULE B, TITLE COMMITMENT OF NO. FT-44122-9001222101700, EFFECTIVE DATE: MAY 23, 2021 AT 8:00 AM, ISSUED: JUNE 2, 2021 AT 8:00 AM.

10(d.) Easement granted to Magellan Pipeline Company in the Easement And Right Of Way Grant Filed April 25, 2008, recorded in Volume 2629, Page 535, Real Property Records, Parker County, Texas. DOES AFFECT THIS PROPERTY AS SHOWN.

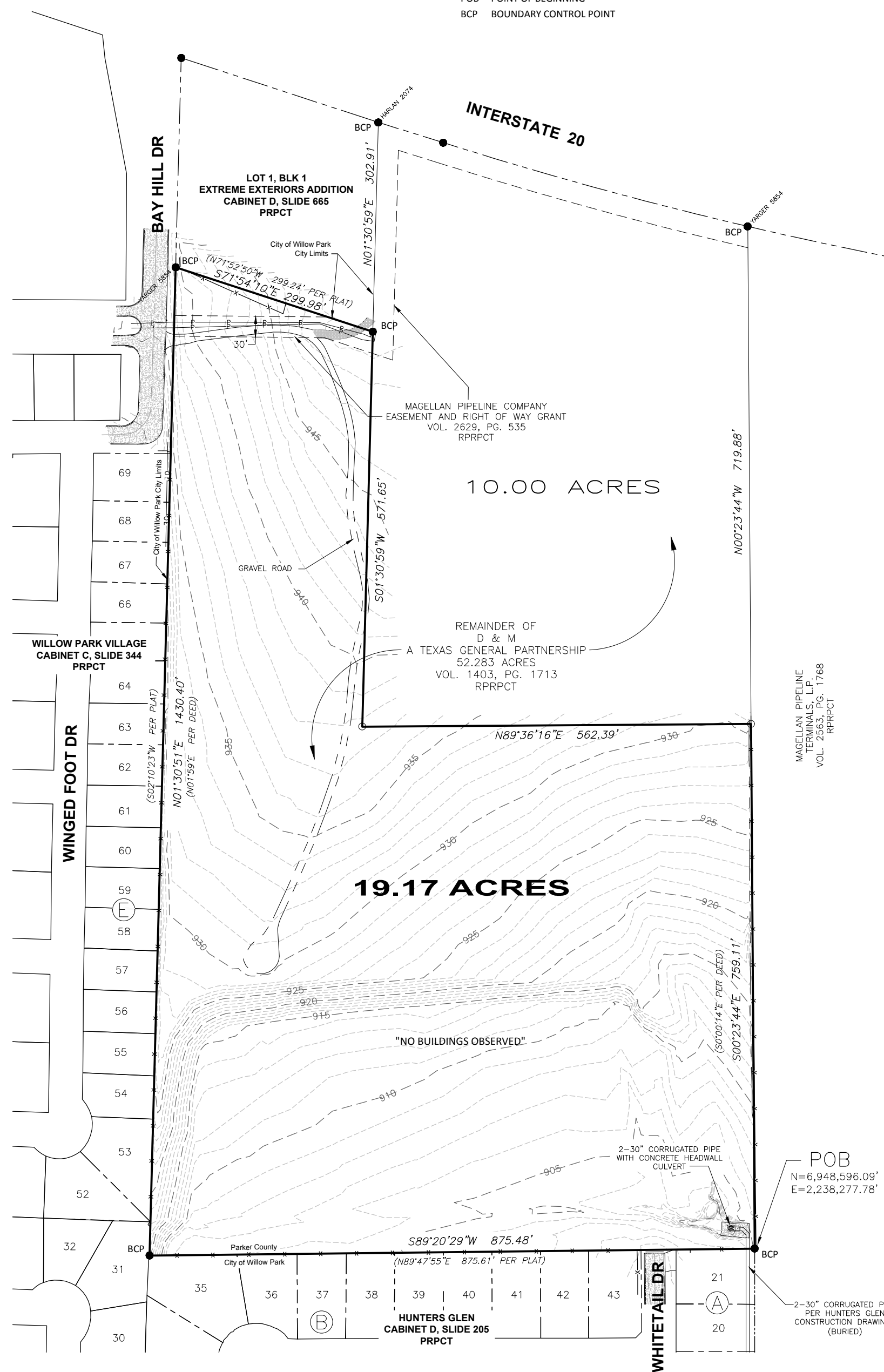
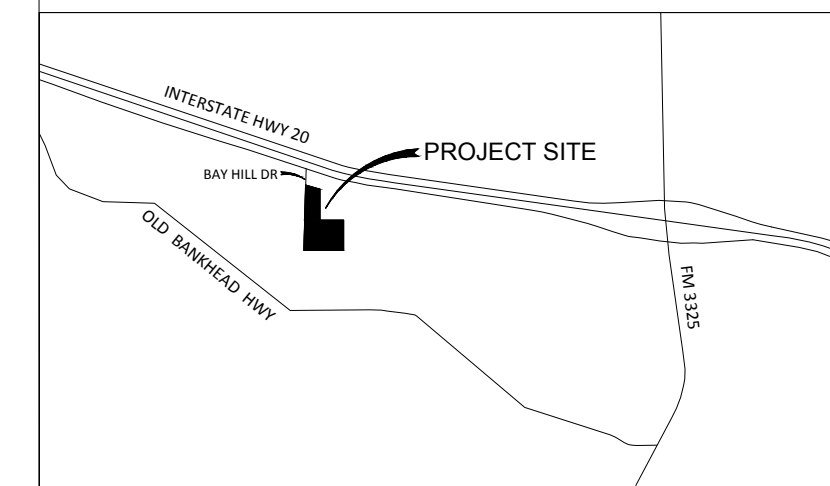
10(e.-f.) Interest in minerals - not a survey matter.

