

CALLED 2.20 ACRES DONALD DEAN POWLEY DOCUMENT NO. D219106513 THIRD TRACT REMAINDER REMAINDER REMAINDER SAUNDER IS FRANK SAUNDERS IS FRANK SAUNDER

CALLE CALLE DENNIS 7 VOLU' DENNIS FRANK SAUNDERS AND BARBARA SAUNDERS DOCUMENT NO. D203214484

LOT 12 RANCH OAK FARMS ESTATES VOLUME 388-85, PAGE 1 LOT 11 RANCH OAK FARMS ESTATES VOLUME 388-85, PAGE 1

The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all readily visible and apparent easements, encroachments and protrusions. According to Map No. 48439C0010K dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is Not within a special flood hazard area. If this site is not within a tightified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement and will ocreate liability on the part of the surveyor. Only above ground, readily visible improvement are shown hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1A. Condition II Survey, Surveyed on the groundOctober 25, 2023. A-Ward Surveying OF o Plu \circledast James Paul Ward Registered Professional Land Surveyor, No. 5606 JAMES PAUL WARD If the seal is not All rights reserved Copyright 2022 Copyright 2023 embossed, this docume 5606 is an unauthorized copy and should be presumed No FESSIO to contain alterations. SURVE LAND TITLE SURVEY SURVEY ACCEPTED BY PART of the **MEMPHIS**, **EL PASO & PACIFIC** RAILROAD CO. SURVEY, Abstract 1127, situated about 18.9 miles North 39° West of the courthouse in Fort Worth, the county seat of Tarrant County, Texas TITLE COMPANY: ALAMO TITLE ARD SURVEYING COMPANY G.F. NO.: 6001542400078 ADDRESS: 13350 BRIAR ROAD, AZLE, TX 252 WEST MAIN STREET, SUITE F, AZLE TX 76020 BUYER: PIONEER LAND & CATTLE SELLER: LYLES DEVELOPMENT TRUST 817-33A-WARD (332-9273) survey@a-wardsurveying.com TBPELS Firm No. 10194435

PART of the MEMPHIS, EL PASO & PACIFIC RAILROAD CO. SURVEY, Abstract 1127, situated about 18.9 miles North 39° West of the courthouse in Fort Worth, the county seat of Tarrant County, Texas; embracing all of that certain tract of land described as Tract 1, Tract 2, & Tract 3 in the deed to Lyles Development Trust as recorded in Document No. D214133127, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 1/2" Iron Rod Found (Northing: 7039321.23', Easting: 2263461.8390') for the northwest corner of said Tract 1 common to the southwest corner of a called 11.758 acre tract of land described in the deed to Barbara F. Watson as recorded in Volume 8100, Page 426, Deed Records, Tarrant County, Texas and being on the east right-of-way line of Briar Road, a public right-of-way;

THENCE South 82°06'49" East, along the common line of said Tract 1 and said 11.758 acre tract, a distance of 400.41 feet to a Capped Iron Rod Found for the common east corner of said Tract 1 and said 11.758 acre tract and being on the west line of said Tract 3;

THENCE North 1°57'02" East, along the common line of said Tract 3 and said 11.758 acre tract, a distance of 261.19 feet to a X-Tie Fence Corner Post Found for the northwest corner of said Tract 3 common to the southwest corner of a called 11.96 acre tract of land described in the deed to Cast Construction LLC as recorded in Document No. D222085625 of said official public records and being on the east line of said 11.758 acre tract;

THENCE South 84°16'06" East, along the common line of said Tract 3 and said 11.96 acre tract, passing an 8" Wood Fence Corner Post Found for the southeast corner of said 11.96 acre tract common to the southwest corner of a called 4-1/2 acre tract of land described in the deed to Dean Edward Detar and Nancy M. Detar as recorded in Volume 13716, Page 127 of said deed records at a distance of 621.57 feet and continuing along the common line of said Tract 3 and said 4-1/2 acre tract in all a total distance of 908.41 feet to a 4" Wood Fence Corner Post Found for the common east corner of said Tract 3 and said 4-1/2 acre tract and being on the west line of a called 9.74 acre tract of land described in the deed to Dean Edward Detar as recorded in Volume 7132, Page 2105 of said deed records;

THENCE South 0°09'41" West, along the common line of said Tract 3 and said 9.74 acre tract, a distance of 306.23 feet to a Metal Fence Corner Post Found for the common south corner of said Tract 3 and said 9.74 acre tract and being in the north line of said Tract 1;

THENCE South 84°12'35" East, along the common line of said Tract 1 and said 9.74 acre tract, a distance of 300.30 feet to a Metal Fence Corner Post Found for the common east corner of said Tract 1 and said 9.74 acre tract and being on the west line of a called 72.9 acre remainder tract of land described in the deed to Christ Truth League as recorded in Volume 1764, Page 37 of said deed records;

