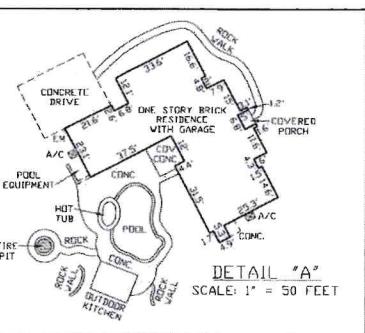


PLAT OF SURVEY AND IMPROVEMENTS

OF A 9.983 ACRES TRACT OF LAND OUT OF THE H. CRETSGINGER SURVEY, ABSTRACT NO. 306,  
PARKER COUNTY, TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT  
SUPERVISION ON JULY 10, 2024. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF  
IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO  
ENCROACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS,  
EXCEPT AS SHOWN ON THE PLAT.

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492  
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067  
940-325-4841 JN24695 FN240731



MATHEW L. GALLITON AND  
CASEY GALLITON  
4.00 ACRES  
V. 2721, P. 1984

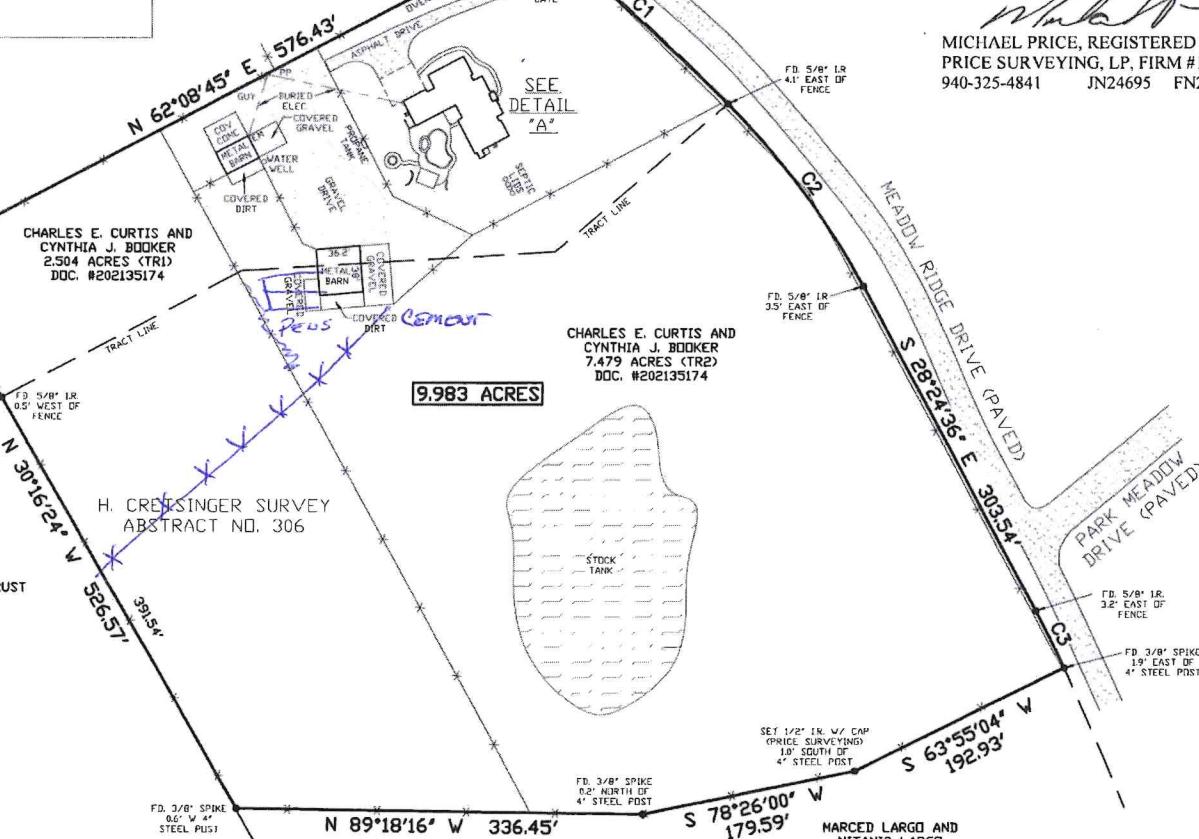
CHARLES E. CURTIS AND  
CYNTHIA J. BOOKER  
2.504 ACRES (TR1)  
DOC. #202135174

CHARLES E. CURTIS AND  
CYNTHIA J. BOOKER  
7.479 ACRES (TR2)  
DOC. #202135174

UNIVERSAL ASSET TRUST  
13.951 ACRES  
V. 1805, P. 1962

H. CRETSGINGER SURVEY  
ABSTRACT NO. 306

9.983 ACRES



0 100 200 300



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°02'14"	1886.50'	6°30'24"	S 48°25'52" E	214.12'	214.24'
C2	8°50'44"	647.73'	16°48'51"	S 36°47'27" E	189.03'	189.71'
C3	4°34'20"	1253.11'	2°24'05"	S 26°44'42" E	52.52'	52.52'

ADDRESS: 5444 MEADOW RIDGE DRIVE  
WEATHERFORD, TX 76087

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0400F,  
DATED APRIL 5, 2019

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE  
LISTED IN ORDER NO. 118016163 FROM  
PROVIDENCE TITLE COMPANY WITH A DATE OF  
JULY 3, 2024

SUBJECT TO:

TRI-COUNTY ELECTRIC COOP., INC.  
V. 1781, P. 1672 (NO DESC.)

DOES NOT AFFECT:

AMERICAN TELEPHONE AND TELEGRAPH CO  
V. 290, P. 142