LEGEND

- EXISTING FENCE
- SITE BOUNDARY LINE (BOLD)
- EASEMENT BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BURIED PETROLEUM PIPELINE
- FOUND 1/2" REBAR ROD
- SET 1/2" REBAR ROD WITH J&M CAP
- RECORD CALL
- REAL PROPERTY RECORDS, PARKER COUNTY, TX
- DEED RECORDS, PARKER COUNTY, TX
- PLAT RECORDS, PARKER COUNTY, TX
- POINT OF BEGINNING
- BOUNDARY CONTROL POINT



VICINITY MAP  
NOT TO SCALE



LEGAL DESCRIPTION OF 29.16 ACRES FROM TITLE COMMITMENT

BEING a 29.16 acres situated in the John H. Phelps Survey, Abstract No. 1046, Parker County, Texas, being a portion of that certain tract of land described in deed to D & M, a Texas Limited Partnership, recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 29.16 acres being more particularly described as follows:

BEGINNING at a 1/2 inch rod found (control monument) in the east line of said D & M tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas and being the northeast corner of Lot 21, Block A, Hunters Glen, an addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas;

THENCE South 89 degrees 20 minutes 37 seconds West (South 89 degrees 47 minutes 55 seconds West record per plat), along the north line of said Hunters Glen, a distance of 875.59 feet (875.61 feet, record per plat) to a point in the west line of said D & M tract, the east line of Willow Park Village, an addition to the City of Willow Park, according to the plat recorded in Plat Cabinet C, Slide 344, Plat Records, Parker County, Texas, said point also being the northwest corner of Lot 35, Block B, of said Hunters Glen, from which a 1/2 inch iron rod found bears North 89 degrees 20 minutes 37 seconds East, a distance of 0.42 feet for reference;

THENCE North 01 degrees 31 minutes 14 seconds East, along the west line of said D & M tract and along the east line of said Willow Park Village, a distance of 1430.36 feet to a 1/2 inch orange capped iron rod set stamped "Yarger 5854" at the westerly northwest corner of said D & M tract and the southwest corner of that certain tract of land described in deed to Texas Bank, Weatherford, recorded in Volume 1543, Page 1376, Real Property Records, Parker County, Texas, from which a 1/2 inch iron rod found (control monument) at the northwest corner of said Texas Bank, Weatherford tract bears North 01 degrees 31 minutes 14 seconds East, a distance of 303.02, feet for reference;

THENCE South 71 degrees 53 minutes 03 seconds East (71 degrees 35 minutes 05 seconds East record), along the common line of said D & M tract and said Texas Bank, Weatherford tract, a distance of 300.00 feet (299.99 feet record) to a 1/2 inch orange capped iron rod stamped "Yarger 5854" being an ell corner of said D & M tract and the southeast corner of said Texas Bank, Weatherford tract;