THENCE South 0°39'47" East, along the common line of said Tract 1 and said 72.9 acre remainder tract, passing a 4" Metal Fence Corner Post Found for the common west corner of said 72.9 acre remainder tract and a called 39.9708 acre tract of land described in the deed to Boyd Azle Investments, LLC as recorded in Document No. D219144090 of said official public records at a distance of 463.07 feet, and continuing along the common line of said Tract 1 and said 39.9708 acre tract passing a 1/2" iron rod found for the common west corner of said

39.9708 acre tract and a called 65.949 acre remainder tract of land described in the deed Pamela Jean Turner as recorded in Volume 10123, Page 988 of said deed records at a distance of 1316.14 feet and continuing along said Tract 1 and said 65.949 acre remainder tract, to and along the east line of said Tract 2 in all a total distance of 1865.73 feet to a 6" Wood Fence Corner Post Found for the common south corner of said Tract 2 and said 65.949 acre remainder tract and being on the north line of Lot 11, RANCH OAK FARMS ESTATES, an addition to Tarrant County according to the plat thereof recorded in Volume 388-85, Page 1, Plat Records, Tarrant County, Texas;

THENCE South 89°26'58" West, along the common line of said Tract 2 and said RANCH OAK FARMS ESTATES, a distance of 698.54 feet to a Capped Iron Rod Found for the common north corner of Lot 12, of said RANCH OAK FARM ESTATES and a called 1.00 acre tract of land described in the deed to Dennis Frank Saunders and Barbara Saunders as recorded in Document No. D203214484 of said official public records and being on the south line of said Tract 2;

THENCE South 89°50'15" West, along the common line of said Tract 2 and said 1.00 acre tract, to and along the north line of a called 3.00 acre tract of land described in the deed to Dennis Frank Saunders as recorded in Volume 11347, Page 717 of said deed records, passing a 1/2" Iron Rod Found for the common north corner of said 3.00 acre tract and a called 2.8894 acre remainder tract of land described as Third Tract in the deed to Dennis Frank Saunders as recorded in Volume 11347, Page 728 of said deed records at a distance of 366.57 feet and continuing along the common line of said Tract 2 and said Third Tract passing a 1/2" iron rod found for the common north corner of said Third Tract and a called 2.20 acre tract of land described in the deed to Donal Dean Powley as recorded in Document No. D219106513 of said official public records at a distance of 454.80 feet and continuing along the common line of said Tract 2 and said 2.20 acre tract in all a total distance of 708.34 feet to a 5/8" Capped Iron Rod Set stamped "Award Surv RPLS 5606" for the southernmost southwest corner of said Tract common to the southeast corner of a called 0.867 of an acre tract of land described in the deed to Kennieth Phillip Hemsley as recorded in Document No. D218078831 of said deed records and being on the north line of said 2.20 acre tract, from which a 3/8" Iron Rod Found for the common west corner of said 2.20 acre tract and said 0.867 of an acre tract and being on the aforementioned east right-of-way line of Briar Road bears South 89°50'15" West, a distance of 191.46 feet;

THENCE North 3°21'58" West, along the common line of said Tract 2 and said 0.867 of an acre tract, a distance of 204.08 feet to a 5/8" Capped Iron Rod Set stamped "Award Surv RPLS 5606" for the northeast corner of said 0.867 of an acre tract and being a re-entrant corner of said Tract 2;

THENCE South 88°38'15" West, along the common line of said Tract 2 and said 0.867 of an acre tract, passing a 1/2" Iron Rod Found for the northwest corner of said 0.867 of an acre tract at a distance of 182.04 feet and continuing in all a total distance of 209.59 feet to the westernmost southwest corner of said Tract 2 and being in said Briar Road;

THENCE North 0°00'56" West, along the west line of said Tract 2 and said Tract 1 and with said Briar Road, a distance of 1896.73 feet to the POINT OF BEGINNING;

SAVE AND EXCEPT a called 2.7046 acre tract of land described in the deed to Sue Dickerson as recorded in Document No. D223158300, Official Public Records, Tarrant County, Texas and containing 75.6578 net acres of land.



NOTES ADDRESSING SCHEDULE B10 EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by Alamo Title Insurance GF. No. 6001542400078, effective April 28, 2024 issued May 17, 2024.

- a. through f. Not a Survey Matter.
- g. Easement as granted in a document to Tri-County Electric Cooperative, Inc Recorded in Volume 12209, Page 1961, Real Property Records, Tarrant County, Texas is a blanket type easement of undefined width and may affect the subject property.
- Easement as granted in a document to Tri County Electric Cooperative, Inc. Recorded in Volume 13289, Page 85, Real Property Records, Tarrant County, Texas is a 20' wide blanket type easement and may affect the subject property.
- i. Easement as granted in a document to Barnett Gathering, LP Recorded in/under Clerk's File No. D208420586, Real Property Records, Tarrant County, Texas does affect as shown hereon.

j. Easement as granted in a document to Barnett Gathering, LP Recorded in/under Clerk's File No. D208244037, Real Property Records, Tarrant County, Texas does affect as shown hereon.

k. through I. Not a survey matter.

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