THENCE North 01 degrees 32 minutes 36 seconds East (North 01 degrees 54 minutes 00 seconds East record), continuing along the common line of said D & M tract and said Texas Bank, Weatherford tract, a distance of 303.50 feet (302.07 feet record) to a 5/8 inch iron rod found in the south line of Interstate Highway No. 20 (right of way varies), at the northerly northwest corner of said D & M tract and the northeast corner of said Texas Bank, Weatherford tract;

THENCE South 72 degrees 23 minutes 45 seconds East (South 71 degrees 25 minutes 17 seconds East record), along the south line of said Interstate Highway No. 2, a distance of 98.53 feet (98.42 feet record) to a 1/2 inch iron rod found (control monument) at the beginning of a curve to the left whose radius is 5919.58 feet and whose long chord bears South 74 degrees 36 minutes 19 seconds East, a chord distance of 456.47 feet;

THENCE along the south line of said Interstate Highway No. 2 and along said curve, through a central angle of 04 degrees 25 minutes 09 second, an arc distance of 456.59 feet (456.59 feet record) to a 1/2 inch orange capped iron rod set stamped "Yarger 5854" at the northeast corner of said D & M tract and the northwest corner of said Magellan Pipeline Terminals, L.P. tract;

THENCE South 00 degrees 23 minutes 52 seconds East (South 00 degrees 00 minutes 14 seconds East record), along the common line of said D & M tract and said Magellan Pipeline Terminals, L.P. tract, a distance of 1479.00 feet to the POINT OF BEGINNING and containing 29.16 acres (1,270,235 square feet) of land, from which 0.79 acres (34,509 square feet) lies within the 300.00 foot wide pipeline easement to Magellan Pipeline Company as recorded in Volume 2629, page 535, Real Property Records of Parker County, Texas and also in County Clerk's File No. 2013-4831, Real Property Records of Parker County, Texas and leaving a net area of 28.37 or (1,235,726 square feet), more or less.

LEGAL DESCRIPTION OF PARENT TRACT 52.283 ACRES - VOLUME 1403, PAGE 1713, DEED RECORDS, PARKER COUNTY, TX

BEING parts of the JOHN H. PHELPS SURVEY, Abstract No. 1046, and the ELIZA OXER SURVEY, Abstract No. 1031, situated approximately South 77 degrees East 10 1/2 miles from the Courthouse in Parker County, Texas, and embracing a portion of the 54.278 acre tract describe in the Deed to James P. Tocker, David K. Kessler, and Kiran J. Dave recorded in Volume 1320, Page 34 of the Deed Records, Parker County, Texas.

BEGINNING at a concrete monument in the North line of Old Bankhead Highway for the Southwest corner of said 54.278 acre tract.

THENCE North 1 degree 59 minutes East generally along a fence 2715.87 feet to a 5/8 inch iron.

THENCE South 71 degrees 35 minutes 05 seconds East 299.92 feet to a 5/8 inch iron.

THENCE North 1 degree 54 minutes 00 seconds East 302.07 feet to a 5/8 inch iron in the South right of way of U.S. Highway 20.

THENCE South 71 degrees 25 minutes 17 seconds East with the south right of way line of U.S. Highway 20 and generally along a fence 98.42 feet to a State Highway Dept. monument, being the P.C. of a curve to the left having a radius of 5919.58 feet and a long chord of South 73 degrees 39 minutes 13 seconds East 456.48 feet.

THENCE along the arc of said curve to the left, with the South right of way line of U.S. Highway No. 20 for 456.59 feet to a State Highway Dept. monument in the West line of the tract described in the deed to Diamond Shamrock Corporation, recorded in Volume 441, Page 399 of the said Parker County Deed Records;

THENCE South 0 degrees 0 minutes 14 seconds East generally along a fence 2343.67 feet to a railroad spike for the West line of the said Diamond Shamrock tract;

THENCE South 89 degrees 46 minutes West 345.63 feet to a 5/8 inch iron;

THENCE South 0 degrees 04 minutes East 415.00 feet to a 5/8

inch iron in the North line of said Old Bankhead Highway;

THENCE South 89 degrees 51 minutes West with the North line of Old Bankhead Highway and generally along a fence 574.91 feet to the PLACE OF BEGINNING and containing approximately 52.283 acres of land.

LEGAL DESCRIPTION OF 19.17 ACRES AS SURVEYED ON THE GROUND

BEING 19.17 acres of land situated in the John H. Phelps Survey, Abstract No. 1046, City of Willow Park, Parker County, Texas, and being a portion of a 52.283 acre tract described in deed to D & M, a Texas General Partnership recorded in Volume 1403, Page 1713, Real Property Records, Parker County, Texas, said 19.17 acres more particularly described in metes and bounds as follows:

BEGINNING at the southeast corner of this described tract, a 1/2

inch rebar rod found in the east line of said 52.283 acre tract, in the west line of that certain tract of land described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768, Real Property Records, Parker County, Texas, and being the northeast corner of HUNTERS GLEN, an addition to the City of Willow Park, Parker County, Texas, according to the plat of said addition recorded in Plat Cabinet D, Slide 205, Plat Records, Parker County, Texas, and from said point of beginning a found 1/2 inch rebar rod with cap marked "YARGER 5854" in the southerly right-of-way line of Interstate Highway 20, at the northeast corner of said 52.283 acre tract, bears

N 00°23'44" W 1478.99 feet;

THENCE S 89°20'29" W 875.48 (N 89°47'55" E 875.61 feet record per Plat), along the north line of said HUNTERS GLEN, to a found 1/2 inch rebar rod in concrete at fence corner in the west line of said 52.283 acre tract, the east line of WILLOW PARK VILLAGE, an addition to said City of Willow Park, according to the plat of said addition recorded in Plat Cabinet C, Slide 344 of said plat records, and said point being at the northwest corner of said HUNTERS GLEN, and the southwest corner of this 19.17 acre tract;

THENCE N 01°30'51" E (N 01°59" E per deed) a distance of 1430.40 feet along the west line of said 52.283 acre tract and the east line of said WILLOW PARK VILLAGE ADDITION, to a 1/2 inch rebar rod with cap marked "YARGER 5854" at the northeast corner of this 19.17 acre tract and the southwest corner of Lot 1, Block 1, EXTREME EXTERIORS ADDITION, City of Willow Park according to the plat of said addition recorded in Plat Cabinet D, Slide 665, Plat Records, Parker County, Texas;

THENCE S 71°54'10" E 299.98 feet (S 71°35'05" E 299.92 feet per deed and N 71°52'50" W 299.24' per plat) along the south line of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION, to a found 1/2 inch rebar rod with cap (marking on cap illegible) at the southeast corner thereof for an interior corner of said 52.283 acre tract and the northerly northeast corner of this 19.17 acre tract, and whence the northeast corner of said Lot 1, Block 1, EXTREME EXTERIORS ADDITION bears N 01°30'59" E 302.91 feet;

THENCE S 01°30'59" W 571.65 feet, over and across said 52.283 acre tract, to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY", an interior corner of this described tract;

THENCE N 89°36'16" E 562.39 feet, over and across said 52.283 acre tract to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" in the east line of said 52.283 acre tract and the west line of said Magellan Pipeline Terminals, L.P. tract, for the southerly northeast corner of this 19.17 acre tract;

THENCE S 00°23'44" E 759.11 feet along said east line of said 52.283 acre tract and said west line of said Magellan Pipeline Terminals, L.P. tract to the POINT OF BEGINNING and containing a surface area of 19.17 acres (834,908 square feet, more or less) of land.



SURVEYOR'S CERTIFICATE

TO RED RIVER DEVELOPMENT 2020, LLC., FIDELITY NATIONAL TITLE INSURANCE COMPANY, TH WILLOW PARK, LLC., AND CIERRA BANK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 11, 12, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN OCTOBER, 2021.

Mark J. Brown

MARK T. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4247

DRAWING COMPLETED: DECEMBER 30, 2021  
SURVEYED: AUGUST, SEPTEMBER & OCTOBER, 2021

ALTA/NSPS LAND TITLE SURVEY OF  
19.17 ACRES OF LAND OUT OF  
THE JOHN H. PHELPS SURVEY,  
ABSTRACT NO. 1046  
CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS